

Capture Guidelines

for Residential Real Estate

This guide has been designed to make your residential scanning experience as seamless as possible, while also allowing us to pull professional-level still photographs from the 3D tour that clients can use for marketing purposes.

There are differences between scanning for traditional 3D and Digital Pro. The most important differences are camera position and camera height. In both cases the whole property must be scanned to ensure a clean 3D tour is created in addition to an accurate floor plan and photographs.

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Setting Up the Camera

When preparing to capture a residential space for marketing purposes, there are a few things you want to be precise on. In order to capture the best photographs while still having a navigable model, please use the heights listed below.

TIP: Scan all rooms that require a higher tripod height first, then return to do the bathrooms at the lower tripod height.

Location	Camera Height at Center Lens
Kitchen, Living Room, Dining Room, Bedrooms, Garage	4ft
Bathrooms	3ft 6 in
Exterior 360s (Not scans)	As tall as your tripod extends

Interior Scan Positions

When scanning any small to medium size room, please include scan points that provide a view of as much of the space as possible. Below is a guideline of each type of room, with examples of where to place your Matterport camera. This guide provides the best positions for both the 3D tour experience and extracting 2D images from the tour.

When taking specific scans of the property with 2D images in mind, stand behind your camera and point the lens towards the view you would like to capture. This will allow you to capture the views you want for 2D images in addition to scans that allow the viewer to navigate through the 3D tour.

Kitchen

When capturing the kitchen of a home, you want to show as much of the kitchen as possible. This includes all features and fixtures, so a potential buyer can see themselves and their family in the home. In addition to any scans required for navigation, make sure you capture additional scans that showcase the following:

1. All three walls of the kitchen showing as many appliances as you can
2. All appliances, and as many as possible in one shot.
3. Breakfast nooks, breakfast bars, countertops and additional seating.
4. If the home has an open floor plan, capture views showing the combined kitchen/living room to show how the spaces connect.

Below you can see examples of scans where photographs were pulled (in red) as well as all additional navigational scans.



