

The Listing-Ready Checklist

The complete room-by-room prep guide for shoot day

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Send this to your seller (or tenant) the moment a shoot is booked. A prepped home shoots faster, photographs cleaner, and needs far less editing to look its best.

EVERY ROOM

- ☐ Clear counters, tables & surfaces of clutter, mail & personal items
- ☐ Turn on every light in the home — even during the day
- ☐ Open all blinds, shades & curtains for natural light
- ☐ Remove trash cans, pet bowls, leashes & litter boxes
- ☐ Hide cords, remotes, chargers & power strips
- ☐ Turn off ceiling fans — they blur in photos and video
- ☐ Fluff pillows and straighten throw blankets

BATHROOMS

- ☐ Put away toiletries, toothbrushes & floor towels
- ☐ Close the toilet lid
- ☐ Hang one or two matching towels for a finished look
- ☐ Wipe down mirrors, faucets & glass shower doors
- ☐ Remove stained or cluttered bath mats
- ☐ Clear the shower/tub of bottles & razors

LIVING & FAMILY ROOMS

- ☐ Clear coffee & side tables to 1-2 styled items
- ☐ Straighten rugs and remove visible pet hair
- ☐ Turn off the TV or leave on a neutral screen
- ☐ Tuck away remotes, consoles & controllers
- ☐ Open curtains fully for maximum natural light

KITCHEN

- ☐ Clear counters to a few intentional items (fruit bowl, cutting board)
- ☐ Put away small appliances, dish soap & sponges
- ☐ Close all cabinet and drawer doors
- ☐ Clear the fridge of magnets, lists, photos & takeout menus
- ☐ Push in bar stools and dining chairs
- ☐ Empty the sink or leave it spotless

BEDROOMS

- ☐ Make every bed with matching, wrinkle-free linens
- ☐ Clear nightstands to a lamp or single decorative item
- ☐ Close closet doors unless showing storage intentionally
- ☐ Remove laundry baskets & out-of-season clothing piles
- ☐ Tuck away chargers and personal photos

HOME OFFICE

- ☐ Clear the desk of papers, cables & supplies
- ☐ Close file cabinets and drawers
- ☐ Straighten shelves and remove visible clutter

BACKYARD & PATIO

- ☐ Clear patio furniture — stage with just cushions
- ☐ Put away kids' toys, pool gear & yard games
- ☐ Coil hoses and store gardening tools out of frame
- ☐ Cover or wipe down the grill

EXTERIOR & CURB APPEAL

- ☐ Move all cars out of the driveway & street frontage
- ☐ Put away trash & recycling bins
- ☐ Mow the lawn, edge walkways & clear leaves
- ☐ Sweep the porch, steps & front walkway
- ☐ Close the garage door unless showing it intentionally

GARAGE (if photographing)

- ☐ Sweep the floor and push clutter/boxes to the sides
- ☐ Close any visible storage or closet doors

PETS

- ☐ Ideally have pets offsite during the shoot
- ☐ Remove pet beds, bowls, toys, leashes & litter boxes
- ☐ Vacuum or lint-roll pet hair off furniture & rugs
- ☐ Touch up obvious scratches on doors or floors if possible

VACANT LISTINGS

An empty room photographs fine, but buyers connect more with a furnished space. Ask about virtual staging to furnish key rooms digitally in the same delivery.

LIGHTING (why it matters most)

- ☐ Turn on every light fixture, lamps included — even in daylight
- ☐ It fills in shadows and gives a warmer, more finished look
- ☐ Open every blind and curtain fully for natural light
- ☐ Replace any burnt-out bulbs before the shoot

DAY-OF TIMELINE

- ☐ 24-48 hours before: send this checklist to the seller or tenant
- ☐ Morning of: do a quick final walkthrough using this list
- ☐ 15 minutes before: have the home fully staged and ready
- ☐ Last-minute tidying eats into shoot time and can delay delivery

COMMON MISTAKES THAT SLOW A SHOOT

- ☐ Cars left in the driveway or street frontage
- ☐ Lights left off, especially in daylight
- ☐ Dishes in the sink or cluttered counters
- ☐ Pets or pet items left in frame
- ☐ Beds left unmade

SEASONAL NOTES

Fall: clear leaves, keep decor minimal & neutral. Winter: shovel & salt walkways, remove holiday decor. Spring/Summer: mow fresh, trim bushes, water the lawn the night before if it looks dry.