

The 48-Hour Fall Photo Prep List

Saturday: The "Envelope" & Exterior (6 Hours)

- **The Power Wash:** Focus on "touch points"—the front walkway, the driveway edges, and the lower 3 feet of your siding. Remove the PNW "green glow" (algae/moss) that accumulates in the shade.
- **Window Clarity:** Clean windows inside and out. In the fall, "clean glass" reads as "extra light" in photos.
- **Gutter Sweep:** Even if you just cleaned them, a single windstorm can fill them again. Ensure no "maple whiskers" are sticking out of the gutters in your roofline shots.
- **Curb Appeal Refresh:**
 - Rake every leaf (do this last!).
 - Swap out any dying summer annuals for fresh, jewel-toned Mums or flowering kale.
 - Put out a brand-new, neutral "Welcome" mat.
- **Hide the "Lived-In" Clutter:** Coil hoses, hide trash bins in the garage, and put away all yard tools and kids' toys.

Sunday: The Interior "Hygge" Staging (6 Hours)

- **The "Bread Box" Rule:** Clear your kitchen and bathroom counters of *everything* smaller than a bread box. Hide the toaster, the toothbrush chargers, and the dish soap.
- **Lighting Audit:** Walk through every room and ensure every single bulb is working and has the same "warmth" (aim for 2700K–3000K). A single "cool white" bulb in a room full of warm ones will look blue and jarring in photos.
- **The Fireplace Stage:** Clean the hearth. If it's gas, ensure the pilot is on. If it's wood-burning, stack three fresh logs inside (don't light them until the photographer arrives).
- **Depersonalize:** Remove family photos, magnets from the fridge, and highly specific religious or political decor. We want the buyer to see *their* life in the house, not yours.
- **Textile Layering:** Toss a high-texture knit blanket over the sofa arm and add two neutral accent pillows. This "softens" the room for the camera.

Monday Morning: The Final 60 Minutes (The "Shot-Ready" Sprint)

- **The Light-Up:** Turn on **every single light** in the house, including lamps and under-cabinet lighting.
 - **The Window Opening:** Open every blind and curtain to the exact same angle.
 - **The Toilet Rule:** Close all toilet lids. (You'd be surprised how many "pro" photos miss this!)
 - **The Vanishing Act:** Hide pet bowls, beds, and litter boxes. Move all cars out of the driveway and from the front of the house.
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While you're fluffing pillows, I'm in the background preparing the **2026 Disclosure Packet**.

- I verify that your **WUCIOA Resale Certificate and FinCEN paperwork** is in order so we don't hit a 10-day delay during escrow.
- I double-check that your **Title Report** is clear of any "zombie" liens that could spook a fall buyer.
- I help manage your property showings and highlight the best features of your home to all potential buyers and the thousands of agents looking at your home.



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