

PHOTO SHOOT PREP!

Lighting

Dust/Wash all light fixtures and fans.

Turn on all the lights in the evening to welcome potential buyers.

Windows

Dust blinds, windowsills, and plant ledges.

Remove any cobwebs inside and outside.

Clean interior and exterior of all windows and glass doors.

Keep all blinds/shades pulled up/open and draperies open to allow maximum light.

Carpet

Steam clean if not replacing.

Bathrooms

Clean all tubs, toilets, sinks; shower curtains should be immaculate. No soap film or hair.

Stow unused shampoos, soaps, scrubbing implements, razors, etc. under sink.

Stow laundry hamper in closet.

Stow wastebasket under sink.

Rugs/commode lid covers should be removed.

Streamline counter—1 or 2 decorative items only.

Decorate with towels (one or two colors).

Utility Room

Organize shelves and put away non-cleanser items.

Keep area clear of clothes.

Kitchen

Keep all flat surfaces (countertops, appliance tops, and furniture) cleared off as much as possible.

Go over the kitchen as if you were a health inspector.

Remove all magnets, notes, pictures, etc. from front and sides of refrigerator.

Stow trash can in pantry or under sink.

If it hasn't been used in months, put it away!

Living Areas

Make sure that there is not too much furniture. Select pieces that look best and put others in the garage.

Depersonalize your home by storing personal photos.

Clear away all magazines, books and unnecessary objects from furniture throughout the house.

Add lamps and lighting in dark areas.

Open the curtains

Clean fireplace (where applicable) and remove any items that are in front of it.

Create an easygoing, relaxed atmosphere in your family room.

Bedrooms

The master bedroom is the second most important-to-be appealing room in the house

Define areas (sleeping, dressing, etc.) by furniture arrangement. Keep simply furnished.

Be sure clothes are hanging up, not lying out in the room.

Exterior

Thoroughly sweep down all exterior sides of house and eaves to clean cobwebs and wasp nests.

Check for broken roof shingles.

Put away tools, garbage cans, hoses, toys, grills and building materials neatly in the garage.