Tucson

NEW CONSTRUCTION

The Original
LIVING IN TUCSON
TEAM



YOUR GUIDE TO NEW CONSTRUCTION



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WELCOME TO TUCSON

YOU'RE GOING TO LOVE IT HERE!

Hey there! I'm Rachel Clark-Munday, your Tucson Realtor® and go-to resource for all things moving, living, and thriving in this amazing city.

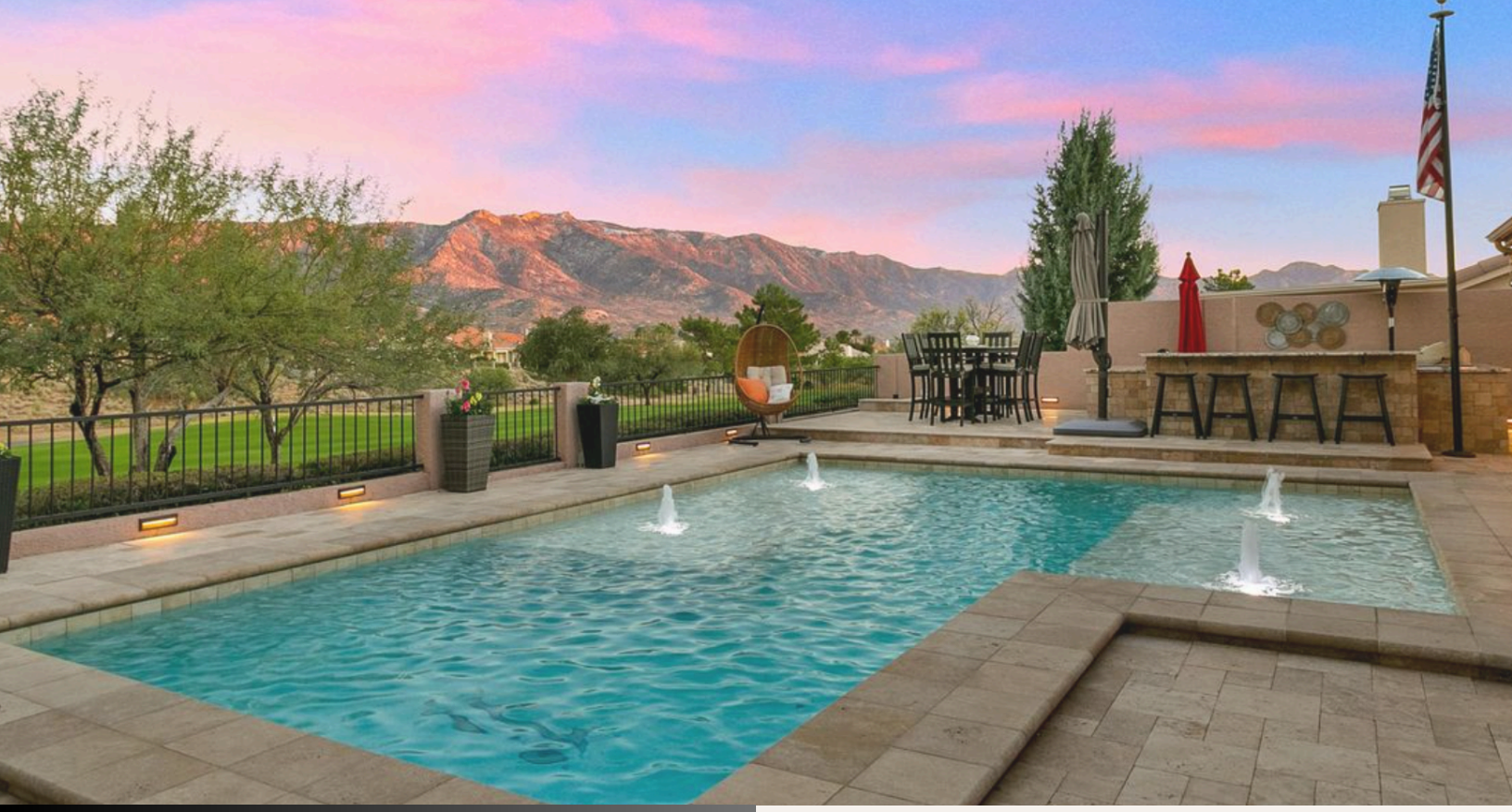
Whether you're relocating or just rediscovering what makes Tucson special, this guide is packed with everything you need to feel at home. From breathtaking mountain views and epic hiking trails to vibrant neighborhoods and local hotspots, Tucson has something for everyone—and I'm here to help you find your perfect fit.

After working with so many out-of-state buyers through my YouTube and Instagram, I kept getting the same questions. That's why I created this E-GUIDE—to give you all the insider tips, must-know info, and real answers to make your move smooth and stress-free.

Thinking about buying, selling, or just exploring? I've got you covered. And if you have questions, I'm just a text, email, or call away. Let's get you settled and loving life in Tucson!

-Rachel





SIGN UP FOR OUR NEWSLETTER

Every week we send out a newsletter with useful information about the Tucson real estate market and things happening in the area. We don't have anything to sell you with the newsletter and we never will!

Some of the things you'll see in there:

1. Real estate market updates
2. The Property of The Week
3. New developments around Tucson

When you downloaded this guide, you automatically got put on the newsletter list, but you can always unsubscribe!

RC Rachel Clark

The Original LIVING IN TUCSON TEAM



In 2020, Rachel started her YouTube channel 'Living in Tucson by Rachel Clark' to show what the greater Tucson area has to offer for anyone looking to relocate here...or rediscover Tucson! What better way to get information about the community, the real estate market, and everything in between, than from a local Tucsonan?! 😊

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WORKING WITH US

Moving to a new city is a big deal—but it doesn't have to be stressful. Our team specializes in making your move to Tucson smooth, simple, and exciting. Whether you're coming from out of state or just moving across town, we'll help you find the right home in the right neighborhood—without the guesswork.

