

# The Boasman

## 'PICTURE PERFECT' Home Prep Checklist

**Get Your Listing Camera-Ready in Just 30 Minutes!**

*Use this checklist 24 hours before your photo shoot to ensure stunning, professional results.*

### **EXTERIOR (10 MINUTES)**

#### **Curb Appeal**

- Mow lawn and edge walkways
- Remove trash cans, hoses, and toys
- Clean front door and windows
- Add fresh flowers or plants near entrance
- Park all cars off the property

#### **Curb Appeal**

- Sweep porch and walkways
- Turn on all exterior lights
- Open blinds and curtains

### **INTERIOR - EVERY ROOM (15 MINUTES)**

#### **The Big 3**

- Remove ALL personal photos and family items
- Clear countertops (leave 2–3 decorative items max)
- Turn on ALL lights and lamps

#### **Quick Clean**

- Make beds with clean, neutral linens
- Close toilet lids
- Hide cords and chargers
- Remove pet bowls, toys, and litter boxes

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### **KITCHEN (5 MINUTES)**

- Clear countertops completely (except 1–2 stylish items)
- Empty and dry sink
- Put away appliances (except coffee maker)
- Remove magnets and papers from fridge
- (Optional) Set table with simple place settings

### **LIVING AREAS (5 MINUTES)**

- Fluff pillows and fold throws neatly
- Remove excess furniture (create open paths)
- Hide remote controls
- Add fresh flowers or greenery (optional)
- Clear all personal items from coffee tables

### **BEDROOMS (5 MINUTES)**

- Make beds with crisp, hotel-style linens
- Clear nightstands (1 lamp + 1 book max)
- Open closets only if clean and minimal
- Remove personal photos
- Remove extra furniture to increase space



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#### **BATHROOMS (5 MINUTES)**

- Remove all toiletries and medications
- Shine mirrors and faucets
- Close toilet lids
- Hang clean, matching towels
- Remove bottles from showers/tubs

#### **NEVER SHOW IN PHOTOS**

- Personal family photos
- Religious or political items
- Pet supplies
- Medications
- Dirty dishes
- Unmade beds
- Cluttered closets
- Toiletries

#### **PRO TIPS**

##### **Lighting is Everything**

- Schedule shoot between 10AM – 2PM
- Turn on all lights
- Open all curtains and blinds

##### **Create Space**

- Remove 1/3 of furniture in tight rooms
- Clear pathways
- Less is always more

##### **Final Walk-Through**

- Walk through using your phone camera
- If it looks cluttered on your phone, it'll look worse in pro shots

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#### QUICK TIMELINE

- **Day Before:** Deep clean & declutter
- **Morning of Shoot:** Final tidy-up + lighting check
- **30 Mins Before:** Do final walkthrough using this checklist

# Ready for Show-Stopping Photos?

Contact Boasman Visuals – Packages Start at \$249

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