

Real Estate Photo Guide

The most common property photo problems are:

1. TOO CLOSE!

Please hold the camera in the middle, we want to see the floor and ceiling in most photos.

It's also helpful to use panoramas (they don't have to be ultrawide, but enough to have context of what the whole room looks like).

2. Not enough light!

Open the shades and turn on lights.

Bring a bright flashlight and use the camera flash.

Use night mode.

3. Blurry

This often happens because there's not enough light. Make sure to hold still and/or tap-to-focus.

Double check your work to make sure it's in sharp focus before sending.

4. Something in the way

Keep an eye out for rugs or furniture that may be blocking view of a problem. Wherever possible, do a visual check, and take photos of any hidden problems.

Exterior

- ☐ Front of property and yard, center (Angle 1)
- ☐ Front of property and yard from left corner (Angle 2)
- ☐ Front of property and yard from right corner (Angle 3)
- ☐ Full view of front, facing away from the house (taken from against the house)
- ☐ Front of property and yard, center (Angle 1)
- ☐ Front of property and yard from left corner (Angle 2)
- ☐ Front of property and yard from right corner (Angle 3)
- ☐ Full view of rear, facing away from the house (taken from against the house)
- ☐ VIDEO walk-around, full circle
- ☐ Closeup of each utility service entry point (gas, water, electrical, cable)
- ☐ Roof-specific photos from all sides (no need to climb on the roof, just back up and hold phone high enough, *and please block the sun or adjust the exposure so the roof is clearly visible, in focus, and not washed out*)

Interior

- ☐ Open Interior Space (Living or Dining)
- ☐ Open Interior Space 2 (Living or Dining)
- ☐ Kitchen Angle 1 (Full View)
- ☐ Kitchen Angle 2 (Full View)

- ☐ Kitchen Angle 3 (Full View)
- ☐ 1 of each hallway
- ☐ Each bedroom full view (show closets if possible or take additional closet photos)
- ☐ Each bathroom
- ☐ Laundry Room
- ☐ Garage / Carport enough photos to cover the entire space (consider panorama)
- ☐ Basement
- ☐ VIDEO walk-through, (1 video per floor)

Appliances and Mechanicals

- ☐ Water heater, water softener, filtration systems
- ☐ Pool pump/heater/filter
- ☐ A/C unit
 - ☐ Full unit
 - ☐ Pipes/connections to & from the house
 - ☐ Any labels
- ☐ Furnace
 - ☐ Full unit in context of the room it's in
 - ☐ Pipes/connections to & from the unit
 - ☐ Any labels
- ☐ Electrical panel (show inside of panel with door open - handwriting/text must be in focus)
- ☐ Plumbing pipes or electrical wires wherever exposed (such as in basement or chases, under sinks)
 - ☐ Look for water damage below sinks, in cabinets, etc
- ☐ Solar panels, wind turbines, etc

Damage and modifications

- ☐ Any damage, TWO SHOTS at least (one closeup and one from further out so we can see the damage in context of the area it's located)
- ☐ Water leaks - please inspect carefully for evidence of mold
- ☐ Wood rot - please look at where any exposed wood comes into contact with other wood (decks, porches, stairs/posts that touch the ground, etc)
- ☐ Look at all ceilings - it's easy to miss evidence of water damage on ceilings unless you look up on purpose.

Other

- ☐ Pool / hot tub / sauna
- ☐ Additional amenities