



# Real Estate Photo Shoot Preparation Checklist

A simple photo-day guide to help sellers, agents, brokers, and property managers prepare listings for clean, bright, professional media.

## Why preparation matters

Professional media works best when the property is clean, organized, and ready before the appointment. Small details like lights, fans, clutter, cords, vehicles, and yard items can affect the final presentation. Use this checklist before your Mainsight Visuals session so the property photographs clearly, consistently, and professionally.

### Best results start before arrival

- Have the home photo-ready before the scheduled appointment.
- Finish cleaning, staging, lawn work, and repairs ahead of time.
- Remove extra items rather than relying on editing to fix avoidable clutter.
- Make sure all rooms, closets, outdoor spaces, and key features are accessible.

### Mainsight Visuals editing standard

- Images are edited with a clean, true-to-life, MLS-ready style.
- Editing improves presentation without making the property look fake.
- Major damage, unfinished repairs, or misleading changes should be handled before the shoot.
- Final media should represent the property honestly and professionally.

## Photo-day rule

Lights on. Ceiling fans off. Blinds and curtains even. Driveway clear. Pets secured or removed before the session begins.

## Ready for listing media that looks clean, professional, and market-ready?

Book real estate photography, drone imagery, video, and floor plan services with Mainsight Visuals.

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## 1. Whole Home Prep

- Remove daily clutter from countertops, tables, desks, nightstands, and open shelving.
- Put away personal items, family photos, mail, paperwork, medication, valuables, and sensitive information.
- Hide cords, chargers, routers, remotes, small trash cans, cleaning products, and extra storage bins.
- Secure pets and remove pet bowls, litter boxes, crates, toys, beds, and waste from view.
- Straighten furniture, pillows, bedding, rugs, curtains, and decorative items.
- Open interior doors to rooms that should be photographed and close doors to areas that should not be included.

## 2. Cleaning and Detail Prep

- Sweep, mop, vacuum, and remove visible dust from floors, baseboards, vents, and ceiling fans.
- Wipe windows, mirrors, glass doors, stainless steel, appliances, and glossy surfaces.
- Remove fingerprints, streaks, water spots, soap scum, and visible dust from detail areas.
- Empty visible trash bins and remove recycling, bags, laundry, dishes, and cleaning supplies.
- Check corners, entryways, hallways, stairs, and mudrooms for clutter or loose items.
- Replace burned-out bulbs and use consistent bulb colors when possible.

## 3. Lighting, Fans, and Windows

- Turn on all interior lights before the photographer arrives.
- Turn off all ceiling fans, box fans, air diffusers, and moving fixtures.
- Open blinds and curtains evenly unless there is a specific privacy or lighting concern.
- Turn off TVs, computer monitors, and screens unless they are intentionally being shown.
- Remove or adjust items blocking windows, doors, walkways, or natural light.
- Make sure exterior lights work if the appointment includes twilight, evening, or front elevation images.

## 4. Kitchen Prep

- Clear countertops of dishes, sponges, soap bottles, paper towels, food, and extra small appliances.
- Leave only simple decor or neatly staged items that support the room's presentation.
- Clean the sink, faucet, backsplash, stove, oven door, refrigerator, microwave, and cabinet fronts.
- Remove magnets, calendars, papers, and personal items from the refrigerator.
- Hide trash cans, pet bowls, floor mats, brooms, mops, and cleaning supplies.
- Make sure cabinet doors, drawers, pantry doors, and appliance doors are closed.

## 5. Bathrooms

- ❑ Clear counters of toothbrushes, toothpaste, razors, hair tools, toiletries, medicines, and cleaning products.
- ❑ Close toilet lids and remove plungers, toilet brushes, trash cans, bath mats, scales, and personal items.
- ❑ Clean mirrors, faucets, shower glass, tubs, sinks, floors, and hardware.
- ❑ Hang towels neatly or remove them completely if they do not improve the look of the room.
- ❑ Open shower curtains neatly or close them if the tub/shower should not be featured.
- ❑ Check that light bulbs match and that all bathroom lights work.

