

Harrison Christopher

PHOTOGRAPHER

Preparing your home for photos

A well-prepared home photographs dramatically better, and it lets us photograph every room in the time we've booked. Everything below is about what the camera sees. We photograph the home as we find it, and there is no time on site for tidying or moving things around, so please have this done before we arrive.

A FEW THINGS TO KNOW

- We photograph what's there. Editing corrects color, brightness, and window views; it does not remove clutter, furniture, cords, or personal items. Removal after the fact is a paid retouching service and rarely looks as good as a tidy room.
- The scheduled time is when we start photographing, not when preparation should start.
- Please don't plan on moving things from room to room ahead of the camera. When the photographer has to work out of order or around clutter, rooms and angles get missed, and we can't guarantee full coverage in that situation. Anything missed for that reason is a new appointment to capture.
- If the home won't be ready in time, tell your agent as early as possible. Moving the appointment is free through the day before; same-day cancellations are charged.
- Photos are delivered the next business day. If your shoot is on a Friday, photos may not be delivered until Monday, and video may take until Tuesday.
- If you're given your photographer's phone number, it is for day-of-shoot communication only, like arrival, access, and questions on site. Once the shoot is done, please contact the office at (719) 259-0886 for anything else, including delivery, edits, and billing.

If the home isn't ready and we have to work out of order or around clutter, we can't guarantee full coverage, and anything missed is a return visit. Moving the appointment is free through the day before.

Same-day cancellation: \$100

Cancelled once the photographer is en route: 50% of the order

WHEN WE ARRIVE

- Please be fully ready at the scheduled start time. Our day is booked back-to-back, and time spent waiting or tidying comes directly out of your shoot.
- Lights on in every room, ceiling fans off, all blinds and curtains open. Replace any burnt-out bulbs.
- Everyone out of the house, kids and pets included. This one matters more than anything else on the list: the shoot goes faster, every room gets covered, and nothing ends up in the background when nobody is home. If someone truly has to stay, please stay in one room and move ahead of us as we go.
- Cars out of the driveway and off the street in front of the house. Garage doors closed.
- Confirm how we get in: someone home, a lockbox code, or a door code, sent to your agent ahead of time.

Ideas for while we're there

- Summer: take the kids or the dog to the park.
- Winter: take the family and the pets out for a drive, or out for coffee or lunch.
- Send the kids to a friend's or a grandparent's house for the morning. Kids are notorious for leaving a trail of clutter behind them, even in a room that was just tidied.
- Book the dog a day at doggy daycare, or ask a neighbor to keep them for an hour or two.

OUTSIDE

- ☐ Mow, edge, and blow off the driveway, walks, and patio.
- ☐ Move trash cans, hoses, tools, toys, and pet items out of sight, including from the side of the house.
- ☐ Porch and patio: put away everything that isn't outdoor furniture, like shoes, toys, packages, tools, grill covers, and dead or empty planters. Then sweep. Outdoor furniture can stay: straighten it, take the covers off, and open any umbrellas.
- ☐ Pool and hot tub uncovered and clean. Fountains and water features on.
- ☐ Remove vehicles from the driveway and street. Trailers, RVs, and boats too.
- ☐ Seasonal: in winter, clear snow from walks and the driveway. In fall, rake.

KITCHEN

- ☐ Counters clear. Keep at most one or two items, like a coffee maker or a bowl of fruit.
- ☐ Nothing on the refrigerator: magnets, photos, calendars, notes.
- ☐ Sink empty and dry. Dish rack, sponges, and soap put away.
- ☐ Trash cans, floor mats, and pet bowls out of sight.
- ☐ Small appliances, paper towels, and knife blocks put away.

BATHROOMS

- ☐ Counters clear: no toothbrushes, razors, soap bottles, or medicine.
- ☐ Toilet lids down. Toilet brushes and plungers hidden.
- ☐ Shower and tub clear of bottles. Shower curtains and doors open or pulled to one side.
- ☐ Fresh, matching towels hung neatly, or no towels at all. Bath mats removed.
- ☐ Trash cans out of sight.

BEDROOMS AND LIVING AREAS

- ☐ Beds made with bedding pulled tight. Pillows and throws arranged.
- ☐ Nightstands and dressers clear except a lamp and one or two decorative items.
- ☐ Personal photos, awards, and anything with names put away.
- ☐ Cords, chargers, remotes, and cable boxes hidden as much as possible.
- ☐ If a room feels crowded, move a piece or two out (into the garage or a spare room) so doorways and walkways are open. A room with less furniture in it looks bigger in photos.
- ☐ Closets tidy. We photograph walk-in closets unless we're told otherwise.

WHOLE HOUSE

- ☐ All lights on, including lamps, under-cabinet, and exterior fixtures. Every bulb working, and the same color temperature in a room if possible.
- ☐ Ceiling fans off. Televisions and computer monitors off.
- ☐ Blinds open and level. Curtains pulled back evenly.
- ☐ Windows and mirrors cleaned; fingerprints show.
- ☐ Interior doors open. Closet doors closed.
- ☐ Rugs straight, pillows fluffed, chairs pushed in.
- ☐ Seasonal decorations down unless the listing is intentionally seasonal.

PETS AND KIDS

- ☐ Pet beds, crates, bowls, toys, and litter boxes out of sight.
- ☐ Pets out of the house for the appointment if at all possible. If they have to stay, keep them crated or in one room we won't photograph. A dog in the backyard means no backyard photos.
- ☐ Kids' toys put away; a few items in a playroom are fine.

IF YOU BOOKED TWILIGHT PHOTOS

- ☐ Every interior and exterior light on, including landscape lighting, porch lights, and lights in rooms facing the camera.
- ☐ The pool and any water features lit if they have lights.
- ☐ Twilight photos are taken around sunset. We usually arrive about half an hour before sunset and finish about half an hour after, so please have the home ready and every light on for that window.

IF YOU BOOKED AERIAL (DRONE) PHOTOS

- ☐ Aerial coverage depends on weather and airspace. High wind, rain, or snow can push the aerial portion to another day at no charge; we'll let your agent know.
- ☐ Vehicles out of the driveway matter even more from above. Roof, yard, and driveway are all in frame.

IF YOU BOOKED VIDEO

- ☐ Everything above applies, plus: video moves through the home, so hallways, stairs, and doorways need to be clear.
- ☐ Video adds time on site. Plan on the home being empty for the full appointment.

IF YOU BOOKED A FLOOR PLAN

- ☐ We need to walk every room, closet, and the garage, so please make sure nothing is locked and all rooms are accessible.