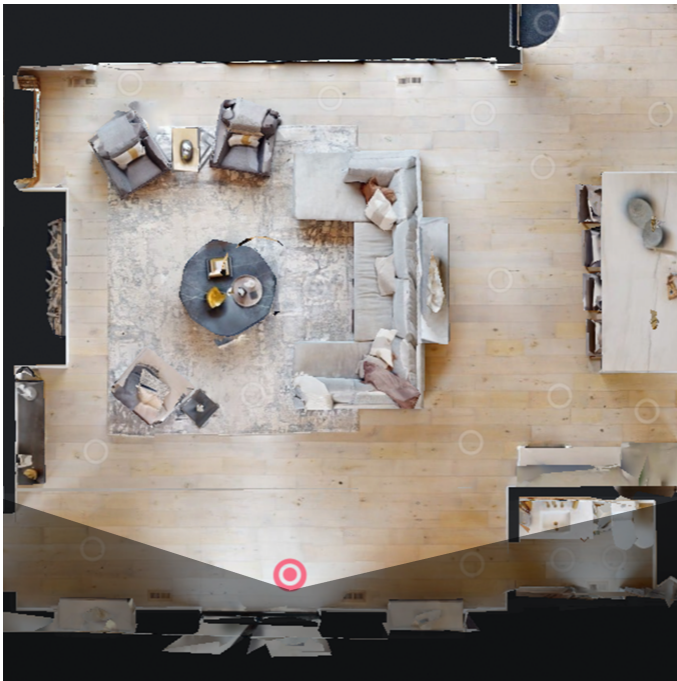


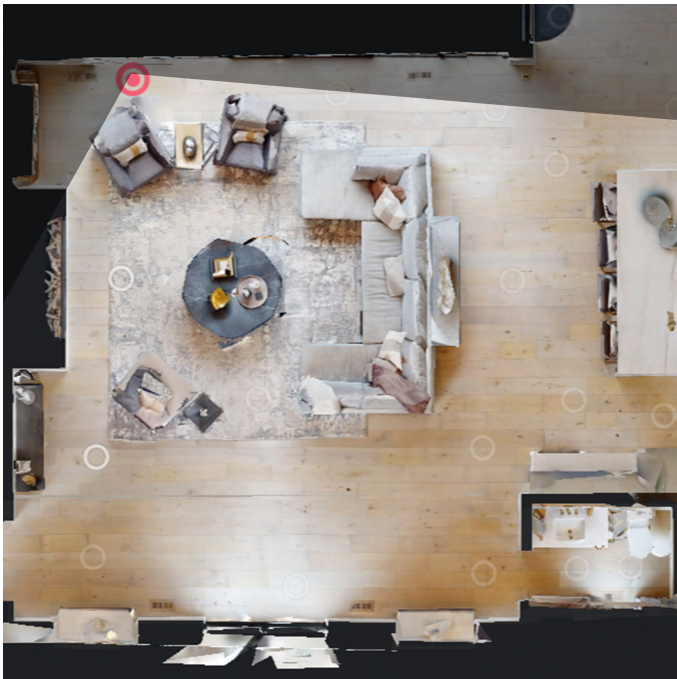
Living Room (Family Room, Recreation Room, Game Room, etc)

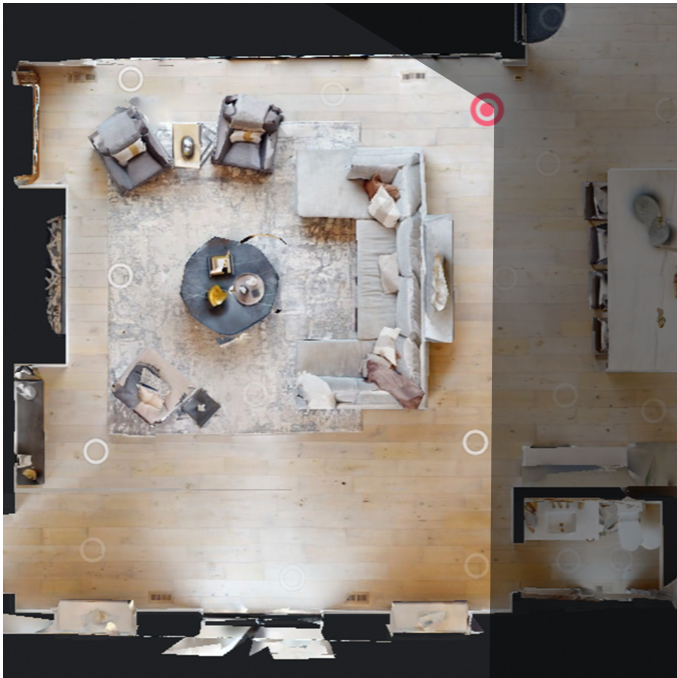
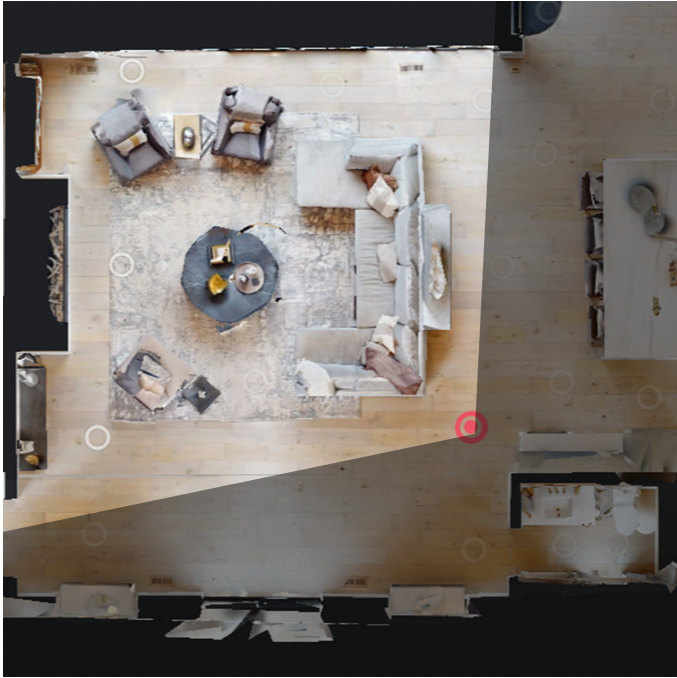
The living room is another space you want potential clients to be able to picture themselves in. In addition to scans that aid in navigation, make sure you also capture the following:

1. Capture all features of the room. You can take extra scans in different positions to accomplish this.
2. If there is an open floor plan, make sure you capture scans that include a view into the shared space and how they connect.
3. Try to include scan points from all four corners of the room, if possible.

