



PHOCASA · PROPERTY PREP GUIDE

Getting Ready for Your Shoot

A well-prepped home photographs beautifully — and beautiful photos are what stop buyers mid-scroll. Here's what to take care of before we arrive.

WHEN IN DOUBT: LESS IS MORE

EXTERIOR CHECKLIST

- Move all vehicles off the driveway and street out front
- Tuck trash and recycling bins out of view
- Sweep the porch, walkway, and driveway
- Pull visible weeds and tidy up garden beds
- Mow the lawn and trim overgrown edges
- Coil up hoses and put away yard tools
- Straighten patio furniture and outdoor cushions
- Open pool and deck umbrellas (seasonal)
- Clear away kids' and pets' toys
- Store pool floats and toys out of sight

INTERIOR CHECKLIST

- Vacuum, mop, and dust every room
- Open blinds and curtains to let in natural light
- Turn off ceiling fans and TVs
- Limit kitchen counters to 1–2 appliances
- Put away dish towels, bath mats, and rugs — a couple of neatly folded matching towels look best
- Make beds neatly and remove throw blankets
- Tuck away toiletries, tissues, and personal care items
- Remove trash cans unless they're decorative
- Hide toilet brushes and plungers
- Put away shoes, jackets, and fridge magnets
- Hide visible cords, chargers, and small electronics
- Put toys and pet supplies out of sight
- Crate pets or arrange for them to be elsewhere
- Swap out any burnt-out lightbulbs (replace with the same color temperature)

On Shoot Day

WHAT WE CAN'T DO

- Move or rearrange furniture
- Make beds, fold linens, or clean
- Move or hide cords and cables
- Handle pets
- Touch personal or hygiene items

Our insurance keeps us from handling personal items — thanks for understanding.

A FEW MORE TIPS

- Pack away seasonal or holiday decor for timeless-looking photos.
- Store valuables, prescriptions, and personal documents out of sight.
- The garage or an unfinished basement is a great temporary hiding place.

A little prep goes a long way!
Thank you for taking the time to get your home ready.



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