ENB STUDIOS
EXPERIENCE NEW BEGINNINGS

Photo prep for a lived-in home

You don't need an empty house, just clear surfaces. Here's how to get there without a full clean-out.

WE'VE GOT IT — Items with this tag are ones we'll take care of when we arrive, so don't worry if you miss them. Everything else is up to you before the shoot.

Short on time? Focus on the rooms that sell the home:
kitchen, main living area, primary bedroom, main bathroom and the front exterior.

Where to put everything

- [ ] Closets and cabinets: we keep them shut, so they make great hiding spots WE'VE GOT IT
- [ ] Grab a laundry basket per floor, fill it, then park it in a closet or your car trunk
- [ ] Under beds works too, as long as the bedding hangs low enough to hide it
- [ ] Pick one room as a storage room and tell us, and we'll skip photographing it

Kitchen

- [ ] Clear counters down to one or two items, like a coffee maker or fruit bowl
- [ ] Put away dish soap, sponges, cutting boards, knife blocks and paper towels
- [ ] Clear the fridge front completely: magnets, kids' art, calendars and notes
- [ ] Put away lunch boxes, grocery bags and recycling
- [ ] Empty the sink and dish rack, and run or empty the dishwasher

Living & family rooms

- [ ] Hide remotes, game controllers, chargers and cords
- [ ] Clear the coffee table except one decor piece
- [ ] Tidy bookshelves and remove stacks of mail, magazines and papers
- [ ] Turn off TVs, screens and ceiling fans WE'VE GOT IT

Bedrooms

- [ ] Make beds with smooth bedding and matching pillows

- [ ] Clear nightstands to a lamp and one small item
- [ ] Put away clothes and anything hanging on doors
- [ ] Close closet doors WE'VE GOT IT

Kids' rooms & play areas

- [ ] Gather toys into bins, then put the bins in the closet
- [ ] Take down names, initials and school photos from walls and doors
- [ ] Keep a few favourite pieces of art up. Too much reads as clutter

Home office

- [ ] Clear the desk of papers, sticky notes and anything confidential
- [ ] Wipe whiteboards and remove wall calendars with personal plans
- [ ] Turn off monitors and tuck cords behind the desk WE'VE GOT IT

Bathrooms

- [ ] Clear everything off counters: toothbrushes, razors, makeup, hair tools
- [ ] Remove shampoo and soap from the shower and tub, plus bath toys
- [ ] Take away bath mats and the toilet brush and plunger
- [ ] Hang one or two clean, folded towels
- [ ] Close toilet lids WE'VE GOT IT

Pets

- [ ] Tuck away bowls, crates, beds, litter boxes, leashes and toys
- [ ] Lint-roll or vacuum pet hair off sofas and dark furniture
- [ ] Plan for pets to be out of the house or in one closed room

Privacy & personal items

- [ ] Put away mail, bills and prescriptions, and secure keys and valuables
- [ ] Take down family photos and personal collections, or reduce them to a few
- [ ] Hide anything showing alarm codes or Wi-Fi passwords

On shoot day

- [ ] Turn on every light and open all blinds WE'VE GOT IT
- [ ] Move cars off the driveway and street in front, and hide garbage bins
- [ ] Plan to step out, or wait together in one room while we shoot

Questions before your shoot? Reply to your booking confirmation or email enbstudiomail@gmail.com.