Below you can see examples of scans where photographs were pulled (in red) as well as all additional navigational scan:





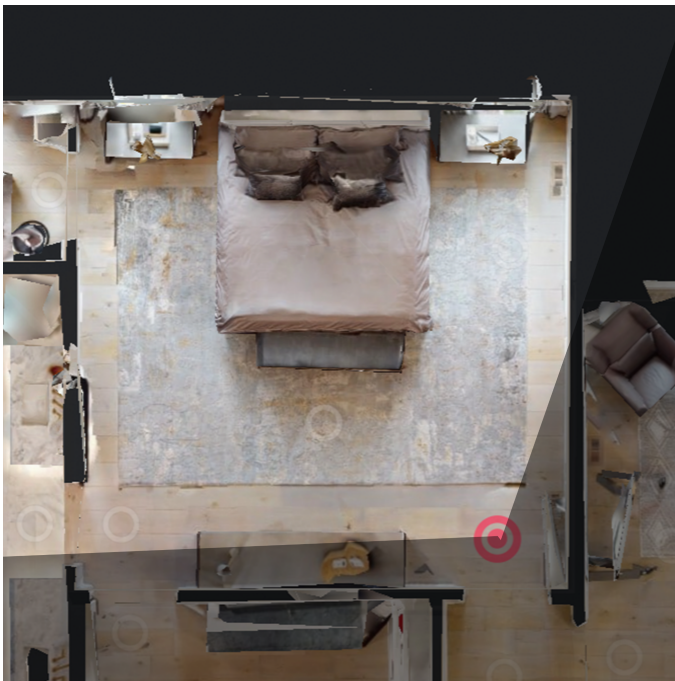


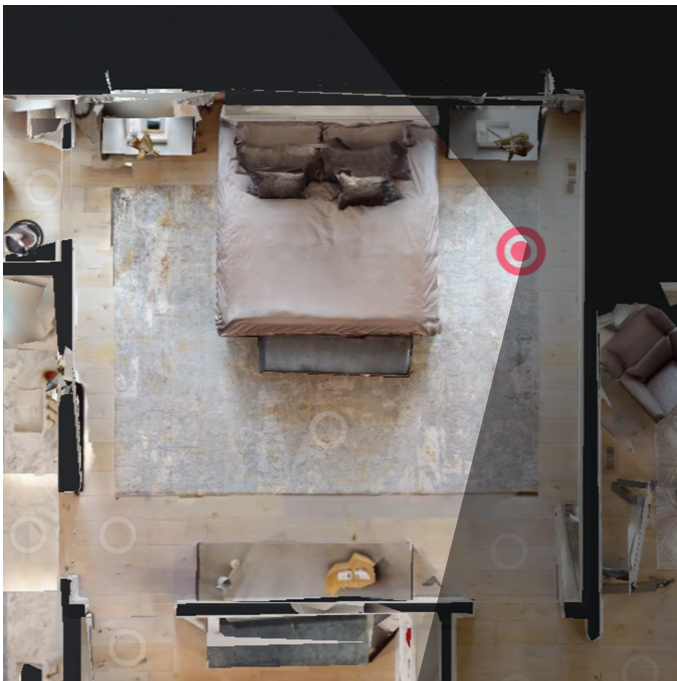
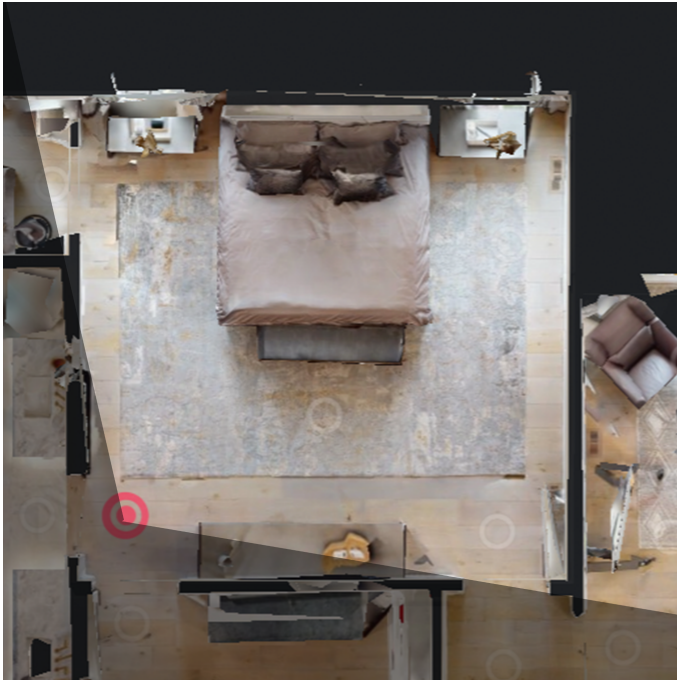
Bedrooms

