

Thank you for choosing us to expertly photograph your property; whether you are selling or renting, advertising or creating media to showcase your estate, rest assured that you have made a great move in showcasing your property to its highest potential.

In order to get the best possible images on the day, there are a few points we would kindly draw your attention to:

A Tidy Space is a Welcoming Space

Please ensure that areas to be photographed are clean and tidy, remove any unsightly items such as waste bins and consider any cables that may be on show – unplug unnecessary devices such as games consoles or hide them away.

Consider moving personal items such as family portraits and certificates, buyers prefer to imagine their own possessions in property photographs, and this can be helped by showing a clear and uncluttered home. Dust or polish all surfaces and ensure all glass and mirrored surfaces are streak-free, this is particularly important in tiled areas such as the kitchen and bathroom.

Ensure furnishings such as cushions, curtains and towels are clean. Move any rugs or floormats and give the floors a good sweep or vacuum.

Light Up Your Life

Ensure all lamps, light-fittings and bulbs are working and replace any that are not.

Although we do supply strobe lighting where necessary; good images can become great property photographs when all available lights are switched on and working.

Set the Scene

Have your furnishings in place, i.e. cushions, lamps, furniture and place settings at the table, maybe consider matching bathroom towels and accessories (in moderation) and ensure toiletries and cleaning products are out of sight.

Green Fingers

Have a think about any outside areas of your home prior to your appointment; are all pathways clear of moss and weeds?

Do any fence panels need repainting or replacing? Is all outdoor furniture you want within the photographs clean and presentable?

This can make a massive difference to your final images as well as ensuring prospective buyers are given a great first impression of your property.

Take Max for a Walk

Although our pets are like family, not everybody wants to see pet beds, food bowls and muddy paw prints in their dream home. Consider arranging somebody to take your four-legged friend for the day?

We've put together a handy checklist overleaf to help you with presenting your property for your Inventory Company appointment.

If you have any questions or requests prior to our appointment, please don't hesitate to get in touch via email at info@inventorycompany.co.uk or telephone on **07469 452 741**.

General

Check all lamps and light fittings are working

Ensure all carpets are clean and hoovered and any tiled/wood or vinyl floors are swept and mopped



- Clean all windows (inside and outside if possible) and remove any streaks
- Wipe down any paintwork such as skirting boards/architraves/picture rails
- Where present, ensure curtains and blinds are clean
- Remove any pet bowls, toys or beds

Outdoor & Entrance

- Check gates, fences and any other garden structures are clean and tidy
- Make sure all pathways and driveways are clear of moss and weeds
- Lawns are mowed and any cuttings or leaves raked
- Where possible, remove any hosepipes, garden tools and clothes lines / pegs
- Outdoor furniture is clean and arranged as you would like
- Are dustbins out of view? If not, can they be moved elsewhere?
- Clear any coats/shoes etc as well as personal items - i.e. family pictures, ornaments and keys

Living Room

- Ensure curtains and cushions are clean and matching where possible (recommended)
- Remove all personal items such as family pictures, ornaments, loose books and CD's
- Consider removing cables or devices such as games consoles/ DVD players if they look untidy

Kitchen / Dining Room

- Clear worktops of all but essential items, hide toasters, blenders, dishes and foodstuffs Ensure all surfaces such as worktops, tiles, sinks and appliances are clean and streak-free
- Remove personal items such as fridge magnets, shopping lists or kids' drawings Dress your dining table with matching place settings where possible (recommended)

Bedrooms

- Clean bedding and matching accents (such as cushions, curtains, throws etc)
- Tidy away any personal items such as photos, jewellery, clothing or toys
- Ensure mirrored and gloss surfaces are clean with a streak-free shine

Bathrooms

- Ensure all pottery, baths and taps as well as any glass, mirror or tiles are clean and streak-free
- Remove all toiletries and cleaning products, along with any toothbrushes, shavers etc
- Consider accenting with matching hand and bath towels (recommended)

For more ideas or inspiration with showcasing your property call us on **07469 452 741** or email info@inventorycompany.co.uk