
— EK METHOD BRIEF · No. 05

*EK Media Standard*TM

The visual documentation protocol that governs how every EK inspection is captured, curated, and archived — producing a record that is clear, consistent, and defensible under any scrutiny.

— THE PREMISE

Documentation Is Only as Good as the Standard Behind It.

Every professional service that operates in a fiduciary context produces records. Attorneys produce filings. Accountants produce statements. Trustees produce accountings. The value of those records is inseparable from the discipline behind them — the methodology, the consistency, and the standard applied every single time.

Estate Keepers produces visual documentation — photography, thermal imaging, aerial captures, 360° tours, and written reports — on every visit to every property in its care. That documentation is the EK Record of CareTM. Its value depends entirely on how it is captured, what governs its collection, and whether it meets a consistent professional standard across every inspector, every property, and every visit.

The EK Media StandardTM is that governing document. It is not a style preference or an internal checklist. It is the protocol that determines what is captured, how it is captured, what is retained, and what can be produced — in a claim, a court, a beneficiary dispute, or a carrier review — without qualification.

“A record without a governing standard is an impression. A record with one is evidence.”

— Estate Keepers Operating Principle

— THE DEFINITION

What the EK Media StandardTM Actually Governs.

The EK Media StandardTM governs six dimensions of visual documentation across every EK engagement:

— **What is captured.**

The authorized media types, their purpose, and the conditions under which each is deployed.

— **How it is captured.**

Device standards, timestamp integrity, metadata preservation, file naming, and technical parameters that ensure every capture is identifiable, traceable, and consistent.

— **How much is captured.**

Volume parameters by tier and visit type — ensuring documentation is sufficient without becoming noise. Restraint is a professional discipline, not a shortcut.

— **What is retained.**

Curation standards that distinguish material documentation from redundant files, ensuring the archive is clean, searchable, and useful under scrutiny rather than overwhelming.

— **How it is delivered.**

Integration with Spector reporting and EK Vault™ archival — ensuring every capture reaches the right place, in the right format, before the inspector leaves the property.

— **Who is accountable.**

Inspector compliance requirements, training standards, and audit protocols that ensure the Standard is applied consistently regardless of which inspector conducts the visit.

— THE PRINCIPLES

Six Standards. Every Capture. No Exceptions.

Every media decision made under the EK Media Standard™ is governed by the following principles, in order of priority. They are not aspirational. They are operational requirements applied to every image, every thermal scan, and every aerial capture on every visit.

— **Defensibility.**

Media must be capable of standing as independent evidence in a legal, fiduciary, or insurance context. Every capture should be producible in a dispute without qualification or apology.

— **Accuracy.**

Media reflects actual conditions observed — without enhancement, staging, or post-processing of any kind. Filters and color correction are prohibited on documentation captures.

— **Restraint.**

More media is not better media. Only material, representative documentation is captured and retained. Redundant, non-informative, or clutter-generating files are excluded by design.

— **Consistency.**

The same documentation standard is applied at every property, every visit, regardless of tier or size. A Signature property receives the same methodical capture discipline as a Legacy estate.

— **Continuity.**

Media is structured to build a longitudinal record — one that shows not just current condition, but change over time. Consistent framing across visits makes comparison meaningful and deviation visible.

— **Discretion.**

Personal areas, private contents, and sensitive spaces are documented only when authorized and relevant. The EK inspector is a trusted professional, not a surveillance operator.

“Clarity over volume. Consistency over excess. Defensibility over documentation theater.”

— EK Media Standard™ — Governing Principle

— THE MEDIA TYPES

Every Tool Has a Purpose. Every Purpose Has a Protocol.

Documentation deployed under the EK Media Standard™ is organized by media type. Each type serves a specific evidentiary and operational purpose. Deployment is governed by tier level, visit type, and observed conditions — not habit or convenience.