Capturing bedrooms for real estate marketing can be easier than open spaces because of limited options for camera placement. With these limitations in mind, try to capture all the following scans:

1. Capture all corners of the room, getting the camera as far back into the corner as possible.
2. Capture three walls when possible.
3. Capture transition from bedroom to bathroom when there is an ensuite.

Below you can see examples of scans where photographs were pulled (in red) as well as all additional navigational scans.





Bathrooms

Bathrooms are usually smaller spaces and captured slightly differently than the rest of the home. Because **they are scanned at a lower height than the rest of the home** (3ft 6in vs 4ft), you can leave them to scan last after the rest of the home has been completed. The camera is lowered in bathrooms because some features are lower such as sinks and bathtubs. Once your camera is at the correct height, make sure you capture the following:

1. The first bathroom scan point should be just inside the doorway (1ft) and off to the side, close to the wall if possible. If you turn the camera left or right the center lens should not line up with the doorframe.
2. Capture as many features as possible with a scan just inside the doorway. This includes the sink, shower, toilet and window if present.
3. In larger bathrooms scan different angles to capture as many features as possible in a single shot.

Below you can see examples of scans where photographs were pulled (in red) as well as all additional navigational scans.



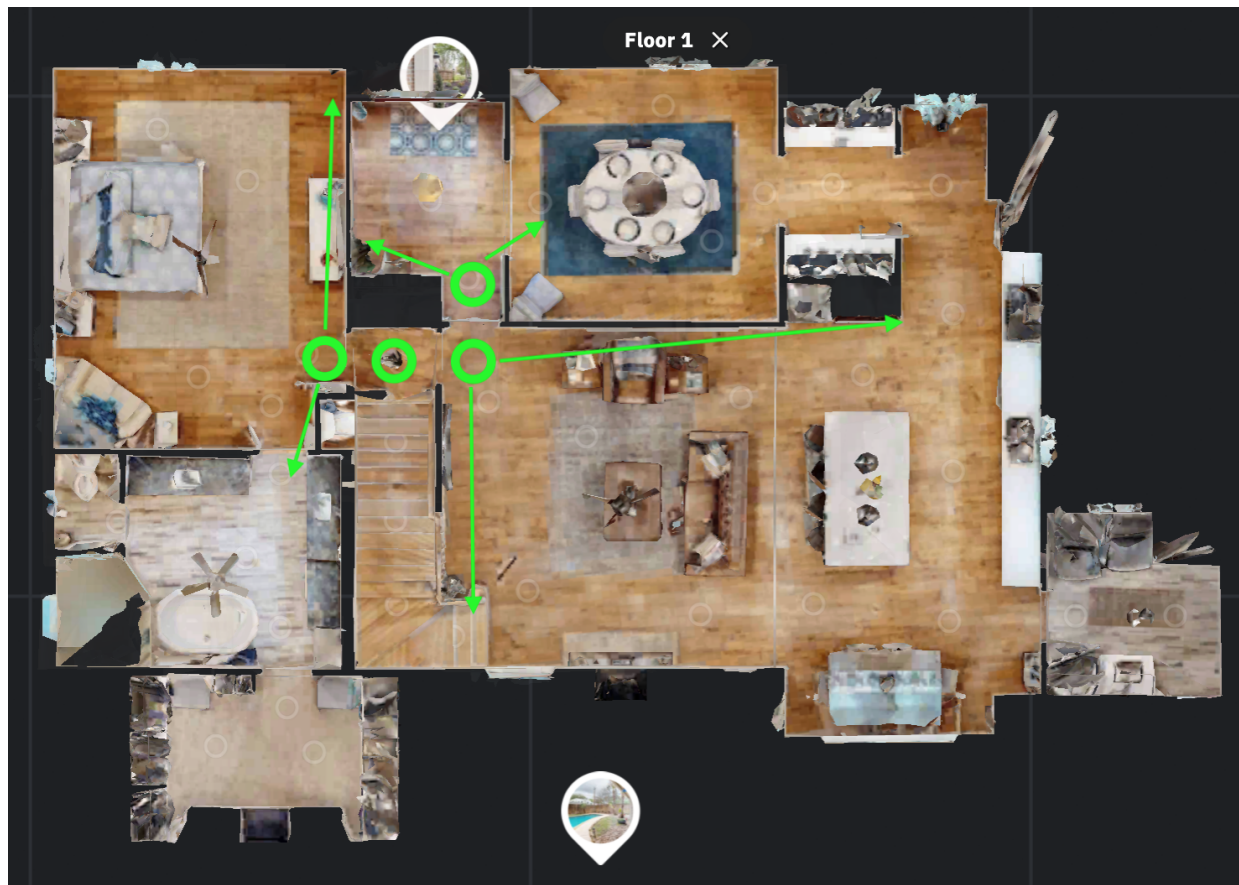


Additional Scans