## 6. Bedrooms, Living Areas, and Flex Spaces

- ❑ Make beds fully and smooth wrinkles in sheets, blankets, comforters, and pillows.
- ❑ Remove laundry, baskets, shoes, bags, toys, personal photos, and items under beds or furniture.
- ❑ Clear nightstands and dressers except for simple decor or intentional staging pieces.
- ❑ Straighten couches, chairs, tables, bookshelves, rugs, pillows, throws, and window treatments.
- ❑ For offices or flex rooms, hide paperwork, cables, monitors, boxes, and personal information.
- ❑ For kids' rooms or bonus rooms, reduce visual clutter as much as possible.

## 7. Exterior and Curb Appeal

- ❑ Move vehicles out of the driveway and away from the front of the home before arrival.
- ❑ Cut grass, edge walkways, blow leaves, sweep porches, and remove yard debris.
- ❑ Hide hoses, trash bins, recycling bins, tools, toys, sports equipment, and loose outdoor items.
- ❑ Clean front doors, porches, patios, decks, outdoor furniture, windows, and entry areas.
- ❑ Open patio umbrellas if weather allows and arrange outdoor furniture neatly.
- ❑ Complete pressure washing, landscaping, pool service, and exterior repairs before photo day.

## 8. Drone Photo Prep

- ❑ Clear the driveway, front yard, backyard, patios, decks, and pool areas from visible clutter.
- ❑ Move vehicles, trailers, trash bins, hoses, toys, and tools away from the property when possible.
- ❑ Make sure gates are unlocked if yard access is needed.
- ❑ Clean or stage outdoor features that should be highlighted, including pools, docks, garages, barns, patios, and acreage areas.
- ❑ Understand that drone images show more of the property and surrounding area than ground-level photos.
- ❑ Weather, airspace, wind, rain, and safety conditions may affect drone coverage.

## 9. Video and Reel Prep

- Clear walking paths through the home, entryways, hallways, stairs, patios, and outdoor spaces.
- Remove objects that may look distracting in motion, including cords, shoes, small bins, laundry, and loose items.
- Make sure all lights are on and fans are off before video capture begins.
- Stage key features that should be shown in the video, such as fireplaces, kitchen islands, outdoor living areas, views, and amenities.
- Keep people, pets, and vehicles out of the filming path unless they are intentionally part of the project.
- Let Mainsight Visuals know before the shoot if an agent on-camera segment or voiceover is needed.

## 10. Floor Plan and Access Prep

- Provide access to all rooms that should be included in the floor plan.
- Unlock bedrooms, bathrooms, storage rooms, garages, basements, utility rooms, and detached spaces as needed.
- Remove obstacles blocking room entrances, corners, stairways, and garage areas.
- Let Mainsight Visuals know about rooms or areas that should be excluded.
- Make sure pets are secured so measurements and media capture can be completed safely.
- Basic floor plans are intended as helpful marketing visuals, not official architectural or appraisal documents.

## 11. Twilight or Evening Prep

- Turn on all interior lights, exterior lights, porch lights, landscape lights, pool lights, string lights, and feature lighting.
- Make sure lighting is working before the scheduled twilight window.
- Prepare fireplaces, fire pits, pools, patios, outdoor seating, and exterior features ahead of time.
- Clear vehicles and trash bins from the front elevation before the photographer arrives.
- Be ready early because twilight timing is limited and cannot be recreated once the window passes.
- Let Mainsight Visuals know in advance if any lighting requires special access, timers, switches, or remote controls.

## 12. Access, Safety, and Communication

- Provide address, gate codes, lockbox details, alarm instructions, parking notes, and access details before the appointment.
- Let Mainsight Visuals know about pets, tenants, restricted areas, construction zones, wet floors, hazards, or safety concerns.
- Confirm who will be present during the appointment and who can make decisions if questions come up.
- If the property is occupied, notify occupants ahead of time so rooms are ready and interruptions are minimized.
- If weather may impact exterior or drone coverage, communicate early so the best option can be planned.
- Have special shot requests ready before or during the session so they can be captured efficiently.

## Final 10-Minute Checklist

- All lights are ON
- Ceiling fans are OFF
- Blinds and curtains are EVEN
- Beds are made and pillows are fluffed
- Counters are clear
- Toilet lids are closed
- Cords and chargers are hidden
- Trash cans are hidden
- Driveway is empty
- Pets and pet items are removed
- Pool and patio are ready
- Gate codes and access details are provided

### Important note

Mainsight Visuals focuses on clean, professional, true-to-life media. Please handle cleaning, staging, repairs, and item removal before the appointment whenever possible. Post-production should polish the presentation, not misrepresent the property.

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