Gibbons Lens and Light Prep Checklist

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Great photos start with a ready home. Work through this list before your shoot, and share it with your seller, owner or guests.

Before shoot day

- [ ] Finish repairs, painting and cleaning before the shoot, not after
- [ ] Replace burned-out bulbs, using the same color in each room (warm white or daylight, not mixed)
- [ ] Book landscaping or lawn mowing 1–2 days before
- [ ] Tell occupants the shoot time, and plan for them to be out or in one area
- [ ] Tell me about any HOA, gated-community or drone rules
- [ ] Note any features you want highlighted, like a new roof, a view or a renovated kitchen

Want aerials? Book early. Most properties are cleared to fly within minutes. Homes near airports, military bases or other controlled airspace can need FAA authorization that takes a few days to several weeks. Book aerials as soon as the listing is signed, and I'll tell you the expected timing when I confirm. Your ground photos are never held up by the wait.

Throughout the home

- [ ] Turn on every light, including lamps, under-cabinet and exterior lights
- [ ] Open all blinds and curtains evenly
- [ ] Turn off ceiling fans and TVs
- [ ] Clear countertops, tables and floors of everyday items
- [ ] Put away family photos, mail, documents, prescriptions and valuables
- [ ] Hide cords, chargers, remotes and trash cans
- [ ] Remove pet bowls, beds, toys and litter boxes
- [ ] Close closet doors and toilet lids

Getting a 3D tour? The 360 camera sees every direction at once, so a little extra prep helps:

- [ ] Open every interior door you want included in the tour, and close the rest
- [ ] Clear floors in hallways and doorways so the camera can move room to room
- [ ] Plan for an extra 30–60 minutes, with everyone out of the house or in one room
- [ ] Put away anything you don't want in the tour; the camera captures the whole room, including corners and ceilings

Room by room

Kitchen

- [ ] Clear counters except one or two decorative items
- [ ] Remove magnets, papers and photos from the refrigerator
- [ ] Put away dish racks, sponges, soap bottles and towels
- [ ] Empty the sink and wipe down the appliances

Bathrooms

- [ ] Remove toothbrushes, razors, bottles and bath mats
- [ ] Clear shower and tub ledges
- [ ] Hang one set of matching clean towels, or none
- [ ] Close toilet lids and wipe mirrors

Bedrooms

- [ ] Make beds neatly with smooth bedding
- [ ] Clear nightstands to a lamp and one item
- [ ] Put away clothes, shoes and laundry baskets

Living areas

- [ ] Straighten cushions and fold throws
- [ ] Clear coffee tables to one or two items
- [ ] Put away toys, games and exercise equipment

Outside and aerials

- [ ] Move cars out of the driveway and away from the front of the house
- [ ] Put trash and recycling bins out of sight
- [ ] Mow, edge and sweep walkways, driveway and patio

- [ ] Put away hoses, tools, toys and yard equipment
- [ ] Clean the pool, remove the cleaner and hoses, and turn on pool and landscape lights
- [ ] Arrange outdoor furniture neatly and remove covers
- [ ] For aerials: clear tarps and debris from the roof and yard, since the drone sees everything from above
- [ ] For twilight shoots: the day before, test every exterior fixture (porch, patio, landscape and pool lights) and replace burned-out bulbs, since a dark fixture stands out in a twilight photo. Then turn on all interior and exterior lights 30 minutes before sunset

Vacation rentals (Stay Booked)

Guests want to picture their stay, so rentals get a little more styling than listings.

- [ ] Clean as you would for an arriving guest, then do one more pass
- [ ] Make beds hotel-style with matching linens and pillows
- [ ] Set out a few guest touches: rolled towels, a coffee setup, a welcome basket
- [ ] Stage the amenities guests pay for: beach chairs and umbrellas, games, grill, hot tub with the cover off
- [ ] Remove owner's closets, cleaning supplies and house-rule signs from view
- [ ] Tell me which features matter most for bookings, such as the view, the pool, or walking distance to the beach
- [ ] Schedule the shoot between guests, with no one staying during the session

Shoot day

- [ ] Confirm access: lockbox code, gate code, or someone there to let me in
- [ ] Pets out of the home or secured in one room
- [ ] Occupants out, or together in one area, for 60–90 minutes
- [ ] Thermostat set to a comfortable temperature

I'll arrive on time, take care of the property, and leave it as I found it. If weather affects exteriors or the drone, I'll reschedule those shots at no charge, and your interior photos still arrive within 48 hours. Aerials arrive within 48 hours of the flight.

Questions or changes? Call or text (904) 365-7682. Reschedule free with 24 hours' notice.

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