In addition to scans within rooms, please be sure to include a scan point on either side of the doorway for each room. This technique gives our processing team more creative options for choosing photos, and allows for seamless navigation. If a doorway is not present, treat the opening between spaces in the same way. These added scans are particularly important for smaller rooms like bathrooms, laundry rooms and offices where the doorway can block a significant view of the room.

The doorway/entryway scans can also be cheated to one side of the doorway or another to ensure the best view. Stand behind your camera and see where the lens is pointed if you are not sure of a specific placement.

When dealing with a hallway, scan in a straight line for optimal navigation.



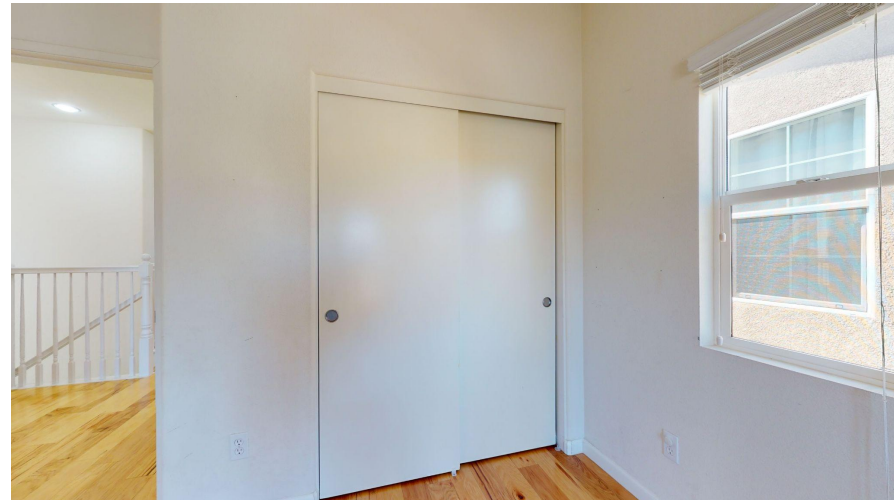
Walk-in Closets/Pantries

Closets and pantries can range drastically in size and condition. Some customers will require closets to be captured, while others won't want them shown. Our standard process is to scan outside the closet/pantry with the door ajar, so viewers can see inside. Then, capture at least one scan point inside of every **walk-in** closet and pantry, if possible. We can always 'hide' those scan points in the final tour if the client does not want them shown, but not having those scan points can cause missing data in the 3D tour and black and white floor plans, so we require scan points in these areas.



Standard Closets, Linen Cabinets, Small Pantries

In addition to walk-in closets, most homes will also feature standard closets and storage cabinets that are not walk-in. For these types of closets, there is no need to include a scan point inside the closet. Please keep the closet door(s) shut while scanning the entire room. Be sure to walk through each room of the house before you begin scanning and open each closet to determine if it is a walk-in closet or not.



