

**CAMERONS
STIFF & Co.**

Preparing your home for a visit for
Photographs, Floor Plans and EPC

www.cameronsstiff.co.uk



HOW TO PREPARE EACH ROOM AND THE OUTSIDE SPACE FOR THE VISIT BY OUR PHOTOGRAPHER

To achieve the best property photography, it is necessary to do a little preparation in advance of our professional Photographer's visit.

It really pays to declutter and clean well in advance so the Photographer can focus on capturing the best possible images. Tidy the work top in the kitchen, move any rubbish around bins, remove dead flowers, straighten cushions and throws in the living area and in the bedroom put away clothes, straighten curtains and blinds and make a fresh tidy bed. Some useful tips include fresh fruit bowls and flowers.

Please allow one to two hours for the Photographer's visit, but with larger properties please allow three hours. This covers the production of the floor plan and EPC. Please allow longer time if you are requiring a Matterport to be produced.



THE LIVING ROOM

- Our Photographers will always blur family photos but if you are having a 3D virtual scan, take away any images that should be kept private. For 3D virtual viewings, everything can be seen, so remove any valuable antiques, artefacts or sensitive paperwork.
- Plump up all the cushions on sofas so that the sofas look neat and tidy.
- Newspapers, magazines and cards can quickly date so are best removed.
- If there is a 'working from home' desk and files in the living room, clear them away for the photos as they could make the room look cluttered.
- Please make sure that open fire places are swept to look clean and tidy. Make sure that the room is cleaned thoroughly, surfaces are free from dust and the floors are either vacuumed or washed. Open shutters, pull-up blinds or draw back curtains neatly to let in daylight. Eliminate all clutter from the room to leave a clear, tidy space for our Photographer.



MAKING THE MOST OF NATURAL LIGHT AND PREPARING THE KITCHEN

- Our professional Photographers will make sure the photos look as good as possible whatever the weather.
- You'll want to make sure all the surfaces are gleaming so it is a really good idea to give the floors and surfaces a really good clean and polish.
- Sparkling clean windows let in more light so try to do this in advance as there won't be time once the Photographer is already setting up.
- Aim to declutter key areas such as kitchen worktops and anything stored on top of kitchen cupboards. You can leave the kettle and toasters but take away some of the other worktop appliances such as a smoothie maker or baby bottle steriliser.
- For a crisp photo which focuses on the kitchen space and fittings, ideally remove children's drawings or magnets from the fridge.
- No one wants to see the washing up liquid and dishcloths when they're looking to buy a new home, so tuck them away in a cupboard before the photo shoot.
- If you are leaving a fruit bowl in the shot, make sure it's generously filled to look as photogenic as possible.
- Remove pet items, such as the cat litter tray, dog bed and pets' bowls. Pets themselves can sometimes be a bonus in the actual photos!



THE BATHROOM

- Bathrooms should be cleared of bottles of shampoo and shower gel unless they are luxury brands, which can add a touch of style to a bathroom setting
- Remove children's bath toys, toothbrushes, toothpaste, towels, bath mats, toilet brushes and any cleaning products, just while the photos are being taken.
- Buyers would prefer to see the heated towel rails included in the property rather than the towels, however stylish they may be.
- Mirrors, showers and windows all show marks really easily that the camera can pick up on. Please give them a thorough clean before being photographed.
- Make sure the bathroom is thoroughly cleaned. If there is a toilet in the bathroom then please make sure that the lid is closed before photography. Make sure sinks and bath tubs are gleaming and wash the floor.



THE OUTSIDE SPACE

- Remove any vehicles (that includes: motorbikes) off the drive while the external photos are being taken and place unsightly bins or recycling tubs out of sight.
- In the garden, take the covers off garden furniture, put any cushions out and open the parasol umbrella if it is in good condition.
- Remove the rotary washing line (if there is one) or if it's concreted to the base, retract it and put the cover on. Tidy the hose and watering cans away so the garden looks neat.
- Remove children's smaller toys like footballs, scooters or bikes.
- The garden does not have to look immaculate, but it should look cared for. Mowing the grass and tidying the borders can make all the difference.
- If you have a swimming pool, remove the cover and ensure the water looks clean.

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