With deep market expertise, strong local connections, and top-tier negotiation skills, we make sure you get the best deal possible. But it's not just about the transaction—it's about making sure you feel confident and at home in Tucson.

From the best schools and local hotspots to commute times and hidden gems, we give you real, unfiltered insights so you can make the best decision for YOU. You're not just getting a Realtor—you're getting a trusted partner who knows Tucson inside and out. I'll be there every step of the way, providing honest advice, local expertise, and the inside scoop on what it's really like to live here.

Plus, we go beyond buying and selling. Need help coordinating movers, setting up utilities, or finding trusted local pros for home repairs or renovations? We've got you covered. Our concierge-style service ensures you have everything you need to start your next chapter stress-free.

If you're ready to make Tucson home, let's make the process seamless, straightforward, and even fun! Call, text, or Email us today—your Tucson adventure starts here!



RACHEL CLARK-MUNDAY
REAL ESTATE AGENT



RYAN MUNDAY
MARKETING/OPERATIONS



ALLISON JOHNSON
TRANSACTION COORDINATOR

AGENT REPRESENTATION

In regards to **your representation**: new construction typically works just a little bit differently...

Your representation in a real estate transaction is also called AGENCY!

We cannot stress this enough... If you walk in, call, or reach out to the new construction office to ask questions or to register yourself as a potential buyer, the transaction will look VERY different for you. If you don't have your agent with you when you initially contact them to tour homes, you're letting the sales office know they can represent you.

I know this seems extreme, but if you contact the builder or the builder's agent AT ALL, they'll likely no longer let me (or any real estate agent) represent you. You want someone who works for you, not the builder. I will take care of everything from negotiations to buyer incentives and everything in between! And the best part, I'm free to use as your agent... the seller will pay me my commission!

If you would like the opportunity to bring your own representation, you will need to notify them that you are already using an agent before signing any agreements or registering yourself with the builder's agent.

What usually works best for all of my clients is simply sending me a text or email with the homes you're interested in, and I will get you all the information on the home and can schedule a showing for us.

If you have any questions, feel free to text, call or email me!



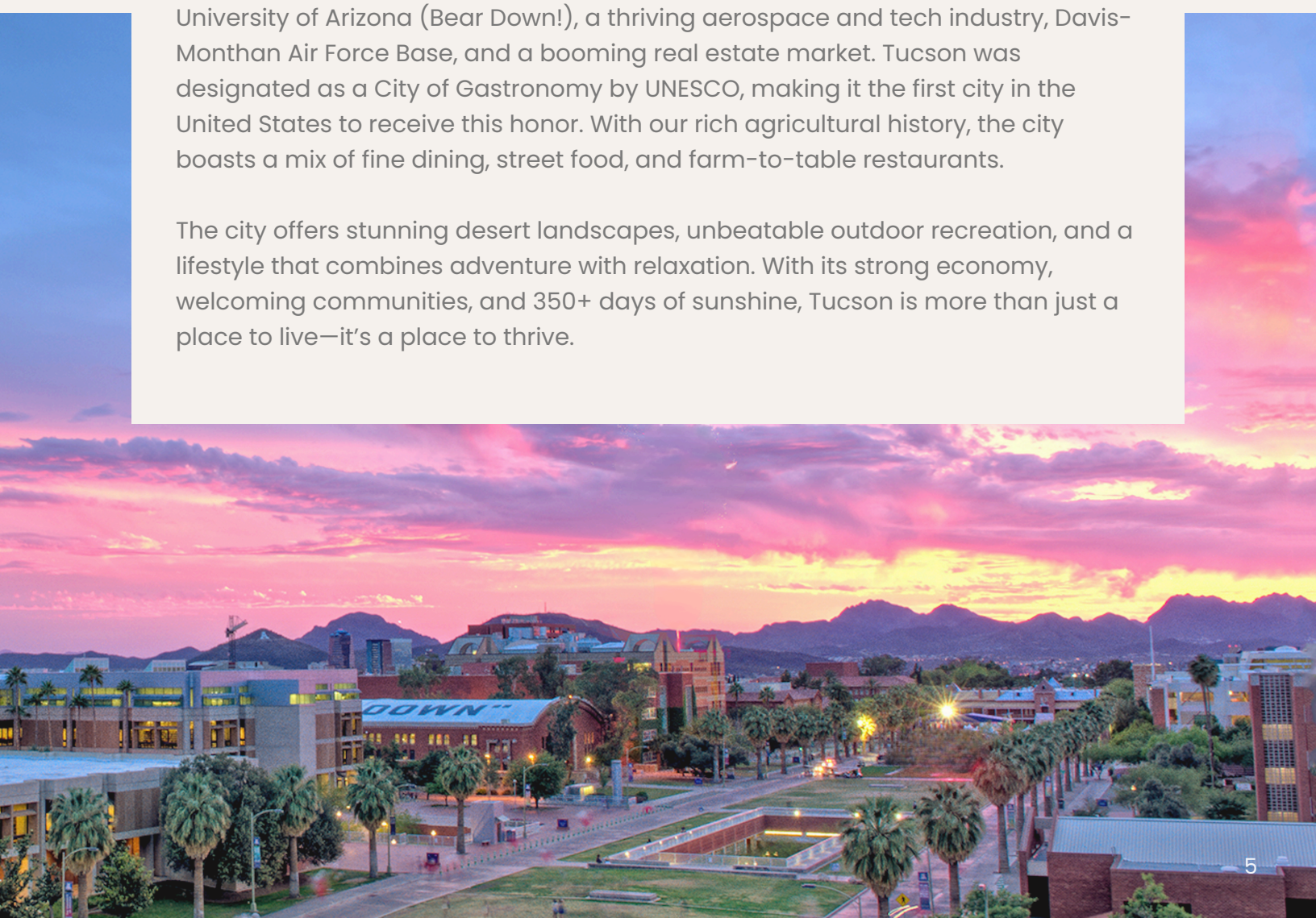
HISTORY OF THE CITY

Tucson isn't just historic—it's a city full of life, opportunity, and unbeatable desert charm.

