

PROPERTY STAGING GUIDELINES

Create time to do proper staging of your property in order to achieve optimal results from your photography, videography sessions, or virtual tours. This document should serve as a checklist to help you prepare your property prior to our visit. If in doubt about anything please do not hesitate to contact us. **NB:** Our staff cannot move anything in your home for liability purposes.

STILL PHOTOGRAPHY AND DRONE FOOTAGE CHECKLIST

General:

- Relocate large pieces of furniture in small rooms. Large furniture in a small room can make the room feel smaller than it is. You want the rooms to look and feel open, large, and welcoming.
- Turn on all the lights in the home and replace any burnt-out bulbs. Match the light intensity and color to others in the space to be scanned.
- Clean the windows, shower doors, mirrors, and anything that shows dirt.
- Dust all surfaces. Dust can show really well in the media.
- Remove any trace that indicates the presence of pets in the house.
- Remove all trash bins.
- Put all expensive collections or jewelry away out of sight.
- Remove any item with personal identifying information ie pictures, diplomas, etc.
- Remove any family portraits or expensive paintings you do not want to be photographed. **NB:** The virtual tours offer immersive experiences so anyone will see everything in detail even read words on papers.
- Replace dead plants.
- Pets must be restrained and kept out of sight during the shoot.
- Paint outside trim or spots that show badly.
- Power wash the driveway to remove stains or large oil spots.

Outside the Property:

- Remove vehicles from the driveway and the front of the property. If neighbors normally park there, please arrange for them to park somewhere else at the time of the shoot.
- Arrange for the lawn mowing well in advance of the shoot and have all grass collected, blown away.
- Remove anything you do not want to be seen outside such as garden hoses, tools, children/pet toys, basketball nets, etc.

- Water Features such as Hot Tubs, Pools, Fountains, etc should be turned on, as if you are expecting guests and if you have a good-looking barbeque, uncover it.
- Cut trash to the minimum possible. We shoot from multiple angles including above. It is hard to hide anything. If you don't want it seen then move it to storage or to a neighbor/relative.

Kitchen:

- Polish appliances and keep the sink empty and squeaky clean.
- No items on the fridge doors (magnets), sides, and top, keep those away.
- Clean kitchen counters and keep away any large items.
- Colorful decorations or bowls of fresh fruit can stay, they add a nice touch on the counters.

Dining Area:

- Set the table nicely ie with colorful plates, wine glasses - make it look like you're about to host a dinner party.
- Remove any clutter and dust and clean

Living Rooms:

- Buy beautiful art for staging purposes because large empty walls do not look appealing to buyers.
- Bundle wires or cords, if possible, behind the TV, Stereo or electronics.
- Put away children's toys and/or animal toys.
- Define the spaces. Make them what they should be and decorate them accordingly.
- Turn on or light the fireplace if you will be home during the shoot. If not leave instructions for turning it on.
- Open Window curtains and neatly tie them back if needed.

Bathrooms:

- Clean showers inside and out.
- Display your best towels on the racks.
- Remove any soap dispensers and shampoo from the shower and sinks.
- Clean the toilet and put the seat down.
- Remove any hanging door racks.

Bedrooms:

- Makeup all the beds with your best linens.
- Pick up any clothes or misc. items from floors.

3D SCANNING CHECKLIST

- The 3D camera unit is sensitive to changes in temperature and light, therefore, minimize the amount of direct sunlight that gets into the property to be scanned. You can do this by closing sheer draperies, blinds, plantation shutters, or all of them, ideally, they should be matching others in the room. Our scanning specialist will be able to advise you on the best way to fix the issue.
- Remove all small area rugs to show floors.
- All sections of the property will be scanned multiple times from different elevations, this requires that all items in view be stationery. We advise that all windows and exterior doors are shut to prevent cross-drafts. If the HVAC system inside the property generates strong air currents that's likely to move draperies, then we advise that you keep the system off until after the shoot. This applies to fans too.
- If you do not want an area shot, please make the photographer aware of this. We try to get the complete property. This makes a better 3D model.
- The virtual tours will require several scans, usually around 40-60 and each one takes about a minute to complete.

NB: There are instances where 3D scanning is not feasible such as outdoors or in very large interior spaces. In such cases, the 3D scanning camera unit is able to capture 360 standard photography with some fish-eye distortion. The still images are added to the final 3D Model as supplementary visual information about the space.