MEDIA TYPE	PURPOSE	DEPLOYMENT
Arrival & Departure Photography	Time-stamped exterior captures establishing inspector presence and property condition at entry and exit	Every visit — all tiers
Interior Still Photography	Targeted room-by-room documentation of condition, changes, and observations	Every visit — all tiers
Exterior Still Photography	Perimeter, facade, hardscape, pool, and outbuilding documentation	Every visit — all tiers

360° Visual Capture	Full spatial documentation allowing navigable review of entire rooms and their contents	Onboarding required · Weekly at Legacy · Monthly rotation at Signature/Premier
FAA Part 107 Aerial Drone	Roofline, drainage, perimeter, pool surround, and elevation — revealing conditions invisible from ground level	Onboarding required · Quarterly minimum · Post-weather event
FLIR Thermal Imaging	Detection of heat anomalies at electrical panels, plumbing, HVAC systems, and moisture-prone surfaces	Onboarding required · Bi-annual minimum · Any suspected anomaly
Moisture Meter Documentation	Quantified moisture readings at high-risk areas with photographic documentation of meter and surface	Onboarding required · Ongoing at flagged locations
System Activation Sequences	Sequential documentation confirming a system was cycled and responded as expected — the visual record of Estate Cycling™	Weekly — all tiers
Short-Form Video	Used selectively to demonstrate system operation or spatial context that still photography cannot convey	As needed — not a substitute for still documentation

— THE TIMESTAMP

Time Is the Foundation of a Defensible Record.

The value of any inspection photograph is inseparable from when it was taken. A timestamped image of a dry ceiling taken three days before a water damage claim is evidence. The same image without a verified timestamp is an assertion. The EK Media Standard™ treats timestamp integrity as a non-negotiable technical requirement, not a default setting.

- Device clocks are synchronized to accurate Hawaii Standard Time (HST) before every visit.
- The arrival photograph is always the first capture. The departure photograph is always the last.
- The timestamp sequence of all media files must be consistent with the inspection report timeline.
- Original file metadata — including timestamp, GPS where supported, and device information — is never stripped, altered, or overwritten at any point in the documentation workflow.
- Any gap or anomaly in timestamp continuity is documented in the inspection report with a stated explanation.
- File naming follows the EK convention: PROPERTY-DATE-SEQUENCE (e.g., 7017KAL-20260421-001).

“A timestamped record is a dated fact. An undated photograph is an opinion. EK produces facts.”

— EK Media Standard™

— THE CURATION

A Clean Archive Is a Useful One. A Bloated One Is Neither.

Curation is the professional discipline of deciding what is retained. It is as important as capture. A file library without curation is not documentation — it is noise. A fiduciary presented with 3,000 uncured images from a single visit cannot use them. A fiduciary presented with 60 precisely selected, clearly labeled captures from the same visit has a document.

The EK Media Standard™ defines both sides of that line.

What is retained:

- All arrival and departure photographs from every visit.
- All thermal imaging captures, including paired visible-light reference images.
- All aerial and drone captures.
- All 360° captures.
- All images documenting a specific condition, finding, or change — regardless of how minor.
- All system activation sequence images confirming Estate Cycling™.
- The best representative image from each documented space or area.

What is excluded:

- Duplicate or near-duplicate frames from the same subject at the same moment.
- Out-of-focus, motion-blurred, or underexposed images where a usable capture exists.
- Test frames and accidental captures.
- Personal belongings, private correspondence, or sensitive personal contents unless specifically authorized and relevant to a documented condition.

— THE FIDUCIARY DIMENSION

What a Governing Standard Means for the Professional Record.

For trustees, estate attorneys, and family offices, the EK Media Standard™ carries a specific professional significance. It means that the documentation produced on their behalf is not the result of an individual inspector's judgment in the moment. It is the product of a defined, consistent, auditable protocol — applied the same way every week, at every property.

That distinction matters because fiduciary accountability is not satisfied by the presence of documentation. It is satisfied by the presence of *reliable* documentation — produced under a standard that can be described, defended, and compared across visits and over time.