With roots dating back over 4,000 years, Tucson was home to the Hohokam people, who built canals and cultivated the land long before Spanish explorers arrived. In 1775, the Spanish established Presidio San Agustín del Tucsón, a fortress that laid the foundation for the city. After joining the U.S. through the Gadsden Purchase in 1854, Tucson grew into the vibrant hub of Southern Arizona.

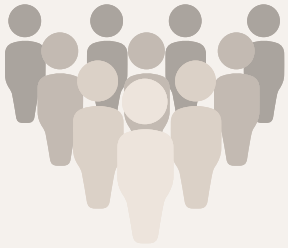
Today, Tucson blends history, culture, and modern growth. It's home to The University of Arizona (Bear Down!), a thriving aerospace and tech industry, Davis-Monthan Air Force Base, and a booming real estate market. Tucson was designated as a City of Gastronomy by UNESCO, making it the first city in the United States to receive this honor. With our rich agricultural history, the city boasts a mix of fine dining, street food, and farm-to-table restaurants.

The city offers stunning desert landscapes, unbeatable outdoor recreation, and a lifestyle that combines adventure with relaxation. With its strong economy, welcoming communities, and 350+ days of sunshine, Tucson is more than just a place to live—it's a place to thrive.



DEMOGRAPHICS

POPULATION



1.1M

ACTIVELY BUILDING



60+ COMMUNITIES

LISTED HOUSES



4,000

JOBS



96% EMPLOYED

TOP BUILDERS

Let's talk builders! There are a lot of options when it comes to builders to choose from in the Tucson area. Below we'll highlight some of the more popular choices and a few of our personal favorites!



MATTAMY HOMES



FAIRFIELD HOMES



MERITAGE HOMES



RICHMOND AMERICAN HOMES



PULTE HOMES



LENNAR HOMES



DR HORTON



KB HOMES



LOCATIONS

TUCSON
MARANA
VAIL

STARTING AT

$378,000+
to
$758,000+
Varies per community

COMMUNITES

9

MATTAMY HOMES

Mattamy Homes in Tucson is a well-known builder offering a variety of housing options tailored to different lifestyles. People appreciate Mattamy Homes for their modern designs, attention to detail, and commitment to quality construction.

Their homes often feature innovative layouts and stylish finishes, catering to contemporary tastes. However, some buyers may have reservations about Mattamy Homes because Mattamy's pricing is slightly higher compared to other builders in the area, which could be a drawback for budget-conscious buyers.

Some of the neighborhoods include, Marana, Vail, West Tucson, and East Tucson. Overall, Mattamy Homes in Tucson garners praise for their innovative designs, community-focused approach, and quality construction



LOCATIONS

TUCSON
MARANA
VAIL
CATALINA
GREEN VALLEY

STARTING AT

$364,000+
to
$2,450,000+
Varies per community

COMMUNITES

12

FAIRFIELD HOMES

FAIRFIELD HOMES

Fairfield is the true definition of luxury new construction! For over 40 years, they have delivered some of the most desirable luxury master planned communities in Southern Arizona. They're extremely intentional on the land they choose to build on to make sure it has gorgeous mountain views and lush desert landscape. They craft intentional space with modern touches that fit every lifestyle and need!

What sets Fairfield Homes apart is their meticulous attention to detail and dedication to customer satisfaction. From the initial design phase to the final touches, every aspect of construction is executed with precision and care. The result? Homes that boast superior craftsmanship, enduring value, and timeless appeal.

Beyond their commitment to excellence, Fairfield Homes is known for its innovative approach to homebuilding. They continuously strive to incorporate the latest trends and technologies into their designs, ensuring that each home is both functional and stylish.



MERITAGE HOMES

LOCATIONS

TUCSON
MARANA
VAIL
SAHUARITA

STARTING AT

$295,000+
to
$509,000+
Varies per community

COMMUNITES

17

Meritage is my favorite of the "big box builders" in Tucson. I use this term for any large scale builder who builds neighborhoods over 100+ homes. Builders like these can get a bad reputation for putting up homes very quickly and cutting corners but I don't find this to be the case with Meritage. I've had multiple buyers purchase Meritage homes and all are very happy with the homes that have held up well over time. My inspector has even commented how well built Meritage homes are!

There are neighborhoods in Marana, Vail, Sahuarita, East Tucson, and Southwest Tucson. One aspect of Meritage that I really appreciate is that they are very straight forward with their pricing and design packages. Many other builders offer a starting price and once you go to the design center to pick out your counter tops, backsplash, etc, the price jumps significantly!

But with Meritage, the price you sign on the contract is the price it stays! Many builders don't include these in their standard home package. This builder typically gives great interest rate incentives and pays partial closing costs for qualified buyers. Down payments for this builder range from 3.5% FHA to 20% conventional.



RICHMOND AMERICAN

LOCATIONS

TUCSON
MARANA
ORO VALLEY
VAIL
SAHUARITA

STARTING AT

$312,990+
to
$619,990+

Varies per community

COMMUNITES

13

Richmond American Homes maintains a significant presence in the Greater Tucson area, developing new-construction communities across Tucson, Marana, Oro Valley, Sahuarita, and Vail. With multiple communities ranging from modest starter homes to larger single-family floorplans, the builder offers options depending on your lifestyle and resale goals. The homes come integrated with modern layouts, builder warranties, and the conveniences of newly developed amenities and infrastructure, making them a compelling choice for relocators seeking a turnkey experience in a fresh neighborhood.

For someone moving to the region, Richmond American's broad geographic footprint means you can align your purchase with your preferred commute, school district, or landscape—whether that's urban Tucson, suburban Marana with mountain views, or family-friendly Sahuarita. On the flip side, you'll want to carefully assess the individual communitY from the build stage, lot premiums, HOA and amenity completion since these variables impact cost, timing, and the long-term livability of your move.

