



RESIDENTIAL AND COMMERCIAL
PROPERTY ADVISOR

Your NEW CONSTRUCTION HOME GUIDE

WHAT TO EXPECT WHEN BUYING A NEWLY BUILT HOME

Purchasing a newly constructed home offers exciting opportunities, including modern floor plans, energy-efficient features, builder warranties, and the ability to personalize many aspects of your home.

This guide explains the basic steps involved in purchasing new construction.

WHY CONSIDER NEW CONSTRUCTION?

Benefits may include:

- ✓ Modern layouts
- ✓ New appliances and systems
- ✓ Energy efficiency
- ✓ Lower maintenance
- ✓ Builder warranties
- ✓ Design selections and personalization

Every builder and community offers different features, incentives, and timelines.

WHY USE A REALTOR®

Many buyers assume they don't need representation when purchasing directly from a builder.

However, your REALTOR® represents your interests throughout the process by helping you:

- ✓ Compare builders
- ✓ Understand contracts
- ✓ Review pricing
- ✓ Explain upgrades
- ✓ Navigate inspections
- ✓ Coordinate communication from contract to closing

Having representation typically comes at no additional cost to the buyer when the builder offers broker compensation.



STEP 1

DETERMINE YOUR BUDGET

Before touring homes, meet with a lender to determine your financing options and establish a comfortable price range.



CONTINUE YOUR NEW CONSTRUCTION JOURNEY

STEP 2

EXPLORE COMMUNITIES

When comparing communities, consider:

- ✓ Schools
- ✓ Commute
- ✓ Amenities
- ✓ HOA fees
- ✓ Builder reputation
- ✓ Future development
- ✓ Available floor plans

STEP 3

SELECT YOUR HOME

Depending on the builder, you may choose:

- ✓ Floor plan
- ✓ Homesite
- ✓ Structural options
- ✓ Interior finishes
- ✓ Cabinets
- ✓ Flooring
- ✓ Countertops
- ✓ Lighting
- ✓ Appliances

STEP 4

CONSTRUCTION

During construction, your builder will provide updates as your home progresses through each phase.

Many buyers schedule independent inspections throughout the build to provide additional peace of mind.



STEP 5

FINAL WALKTHROUGH & CLOSING

Before closing you'll complete a final walkthrough to verify the home's condition and learn about its systems and maintenance.

After signing your closing documents, you'll receive the keys to your brand-new home.

BUILDER WARRANTY

Most builders provide warranty coverage for certain components of the home after closing. Be sure to understand what is covered, warranty timelines, and the process for submitting warranty requests.

ABOUT TANISHIA NICOLE RAVNELL

Building a new home is an exciting opportunity to create a space that fits your lifestyle, goals, and future. While the process can feel overwhelming at times, having an experienced real estate professional by your side can make all the difference.

As a REALTOR®, I'm committed to educating, guiding, and advocating for my clients throughout every stage of the new construction journey. From selecting the right builder and community to understanding contracts, navigating construction milestones, and celebrating with you on closing day. My mission is to help you make informed decisions so you can move forward with confidence.

Whether you're purchasing your very first home, upgrading to your dream home, or building for your family's future, I'd be honored to help you every step of the way.



Ready to get started? Contact me today at **904-595-9895** to schedule a complimentary consultation and let's discuss your homeownership goals. Together, we'll turn your vision into reality.





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