SCENARIO	WITHOUT A GOVERNING STANDARD	WITH EK MEDIA STANDARD™
Beneficiary disputes condition at a specific date	Inspector recalls visit but cannot prove methodology or consistency	Timestamped archive with metadata shows exact condition — produced under documented protocol
Insurance carrier questions pre-loss condition	Some photos exist; no systematic coverage; gaps impossible to explain	Continuous weekly record with thermal, aerial, and 360° rotation — defensible timeline
New inspector covers property during absence	Coverage inspector uses personal judgment; quality and scope vary	Property Flow Manual + Media Standard governs coverage inspector to same standard
Fiduciary asked to account for stewardship in court	Documentation is what it is — inconsistent, unexplained, incomplete	EK Record of Care™ produced under named, documented protocol — fully explainable

“The standard behind the documentation is what makes the documentation defensible. Without it, a photograph is an impression. With it, a photograph is a record.”

— Estate Keepers Operating Principle

— THE DELIVERY

No Homework. Every Report Completed On-Site.

The EK Media Standard™ does not allow documentation to leave the property incomplete. Every visit ends with the full reporting cycle closed — media reviewed, curated, and uploaded to the EK Vault™, and the Spectora report submitted before the inspector departs. This is the EK No Homework protocol.

The practical result: the fiduciary receives a same-day notification after every visit. The EK Vault™ is updated in real time. The record never lags behind the visit. Where estate internet is unavailable or unreliable, EK operates on independent Starlink satellite connectivity — ensuring on-site delivery is never dependent on the property's infrastructure.

- All media is uploaded to EK Vault™ before the inspector leaves the property.
- The Spectora inspection report is submitted on-site — not from a home office later.
- Same-day fiduciary notification confirms visit completion and any notable findings.
- Original full-resolution files are archived permanently in the EK Vault™.

- Vault access is view-only for clients and authorized fiduciaries unless otherwise authorized in writing.
- Archived media is retained for the duration of the engagement plus a minimum of three years following service termination.

— THE ROTATION

Four Weeks. Four Perspectives. One Continuous Record.

The EK Media Standard™ governs a four-week rotating media cycle that ensures every property receives comprehensive coverage from every angle across each calendar month. No single visit captures everything. Four visits, governed by the rotation, do.

WEEK	PRIMARY MEDIA FOCUS	PURPOSE
Week 1	Interior 360° Capture	Full spatial documentation of all authorized interior rooms and spaces — navigable, pannable, zoomable by the fiduciary from anywhere in the world
Week 2	Exterior 360° Capture	Full perimeter, facade, hardscape, pool surround, and outbuilding documentation in complete spatial context
Week 3	FAA Part 107 Aerial Drone	Roofline condition, gutters, drainage, perimeter, and estate grounds — the perspective no ground-based documentation can replace
Week 4	FLIR Thermal Imaging	Infrared scan of electrical, mechanical, plumbing, and moisture-prone surfaces — detecting hidden conditions before they become visible damage

Weather conditions, access limitations, or operational considerations may affect the order of the rotation within a given month. The Standard remains in effect regardless — all four media types are completed across the monthly cycle, adjusted in sequence where necessary but never eliminated.

— THE SUMMARY

Not Surveillance. Documentation.

There is a meaningful difference between a property that is photographed and a property whose documentation is governed by a professional standard. The first produces images. The second produces evidence. The first depends on who was there that day. The second depends on the protocol, not the person.

The EK Media Standard™ is what separates Estate Keepers' documentation from any alternative form of property oversight — including property management, security patrol, and casual check-ins. None of those services operate under a named, documented, consistently applied media protocol. Estate Keepers does. That distinction is what makes the EK Record of Care™ something a fiduciary can actually use — in a claim, in a dispute, in a court, or in a trustee accounting.

The EK Media Standard™ does not make documentation happen. It makes documentation matter.