RICHMOND AMERICAN HOMES



LOCATIONS

TUCSON
VAIL
MARANA
ORO VALLEY
SAHUARITA

STARTING AT

$350,000+
to
$612,990+
Varies per community

COMMUNITES

7

PULTE HOMES

Pulte Homes in Tucson is a reputable builder known for its quality craftsmanship, innovative designs, and customer-focused approach. Buyers appreciate Pulte Homes for their commitment to building functional and stylish homes that cater to diverse lifestyles and preferences.

Their homes often feature open floor plans, modern amenities, and customizable options, appealing to a wide range of buyers from first-time homeowners to empty nesters. One of the reasons people like Pulte Homes is their reputation for quality construction and attention to detail. Pulte Homes prioritizes customer satisfaction, offering personalized design options and a transparent homebuying process.

Additionally, their homes often come with energy-efficient features, contributing to lower utility costs and a more sustainable living environment. Additionally, some may find Pulte Homes' pricing to be slightly higher compared to other builders in the area, which could be a drawback for budget-conscious buyers. Neighborhoods are located in Vail, Dove Mountain Marana, and Oro Valley.

Pulte HOMES



LOCATIONS

TUCSON
MARANA
VAIL
SAHUARITA

STARTING AT

$239,990+
to
$889,990+
Varies per community

COMMUNITES

11

LENNAR HOMES

One of the key reasons why Lennar Homes stands out as a great builder is its dedication to providing value to homeowners. Lennar homes often come with included features and upgrades that other builders may consider optional, making the homebuying process more transparent and hassle-free.

Additionally, Lennar's "Everything's Included" approach ensures that buyers get desirable features such as energy-efficient appliances, smart home technology, and designer finishes as standard, eliminating the need for costly upgrades.

There are neighborhoods located in Marana, Picture Rock, Dove Mountain, Twin Peaks, Southwest Tucson, Sahuarita, Vail, and Corona De Tucson.

LENNAR®



LOCATIONS

TUCSON
MARANA
VAIL
SAHUARITA

STARTING AT

$327,400+
to
$445,900+
Varies per community

COMMUNITES

13

DR HORTON

D.R. Horton is the definition of "big box builder." There is a specific type of person that a DR Horton home is good for. These are very much "starter homes" with no personalization or customization at all. You aren't able to choose LVP instead of carpet or a certain color of cabinet pull. These homes come exactly how they are.

This builder puts up hundreds of homes in just the Tucson area every year. At that rate, there is no room for the buyer to choose any options. You get what you get with DR Horton and this could be fine for some people but not appealing to others.

The benefit of a builder like this is they build such a large amount of homes that they can afford to give buyers incentives for interest rates without requiring a 20% downpayment. They have (at times) interest rate incentives and closing cost offers for FHA buyers with 3.5% downpayment options.

D·R·HORTON®
America's Builder



LOCATIONS

TUCSON
MARANA
VAIL
CATALINA
GREEN VALLEY

STARTING AT

$273,990+
to
$409,990+
Varies per community

COMMUNITES

15

KB HOMES

KB Homes in Tucson is a prominent builder known for its wide range of affordable homes tailored to various lifestyles. People appreciate KB Homes for their commitment to affordability, quality construction, and energy-efficient features.

Their homes often incorporate modern designs and practical layouts, appealing to first-time buyers and growing families alike. Some may find KB Homes' standard features and finishes to be more basic compared to other builders, which could be a drawback for those seeking more upscale options.

There are neighborhoods located in Catalina, Marana, Northwest Tucson, Southwest Tucson, East Tucson, and Vail. Overall, KB Homes in Tucson earns praise for its affordability, quality construction, and commitment to customer satisfaction.

kb HOME

UNDERSTANDING NEW CONSTRUCTION

Buying a new construction home in Tucson offers a fresh start in the heart of the Sonoran Desert. You'll be the first to live in the space, enjoying modern designs, energy-efficient features, and the latest technology. Whether you're seeking a low-maintenance lifestyle or designing your dream home from the ground up, Tucson offers a variety of new-build options. Here are the three main types of new construction homes you'll find:

