



Checklist

english

Overview

Quality images is a work team.

Having the best photograph of your property is a critical step to sell quicker and invite to higher offers. Nowadays, most buyers research for their next home/investment online, and the first impression counts. We must remember that great photos, videos or virtual reality showings will capture buyers in their research phase and help them make their final decisions for choosing from the properties which they fall in love with. Therefore, we should make sure that your property is shown the best possible on the shooting day.

Please take note and help us put on practice this simple steps to show your property on its best conditions:

Right Before the Photographer Arrives

- Turn Of ALL interior lights – even in furniture cabinets.
- Turn OFF all ceiling fans.
- Remove all cars and vehicles from the driveway and the street in front of the house (if possible)
- If there is a hot tub, or spa, turn it on during the photoshoot.
- Facilitate the photographer with areas free of people and pets.
- Open all blinds, shades and curtains.



Inside of the Property

- ❑ De-clutter as much as possible. Put away toys, clothing, dishes, towels, shoes, magazines, etc.
- ❑ Depersonalized to a certain degree (we want to call the attention of all style buyers).
- ❑ Remove any seasonal/holiday decorations that can quickly outdate your photos.
- ❑ Clean, dust and vacuum the entire property. Try to remove all stains from carpets
- ❑ Moving furniture around may help to make a room look more spacious
- ❑ Open all curtains and blinds
- ❑ Consider putting out fresh flowers as they help bring life into the property.
- ❑ Replace all burned out light bulbs.
- ❑ If there are pets, hide all food/water bowls, pet beds, and toys.
- ❑ Hide all trash cans.
- ❑ Have cleaned all windows inside and outside



Bedrooms

- Make all the beds, fluff all the pillows, and check the bed skirts. Choose bedding that compliments and matches the area.
- Anything stored under the bed should be completely out of sight
- Night tables, desk and dresser should be cleaned of clutter, all personal items and medications should be removed.
- In the cases where walk-in closet or build in closet are to be shown, then the interior should be organized and free of clutter



Bathrooms

- Clean sinks, toilets, showers, tubs, mirrors, etc.
- Install a new roll of toilet paper on its holder
- Remove all towels and area rugs.
- Clear all bathroom counter tops and put away all personal items(tooth brushes, perfume, medications etc.).
- Clear all shower and put away all personal items (shower gels,body wash, conditioners, etc.).
- Put all toilet seats and lids down.



Kitchen and Nook

- Clear kitchen counter tops and put away all appliances.
 - Move bins out of sight
 - Consider adding a fresh fruit bowl or flowers, it can help buyers picture your house as their home/investment.
 - Clean the kitchen sink and put away all the dishes.
 - Remove all magnets and decorations from the refrigerator.
- Living room, dining room, family room and game/ bonus rooms.
- Arrange cushions to look pretty and organized.
 - Consider decorating the table with your prettiest plate settings
 - Remove small area rugs, especially on wooden or tiled flooring.



Extra-steps for Virtual Reality & Video


- Provide full access free of people and pets for the rooms as they are being scanned.
- Estimate up to 1 hour for every 1,500 sq ft. of property scanned.
- Have the property in the best showing conditions, scans cannot be edited to remove any items.



Outside of the Property

- Have the lawn trimmed, leaves raked, bushes and trees pruned.
- Clean up after any pets
- Put away all garbage cans, hoses, garden tools, toys, bikes etc.
- If there is a pool, hot tub, or spa, take any security gate down, covers, and clean.
- If there will be any twilight photos taken, replace any broken lighting on the home, around the landscape, and in the pool.
- Open the umbrellas on any patio sets.
- Put away grills.
- Remove any seasonal/holiday decorations.
- Consider adding bright colored flowers to the area.
- Move any vehicles from the outside of the property





**We appreciate your time
and for letting us be part of your journey.**

Question? Contact us at:

info@trevisuality.com

+1.407.549.8792

Hours: M-F, 9:00am -5:00pm (EDT)

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