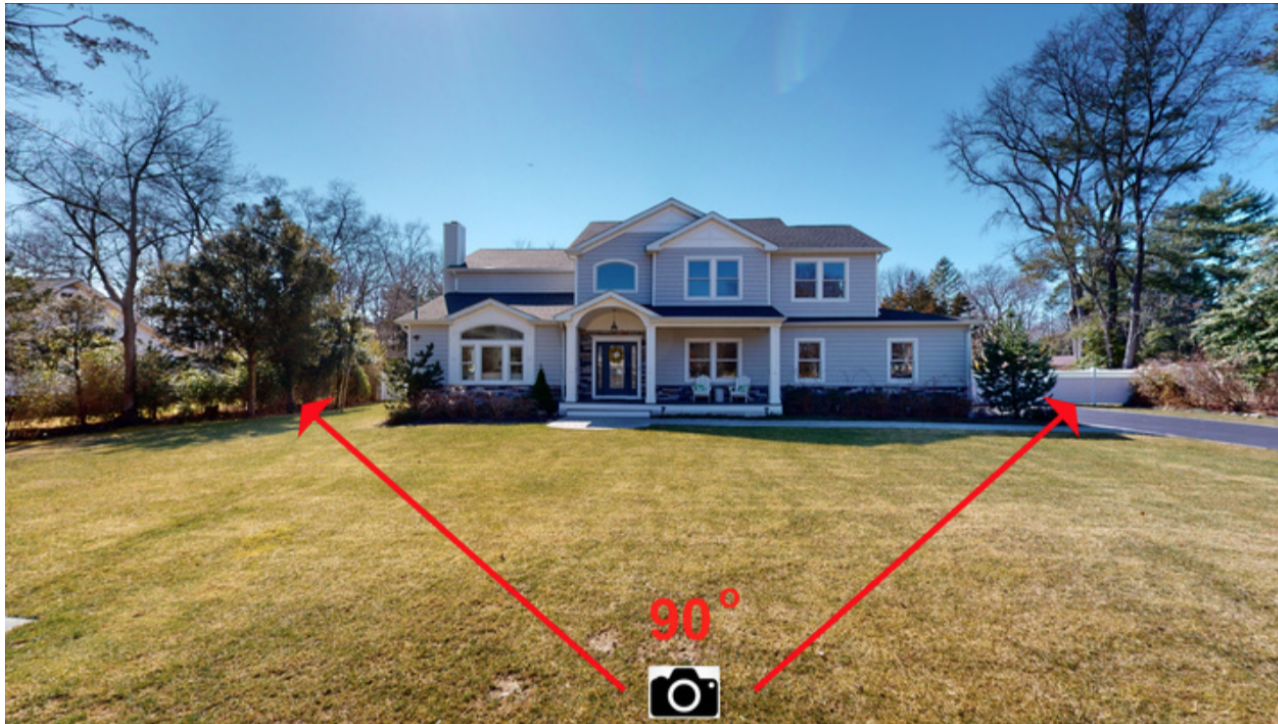
Exterior 360 Images

360 images are different from 3D scans. To switch from 3D scans to 360s, select the **OPTIONS** button next to the Capture button and select **360 Capture**. To switch back to scans, hit **OPTIONS** again and select **3D Scan**.

Exterior 360° photos must be taken as 360 Capture, not 3D Scan, and are required for all marketing materials. Exterior 360°s should be taken at the maximum height your tripod allows. At the bare minimum you should be capturing three 360° in the front and four in the back. Interior 360 images should be taken at a height of 4ft from the center lens.

Front Exterior

It is also important to consider the distance to the house from where you are shooting, especially for the front of the home. You want to make sure the whole house is captured without being too far away. Photos taken from too far away must be zoomed and cropped which lessens their quality. The home should occupy $\frac{2}{3}$ of the image within a 90 degree angle. You are able to review 360 images on your device - so take a look and readjust as necessary. See examples below:



This is how a properly framed image will look when previewed on your device:



And this is what an image that is too far away will look like:



Make sure your rear exteriors are shot the same way, with the lens of the Matterport camera pointed towards the subject for the final marketing photo. This will help the processing team create the correct image.