SPEC HOMES

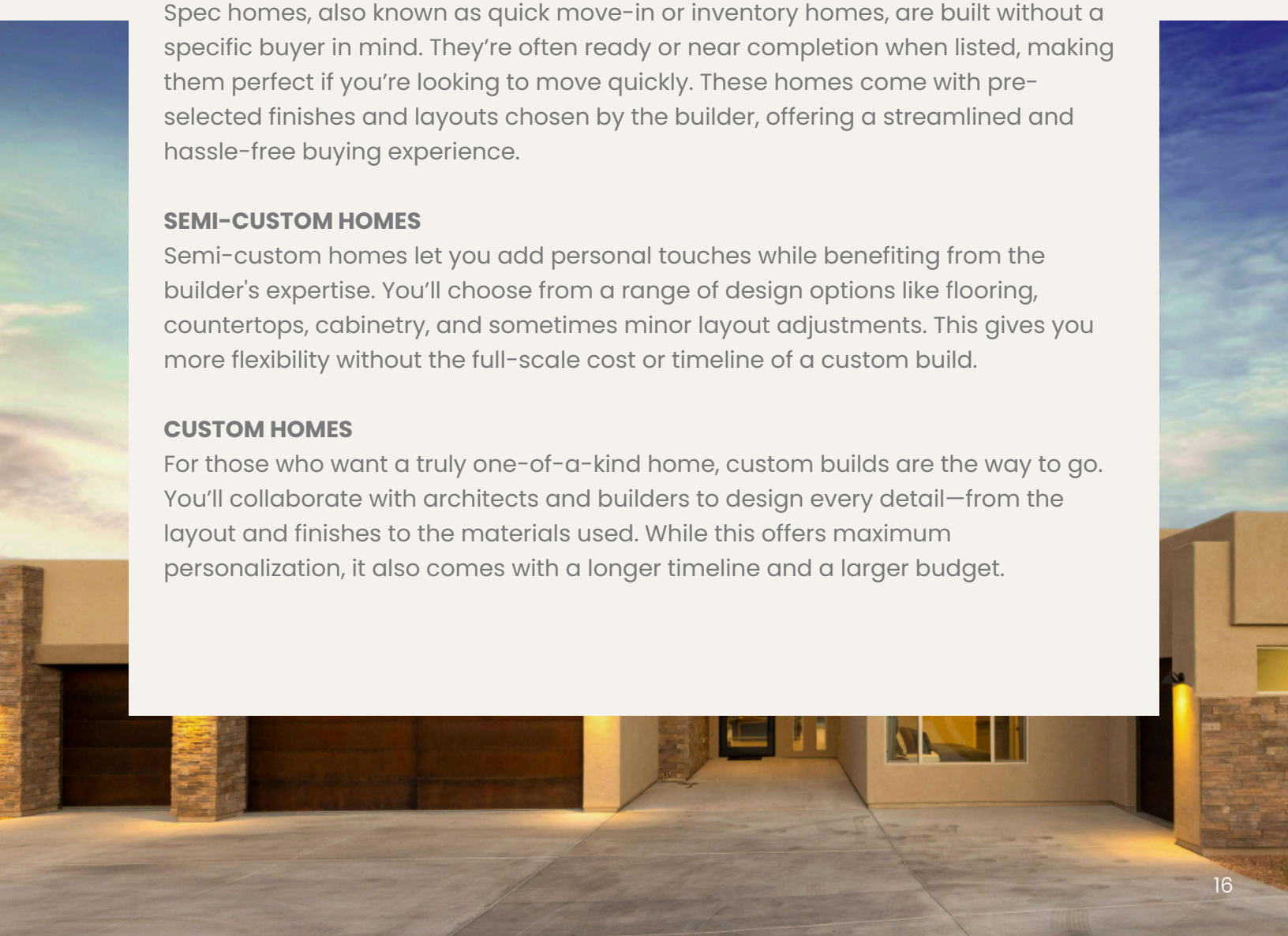
Spec homes, also known as quick move-in or inventory homes, are built without a specific buyer in mind. They're often ready or near completion when listed, making them perfect if you're looking to move quickly. These homes come with pre-selected finishes and layouts chosen by the builder, offering a streamlined and hassle-free buying experience.

SEMI-CUSTOM HOMES

Semi-custom homes let you add personal touches while benefiting from the builder's expertise. You'll choose from a range of design options like flooring, countertops, cabinetry, and sometimes minor layout adjustments. This gives you more flexibility without the full-scale cost or timeline of a custom build.

CUSTOM HOMES

For those who want a truly one-of-a-kind home, custom builds are the way to go. You'll collaborate with architects and builders to design every detail—from the layout and finishes to the materials used. While this offers maximum personalization, it also comes with a longer timeline and a larger budget.



WHY BUY NEW?



CUSTOMIZATION OPTIONS
New construction homes let you personalize your space, from floor plans to finishes, ensuring it fits your style and needs. Enjoy creating a home that truly reflects your unique lifestyle.

MODERN FEATURES & ENERGY EFFICIENT
New homes offer the latest technology, energy-efficient appliances, and updated building standards, helping you save on utilities and maintenance while enjoying a comfortable, eco-friendly, and modern living environment.

LOWER MAINTENANCE COSTS
New materials and systems reduce the need for frequent repairs, giving you peace of mind with builder warranties. Spend less on upkeep and more time enjoying your home.

RESORT-STYLE AMENITIES
Many new communities feature pools, fitness centers, parks, and social spaces, offering a resort-like lifestyle. Enjoy recreation, relaxation, and a vibrant community right outside your door.

ACTIVELY BUILDING TUCSON AREAS

The Four Most Active Areas for New Residential Construction in Tucson

MARANA



Stretching across Marana and the northern outskirts of Tucson, this area is booming with new construction. Known for its family-friendly neighborhoods, top-rated schools, and easy access to I-10, it's a top choice for homebuyers seeking convenience and quality. Many communities feature resort-style amenities, including pools, parks, and walking trails, making it a desirable area for families and retirees alike.

ORO VALLEY & NW TUCSON



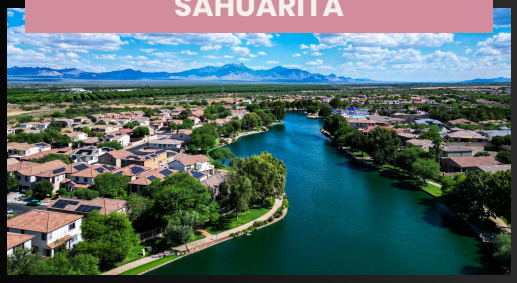
Northwest Tucson, including the sought-after Oro Valley, is a hotspot for upscale new builds. Known for its scenic mountain views and proximity to golf courses and outdoor recreation, this area attracts buyers looking for a blend of luxury and nature. Many new communities here feature energy-efficient homes with modern finishes and resort-style amenities, making it a prime spot for retirees and professionals alike.

VAIL & SE TUCSON



Vail and the surrounding southeast region offer a mix of spacious, suburban-style living and stunning desert views. This area is growing rapidly with master-planned communities that provide a balance of new construction homes and open space. With easy access to hiking trails and nearby amenities, it's perfect for those seeking a quieter, more laid-back lifestyle while still being close to the city.

SAHUARITA



Sahuarita, Arizona, is a rapidly growing town located approximately 20 miles south of Tucson. Known for its family-friendly atmosphere and proximity to urban amenities, Sahuarita has become a desirable location for new homebuyers. Top-tier amenities, including a fitness center, multiple pools, parks, a 15-acre lake, and over 25 miles of trails.



BUDGETING FOR NEW CONSTRUCTION

BASE PRICE VS. TOTAL COST

When buying a new construction home in Tucson, the base price typically excludes lot premiums, upgrades, and custom finishes. Model homes often showcase high-end features that aren't included in the standard price, so it's essential to budget for extras like upgraded flooring, cabinetry, and premium lot locations. Make sure you account for these additional costs when calculating your total investment.

