

A 3D scan captures your space exactly as it is — every room, every angle, permanently. Unlike photography, there is no cropping or retouching afterward: anything visible on scan day becomes part of the final tour.

Property preparation is the single biggest factor in scan quality. Ten minutes with this checklist protects your investment.

EVERY PROPERTY — THE ESSENTIALS

Complete these before the technician arrives, whatever the space.

- ☐ **Turn on every light — lamps, under-cabinet, accent and exterior lighting. Replace burnt-out bulbs.**
- ☐ Set all blinds and curtains consistently (we recommend open for view; half-open works too — just keep it uniform).
- ☐ **Remove or secure personal and confidential items: documents, mail, family photos, valuables, medications, keys.**
- ☐ Declutter counters, tables and floors — less is more in 3D. Store loose items out of sight.
- ☐ Turn OFF ceiling fans, TVs and any moving displays — motion creates blur that cannot be fixed.
- ☐ Secure pets away from scan areas (with a sitter, in the yard, or off-site).
- ☐ Plan for the space to be empty of people during capture — anyone in view gets captured too.
- ☐ Take out trash; move bins, hoses, and maintenance equipment out of sight.

RESIDENTIAL

For homes, estates and rentals — the details buyers notice.

- ☐ Make all beds; fluff and square pillows.
- ☐ Clear kitchen and bathroom counters completely (small appliances, toiletries, sponges, soap bottles).
- ☐ Close toilet lids; hang towels neatly or remove them.
- ☐ Hide pet bowls, beds, crates and litter boxes.
- ☐ Move vehicles out of the driveway and away from the front of the property.
- ☐ Tidy landscaping: coil hoses, store tools and toys, straighten patio furniture, skim the pool.
- ☐ Stage to your listing standard — the scan shows the home exactly as staged.

COMMERCIAL · HOSPITALITY · VENUES

For offices, hotels, restaurants, retail and event spaces.

- ☐ **Remove or cover confidential materials: whiteboards, monitors, paperwork, pricing sheets, staff schedules.**

☐	Brief your team — schedule capture for off-hours or coordinate room-by-room access so areas are clear.
☐	Stage key spaces to brand standard: lobby, signature rooms, dining areas, amenities.
☐	Confirm access to every area on the scan list: elevators, service corridors, locked suites, rooftops.
☐	Turn on signage and feature lighting you want showcased.
☐	Ask us about after-hours capture windows if your space cannot close during business hours.

DAY OF SCAN

What to expect when we arrive.

☐	Have keys, codes and parking arranged for the technician.
☐	Plan a brief walkthrough with us on arrival — flag priority areas and anything to exclude.
☐	Most spaces are captured in a single visit; larger properties may take multiple days — your booking confirmation includes the estimated on-site time.
☐	Once we start, the space needs to stay “scan-ready” until we wrap — changes mid-scan appear as inconsistencies in the tour.

The honest note: a 3D capture is not a photograph — there is no “fix it in post.” Clutter, open toilet lids, parked cars and people in frame are baked into the tour permanently. If the space isn’t ready when we arrive, re-scans are billed as new visits. Not sure about something? Call us before scan day — we’re happy to advise: **310-594-4167** · info@mbb3d.com