✘ BAD: Too far



✔ GOOD: Front



✔ GOOD: Corner



✔ GOOD: Corner



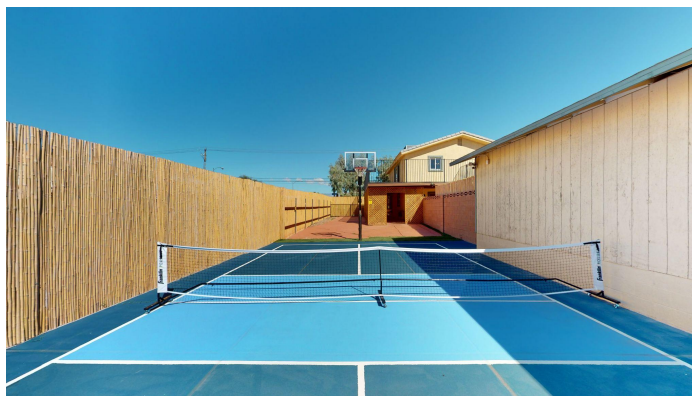
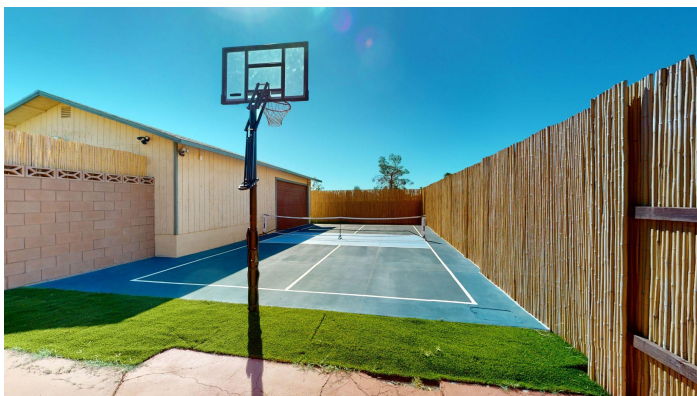
Exteriors with a Road or Sidewalk Between You and The Property

When capturing the exterior 360 of a house or building, and you have a road or sidewalk between you and the property that you are capturing, and where you might have a car or person passing through the shot, you will want to do the following:

- Point the camera directly at what you want to capture and make sure that it is centered with the property as the focal point
- Make sure that any person or car coming your way is past the camera. If possible make sure that the people walking are at a distance where it will take them 25+ seconds to reach the camera
- If there are cars on the road and you see a break in traffic coming, wait until the view in front of the camera is free of cars and that there is a break long enough to allow the camera to work through the first stopping point. This will allow the camera to capture the property without a car coming through the frame, and appearing as a blurry mess.

Back Exterior

You can also use 360° photography to capture any other outdoor spaces including decks, backyards, patios, etc. In addition, building amenities in apartments (gyms, community rooms, lobbies, etc) can also be captured with the Matterport camera using 360° photos. If the backyard is simple and doesn't have any points of interest, just take one 360 from each corner of the backyard. Additionally, if the house contains any balconies or decks, please include at least one 360 of each. Below are some examples of ideal 360 positioning, highlighting the multiple points of interest in the backyard, and from various angles:





Tips and Tricks

- If there is a large piece of furniture in the entryway of a room and it blocks the view of your camera, place the camera in front of it so it is not included in the photos.
- Keep an eye on your model as you scan to avoid misalignments in your finished model. If for any reason you encounter a misalignment on site, the camera will alert you with an error message. If this happens, delete the last scan and reduce the distance between scans.
- Make sure enough scans are taken for seamless navigation. When in doubt, take an extra scan. It can always be disabled later.
- If there is a feature of the home that is taller than average (a high backed couch or a tall counter) place the lens of the camera approximately six inches above the object you want to photograph over.

Recommended Number of Scan Points

Interior Room	Scan Points Per Room	Add'l Scan Points Per Room (to Extract Photos from)	Exterior 360 Photo Location	360 Photos Per Location
Living Room	4 to 6	2 to 4	Front Exterior: Front Corners (angled to property)	2
Kitchen	4 to 6	2 to 4	Front Exterior: Front Straight On	1 to 2
Dining Room	4 to 6	1 to 3	Front Exterior: Entrance to Property	1
Bedrooms	4 to 5	2 to 3	Back Exterior: Garden (facing rear of property)	2
Master Bathroom	3 to 5	2 to 3	Back Exterior: Garden (facing garden)	2
Bathrooms	2 to 3	1 to 2	Additional Outdoor Features	2
Attached Garage	4 to 5	1 to 2	Amenities (i.e. Pool, BBQ Area, Lounge, Dining Area)	2 each area
Other Rooms	4 to 5	1 to 2	Detached Garage/Outbuilding: Interior & Exterior	5 to 7