INTEREST RATE BUYDOWN

Many Tucson builders offer interest rate buydowns to make new construction more affordable. This incentive can significantly reduce your monthly mortgage payments without any upfront fees. To maximize your savings, ask about current financing promotions and builder partnerships with local lenders.

ONGOING COSTS

Be prepared for recurring expenses, including HOA fees, property taxes, and maintenance. While Tucson's property taxes are relatively moderate, HOA dues can vary based on the community and its amenities. Factor in these costs, along with utilities and landscaping, to avoid budget surprises.

CLOSING COSTS & FEES

Budget for closing costs, which typically range from 2-5% of the home's purchase price. These include title insurance, loan origination fees, and other administrative expenses. While some Tucson builders may offer incentives to cover a portion of the closing costs, it's not always guaranteed—so be sure to clarify this upfront with your builder.

HOW TO CHOOSE THE RIGHT LOCATION

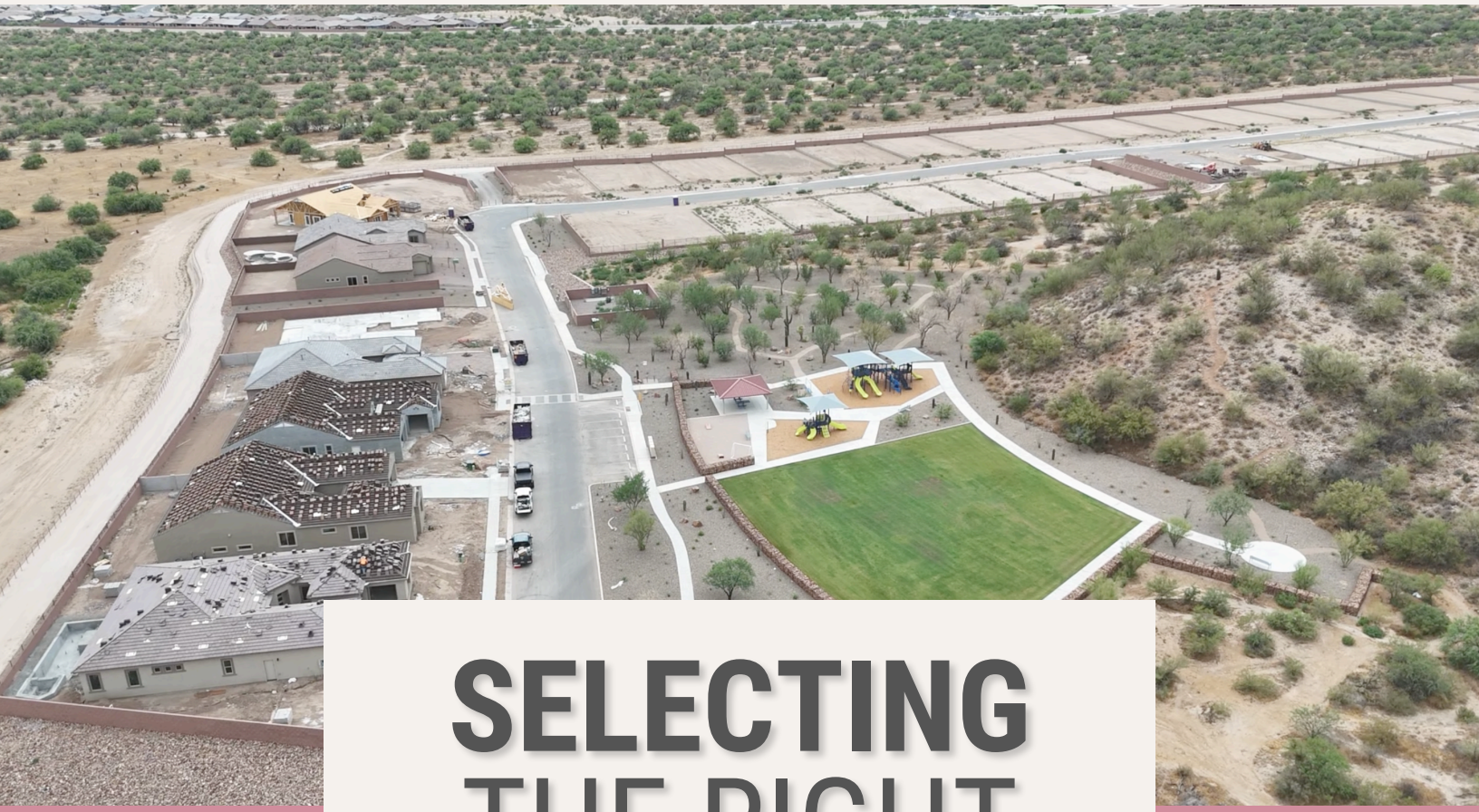


PROXIMITY TO NATURE OR THE CITY
In Tucson, your lifestyle can be shaped by your location. Living near downtown Tucson gives you easy access to vibrant nightlife, top-rated restaurants, and cultural hotspots. On the other hand, areas like Vail or Oro Valley offer peaceful desert living with hiking trails and stunning mountain views. Consider whether you prioritize city convenience or the tranquility of nature when choosing your location.

POTENTIAL FOR GROWTH AND DEVELOPEMENT
Tucson's expanding infrastructure means plenty of growth potential. Areas like Marana and Southeast Tucson are seeing a surge in new construction, making them prime spots for long-term appreciation. While construction zones can mean more noise and temporary inconveniences, investing in an up-and-coming area can pay off big with rising property values.

FAMILY AND LIFESTYLE NEEDS
If schools are a priority, areas like Vail and Northwest Tucson offer access to some of the region's top-rated school districts. Prefer a more active lifestyle? Oro Valley and Northwest Tucson provide golf courses, hiking trails, and community parks. Consider what matters most—whether it's schools, outdoor activities, or quick access to work—when selecting your ideal location.

