HZ
HOUSE OF ZONSHINE

TOURING FIELD NOTES

Tour It Like A Detective.

The three ways I actually read a house when I walk it, and the handful of things I check before I let myself fall for it.

01 First Impression

FEEL

- The second you walk in, before you look at anything specific, notice how the room actually feels. Open, tight, heavy? That read happens before your brain starts cataloguing finishes.
- Check the light at the time of day you're actually touring. A house that glows at 10am can go flat and moody by 5pm, ask which direction the main rooms face before you fall for the light you happened to see.
- If there's a smell you can't place, don't let it go. Ask directly what it is. A candle burning in every room is a tell, not a decor choice.

02 Living There

FLOW

- Walk the actual line from kitchen to living room to backyard. Does it fight you at every turn, or does it genuinely open up?
- Separate the house from the furniture before you decide how you feel. Ask yourself plainly, is the house perfectly fine, and it's the staging or the way someone's living there that doesn't vibe?
- Stand in the room you'd actually spend the most time in for ten extra seconds after everyone else has moved on. That's usually when a house tells you the truth.

03 What No One Checks

CHECK

- Ask the agent to turn the music off. You want the real noise level, street, neighbors, HVAC, not a curated soundtrack doing the work for the room.
- Open the closets yourself. That's where water stains, real storage size, and the smell the candles were covering actually live.
- Ask them to blow out any candles burning. It sounds small. It's one of the fastest ways to find out what a room actually smells like.



FROM JULIA

"I'm not trying to burst anyone's bubble. I'm just doing my job, and my job is telling you the truth about a house before you fall for it."

BEYOND THE TOUR

Three more things worth doing, that the video never had time for.

BONUS 01

Go back a second time, at a different time of day

Morning light and a quiet street tell a completely different story than evening traffic and long shadows, on the exact same house. If you're seriously considering it, see it twice before you write anything.

BONUS 02

Check your phone signal in every room, not just the entry

A dead zone by the front door is easy to notice and easy to forget about by the time you reach the primary bedroom or the home office. Walk the whole floor plan with your phone out, it genuinely changes how a room gets used.

BONUS 03

Actually run the water, and time the hot

Turn on a sink or step into a shower if you can, and see how long it actually takes to get hot. Water pressure and wait time are things photos, and even a full walkthrough, can hide completely, and you might be surprised what you find.

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I've Got You
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