

# Virtual Tour A Step-by-Step Guide

## 1. Get Floor Plan

Download your listing's **Floor Plan** from **The Inside Tract**.

18007 - Custom Computer Model - 180000000 - 1.10.10 - 1.10.10 - 1.10.10  
1 Bedroom, 2 Bathrooms, 2 Closets, 2-Car Garage



## 2. Entry

With cell phone in one hand and the Floor Plan in the other, have the seller slowly walk up and open the front door. Have the Seller enter their home and slowly pan from the entry to the living room, noting ceiling height, length of walls for furniture placement, and focus on fireplace or an area of special interest.



## 3. Living Room

Seller walks over to window and looks out to see the view. Seller opens any closets to note the size. As seller exits one room for the next, ask him to point to the next area on the floorplan.

## 4. Dining Room

Moving on to the next room or dining area, seller slowly pans the entire space focusing on any special areas such as butler's pantry, windows, cabinets and closets.

## 5. Kitchen

Moving on to the kitchen, seller slowly pans the entire room possibly from several angles, focusing on cabinetry, pantry, food prep areas, clean up areas, appliances, large storage areas and anything of special interest. Again, seller points to the windows on the floorplan so buyer can get feel for window size and placement within the room. Seller looks out the windows to see a beautifully landscaped yard or pool or kiddie area. He points to the family room and slowly pans the room noting placement of furniture, TV and other electronic equipment. Is it near the kitchen? Any doors or windows?



## 6. Powder Room

Is there a nearby powder room? If yes, go in and view size of the room, windows, light fixtures, mirror, sink, and toilet.

## 7. Laundry Room

Note the floorplan to see what's next. It's the laundry room. Note the space and any special features.



## 8. First Floor Bedroom/Office

Is there a first-floor office or bedroom? Note all the highlights-windows and view, built-ins and any closet space.

## 9. Stairs

Check the floorplan to see where stairs are located. Move to the stairs and focus up and around to see the view during the ascent. At the top, focus on the landing view and hallway.

## 10. Second Floor

Is there a loft or a library? Go to the master bedroom and slowly pan the entire room. Note furniture placement, windows, closets and any built-ins. Is there a dressing area and walk-in closet? Slowly pan the dressing and bath area. Note sink(s), counters, toilet, shower(s) and tub. Note any special features. Exit the room noting number of bedrooms/ baths slowly panning the hallway to see the doors. Go in each room panning from different angles, looking in and out windows. Any built-ins or special features? Pan the bathrooms for size, space and storage. Is there a linen closet in the hallway?

## 11. Garage

Open interior garage door and step inside. Slowly scan the entire space noting cabinets, workbenches, flooring, water heater and any special features.

## 12. Outside

Visit the backyard and each side yard to view special features, patio, gazebo, foliage, gardens, fences, lighting, sprinklers. Return to the house, slowly panning each room along the way and exit out the front door. View the front yard and its special features, garden, and hardscape. Don't forget to view the garage door and street views. Leave your clients smiling and dreaming about living in this special home.



You may choose to have the seller narrate the preview or do it yourself.

With the floorplan in hand, you will be as visually familiar with the home as your seller. As the agent, you have the opportunity to point out the special features your client specified on his/her wish list.

This type of virtual visit can be long or short. It can be more or less detailed depending on your needs. It can be used for previews, inspections and final walk-throughs. Using Inside Tract floorplans is an easy and creative way to help visually guide you and your clients through homes during these trying times. We're here to help!