THE PERFECT HOME VS. THE PERFECT AREA
Sometimes, the ideal home may not be in your preferred area. If you're set on a specific neighborhood, you might need to compromise on home features. However, if modern amenities and customization are your top priority, expanding your search area could unlock more options. Our team will help you balance both—finding the right home in the right spot for your lifestyle.



SELECTING THE RIGHT BUILDER

REPUTATION & EXPERIENCE
Start by researching a builder's reputation and experience in the Tucson, Arizona area. Look for a solid track record, positive reviews, and strong local knowledge. Touring model homes and asking for references can provide insight into their reliability and craftsmanship. Builders with extensive experience offer smoother processes and better-quality results.

CUSTOMIZATION OPTIONS
Some builders provide a wide range of design choices, while others may have more limited selections. Touring homes they've built will help assess the quality of their materials and attention to detail. Prioritize builders known for high standards in construction.

WARRANTY AND CUSTOMER SERVICE
Look for builders offering comprehensive warranties that cover potential defects after the sale. Ensure they communicate well throughout the process and are responsive to any issues or questions. Quality customer care is key to a stress-free building experience.

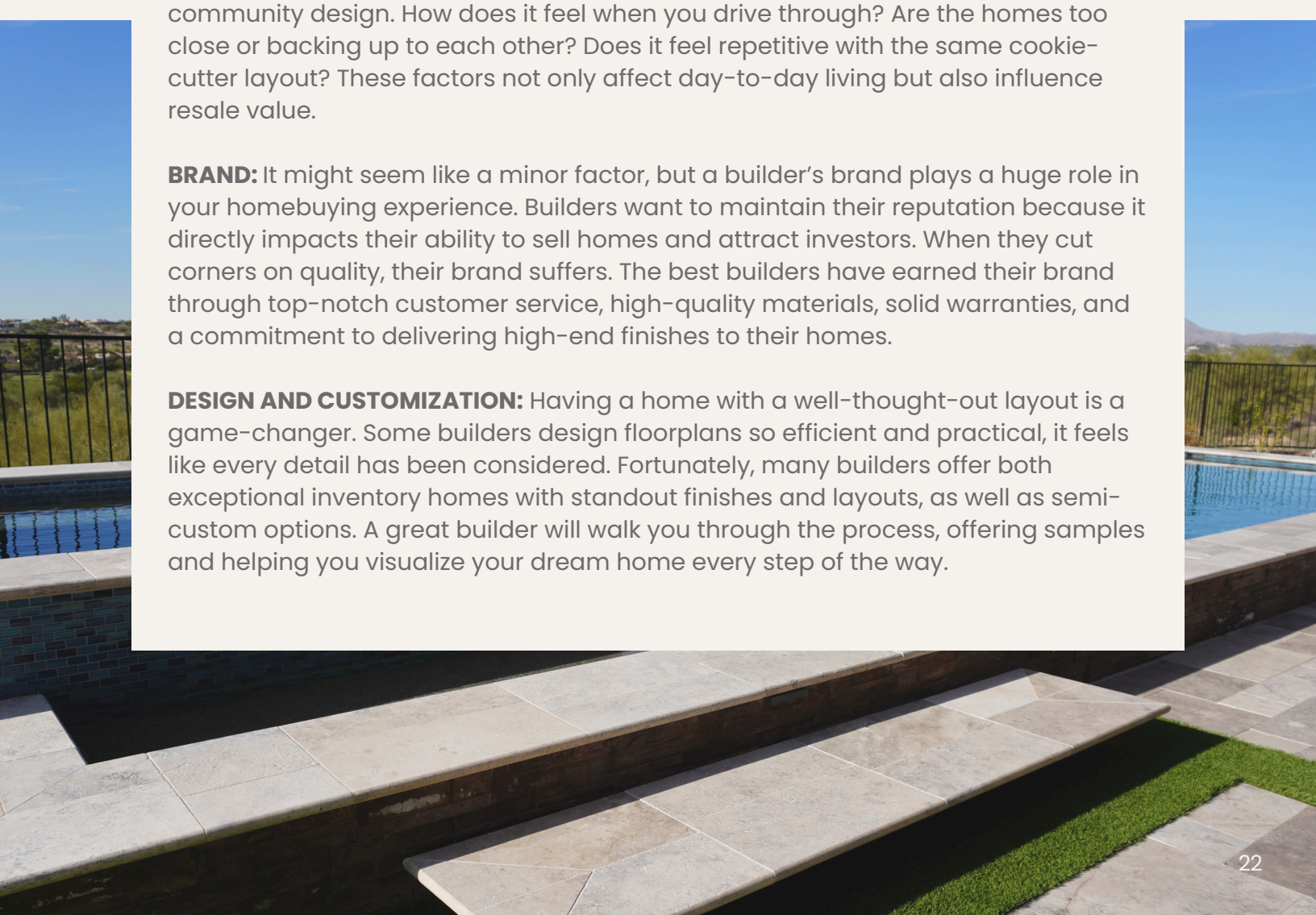
WHAT DIFFERENTIATES BUILDERS

Choosing a builder is like picking the right guide for your desert adventure—it can make or break the experience. Each builder brings a unique style, approach, and level of quality. In Tucson, the best builders stand out by delivering superior craftsmanship, innovative design, and a commitment to creating thriving communities. Here's what separates the top builders from the rest.

COMMUNITY PLANNING: Many builders are skilled at creating appealing layouts, well-sized lots, and attractive amenities, but it's essential to look at the overall community design. How does it feel when you drive through? Are the homes too close or backing up to each other? Does it feel repetitive with the same cookie-cutter layout? These factors not only affect day-to-day living but also influence resale value.

BRAND: It might seem like a minor factor, but a builder's brand plays a huge role in your homebuying experience. Builders want to maintain their reputation because it directly impacts their ability to sell homes and attract investors. When they cut corners on quality, their brand suffers. The best builders have earned their brand through top-notch customer service, high-quality materials, solid warranties, and a commitment to delivering high-end finishes to their homes.

