

## Photographing Your House to Sell

Clutter, poor lighting, crowded furniture, messy countertops, dead tree limbs, cat boxes, toys and leaves in the pool, and cars in the driveway all make for bad photography. Remember, you are photographing the potential new home of prospective buyers.

### Tips for Home Photos

Keep all the bulbs within a room the same type, LED, incandescent, etc. Use Soft White bulbs between 2,700 and 3,000 Kelvins for bedrooms and living rooms. In kitchens, baths and utility rooms, Warm White between 4,000 and 5,000 Kelvins work best.

Too much furniture and decorations don't photograph well, distract from the home's features, and make a room look smaller.

Throw rugs and runners in entryways, kitchens, and bathrooms prevent the floor from being clearly seen, plus they're visual distractions in a photograph.

Remove all items from tabletops except lamps. Make sure there are no smears or dust on any surface as they will show in a photograph.

Don't leave anything out that's personal or used in the bathrooms, including toothbrushes, bars of soap, hair brushes, wet towels,



shampoos, body creams, bath oils and candles on the tub. Replace mildewed shower curtains. Hide the toilet brush, and close the toilet lid.

In the kitchen, remove dirty sponges, dish towels, dish soap, hand cream and other clutter near the sink. Put small appliances, knife blocks, paper towels and kitchen gadgets away. Remove photos, notes, papers and magnets from the refrigerator. Clean the fronts of major appliances – refrigerator, oven, stove top, range hood, and dishwasher and make sure there are no streaks or fingerprints. Move trash cans out of sight.

Outdoors, move all cars, boats, RVs, motorcycles, bicycles, etc. from the driveway and don't park in front of the house. Move garbage

and recycling cans out of sight. Put away garden tools and lawn equipment such as hoses.

A swimming pool must be pristinely clean with no debris on the surface. Make sure pool lights, waterfalls, and spas are working before the photographer comes.

For the photography session, turn on all lights, open blinds, shades and curtains, and turn off ceiling fans.

More than 90% of homebuyers scroll through hundreds of listings on their laptops and mobile devices, they'll only click on the listings that grab their attention. Your job is to make them stop and linger on your home so they can visualize it and make it their next home.

■ Source: Berkshire Hathaway HomeServices

# Ideas for Shiplap and Board & Batten Accent Walls



Drawing from ship-building techniques, shiplap siding and board and batten are striking decorative additions to a home. Choosing the right paint color and sheen will bring the signature aesthetic of shiplap and board & batten to life.

## Classic & Charming

Although traditional shiplap is white or off-white, modern shiplap can be painted a variety of colors. Often arranged in a vertical or horizontal pattern, the planks are set close together to create a look reminiscent of the interior hull of a ship. Ever popular for ceilings, shiplap helps to create architectural depth, even in neutral spaces.

## Colorful Shiplap Accent Walls

If you prefer the look of neutral paint, but want to bring color into your home, opt for blue or gray hues. If you're looking for deeper, more saturated colors, find inspiration with jewel tones. Want something a little lighter? Get inspired with pale and pastel paint colors.

## Go Outside

When choosing hues for your home's exterior, think about combinations that speak to the space and its natural surroundings. Bring year-round boardwalk vibes with driftwood-inspired shiplap, or lean into country cabin design with dark green and brown hues.

## Creative Board and Batten Walls

Character-rich board and batten walls create energy within a space thanks to varying dimensions—boards usually measure 12" wide, while batten is 2-4", and layouts can be square or rectangular varieties.

■ Source: Benjamin Moore Paints



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## 5 Things You Should Never Keep In a Storage Unit

Whenever you find yourself in need of a little extra space around the house or a place to keep some seasonal decorations, you can always rely on your personal storage unit. While this level of flexibility is often one of the key draws of renting a personal storage unit, there are a few things you should always avoid storing inside of them.

### 1. Combustible or flammable materials

These items are considered to be “inherently dangerous” and are usually prohibited from most storage facilities.

### 2. Unregistered vehicles

One thing you'll want to take note of is whether or not stored vehicles in your state require their registration to be up-to-date. When an unregistered vehicle is kept in public storage facility, some states will classify this as an abandoned vehicle.

### 3. Scented candles and soaps

Items with a strong scent can be stored, but often also attract vermin such as rats and mice. Aside from scented candles and soaps, anything with a strong scent, like makeup, perfume, lotion, etc., should also be stored with caution.

### 4. Medical supplies

While seemingly innocuous in nature, you should always proceed with caution when looking to store medical supplies and equipment. Many of these items contain radioactive material that cannot be legally stored within a self-storage facility.

### 5. Firearms and ammunition

Many self-storage facilities prohibit the storage of firearms. Ammunition cannot be stored in a storage unit, regardless of whether or not it is stored with or without firearms. Ammunition, much like other combustibles are considered to be inherently dangerous and cannot be stored within a storage facility. ■ *Source: Two Men And A Truck*

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