

Patrick Mitchell photographics

Most Real Estate Photography sessions take approximately 1 and 1/2 hrs to complete. Both the exterior and interior of the home will be photographed. Twilight sessions may require a second visit to the home. All rooms in the home (garage excluded most times) will be covered. If at all possible, a Home Stager should be used to professionally "present" the home and allow for the best features of the home to be documented at their very best. Here are some other tips to help you be prepared for the photography session:

Move all cars, boats, and bikes out of the driveway - try to keep the curb clear.

If possible, cut back any over grown foliage from front entry

Store away trash cans and gardening tools or garden hoses, store away children's and pet's toys

Hide the trash bins. They should not be visible from the front of the home.

Remove any newspapers or magazines from front

Ensure the lawn is mowed and edged if possible.. Rake any loose leaves. and pull any weeds.

Vacuum the carpets and rugs.

Turn on every light inside the home and out. Any landscape water features can be turned also

Make the beds. and open window coverings. Turn off all ceiling fans

De-clutter each room as much as possible, then try to de-clutter once more. (smile)

Clear the kitchen and bathroom countertops leaving only decorative items.

Sinks should be free of any dishes

Clean the surfaces of the appliances. - the refrigerator should be clear of all personal items

Clean the mirrors and glass shower doors. in bathrooms Remove towels, washcloths, and floor mats,

Place all visible waste baskets out of view - preferably in a closet

Sweep the patios. Clean the patio furniture.

Wash the windows.

If any room has too much furniture, try to remove the extra pieces. Usually, Less is more.