DESIGN AND CUSTOMIZATION: Having a home with a well-thought-out layout is a game-changer. Some builders design floorplans so efficient and practical, it feels like every detail has been considered. Fortunately, many builders offer both exceptional inventory homes with standout finishes and layouts, as well as semi-custom options. A great builder will walk you through the process, offering samples and helping you visualize your dream home every step of the way.



THE PROCESS



01

RESEARCH AND PLANNING

Begin by determining your budget, preferred location, and desired home features. With your agent (aka Me), research communities and builders in your area to narrow down your options. Visit model homes and review floor plans to understand what's available. This helps you make an informed decision before moving forward.

02

BUILDER SELECTION AND CUSTOMIZATION

Choose a builder that fits your needs and offers the right customization options. Review their floor plans and upgrade options, ensuring they match your budget. Select features like flooring and cabinetry to personalize your home. Understand which options are upgrades and adjust your budget accordingly.

03

CONTRACT AND CONSTRUCTION

Once you've selected your builder, finalize the contract and secure financing. Review the contract to ensure clarity on timelines, warranties, and construction details. Stay in communication with the builder throughout the process to monitor progress and address any concerns. This ensures a smooth transition from planning to completion.

CUSTOMIZING YOUR HOME

01 CHOOSING YOUR FLOOR PLAN

The first step in customizing your home is selecting the right floor plan. Builders typically offer various layouts to fit different needs, from open-concept designs to more traditional options. Think about your lifestyle and how you'll use each space, whether you need extra bedrooms, a home office, or larger common areas.



02 SELECTING INTERIOR FINISHES

Once the floor plan is finalized, the next stage is choosing your interior finishes. This includes everything from flooring and countertops to cabinetry and lighting fixtures. Builders often offer standard options along with a range of upgrades. Consider your style preferences and budget when making these selections, as upgrades can add both value and personal touches to your home.



03 NOW VS LATER

When it comes to upgrades, focus on the stuff you can't change later. Ceiling height, door frames, floor outlets, pool rough-ins—those are a pain to fix once they're done. Things like crown molding can wait for now; that can be added anytime. Prioritize the foundational stuff because once it's built, it's extremely hard to change.



04 EXTERIOR OF THE HOME

Choosing exterior upgrades is just as important as the interior. Pay attention to the lot size and find out how much more it costs for a bigger or more private lot. From an investment perspective, spending a little extra on a more private lot can significantly boost resale value. If you don't see a lot you like, ask the builder about future sections that haven't been released yet.



NAVIGATING CONTRACTS

Make sure you understand the builder's policies on changes, delays, and cancellations.



UNDERSTANDING CONTRACT DETAILS
It's essential to thoroughly review all terms and conditions. The contract should clearly outline the total cost, construction timeline, payment schedule, and what's included in the base price versus upgrades. Make sure you understand the builder's policies on changes, delays, and cancellations. Consulting a real estate agent or attorney can help ensure you're fully informed before signing.



BUILDER'S WARRANTY & CONTINGENCIES
The contract should include details about the builder's warranty, covering potential defects or issues after construction is completed. Be sure to review the length and coverage of the warranty to know what is protected. Additionally, pay attention to any contingencies regarding financing or sale of your current home, as these can impact the contract's terms and your responsibilities.



NEGOTIATING ADD-ONS AND UPGRADES
Before signing, discuss potential add-ons and upgrades that you want included in the home. Some builders may offer incentives or allowances for specific features, but it's important to negotiate these details upfront. Ensure that any agreed-upon upgrades are clearly listed in the contract, along with their associated costs, to avoid surprises later in the building process.

INSPECTIONS

There are 3 different inspections that we recommend.



PRE-DRYWALL INSPECTION
This inspection occurs before the walls are sealed up, allowing the inspector to check the home's framing, electrical wiring, plumbing, and HVAC systems. It's your chance to ensure everything is installed properly and meets code. Catching any issues at this stage is much easier to address than after the drywall is installed.



FINAL INSPECTION
During your final walkthrough, the builder will guide you through a home demonstration, showing how everything works and addressing any concerns. Carefully mark areas needing touch-ups, keeping in mind that minor imperfections are normal. Focus on what can be fixed, but don't stress—builders offer warranties for issues that may arise after move-in.



WARRANTY INSPECTION (1-YEAR LATER)
Many builders offer a 1-year warranty inspection as part of their service, which allows you to address any issues that may have arisen since moving in. It's a valuable opportunity to have any concerns resolved before the warranty expires, ensuring your home remains in top condition.

QUESTIONS TO ASK

You will have many questions before, during, and after the process of buying your new house. These are just a few of the questions that we want to make sure you consider.

BUILDERS PREFERRED LENDER
Ask about builder in-house lender rates, which typically is a lower interest rate than the current 30-year rate.

BUILDER INCENTIVES
Ask about builder-offered incentives such as closing cost assistance or free upgrades, which can save you money.

FUTURE DEVELOPMENT
Research and ask about future construction around the chosen community. Nearby developments can impact property value and quality of life.

RESALE VALUE
Consider how the design, location, and features of your new home will affect its future resale potential in the market.

UPGRADE COSTS
Understand that upgrades beyond the base model can significantly increase the home's final cost, so budget accordingly.







QUESTIONS TO ASK

CONSTRUCTION TIMELINE
Verify the builder's estimated timeline, as delays can occur, potentially affecting your move-in date.

HOA RULES
Review any HOA regulations, as they can impact how you maintain and modify your home and property over time.

ENERGY EFFICIENCY
Look for energy-efficient features like windows and appliances, which can save you money on utility bills in the long term.

WARRANTY COVERAGE
Confirm the details of the builder's warranty, ensuring it covers both structural components and smaller issues.

INCLUDED APPLIANCES
Make sure you are aware of everything the builder may or may not include in the sale of your home. That way you know what to plan for or factor in.

FINAL WALKTHROUGH BEFORE CLOSING
Make sure the builder allows a walkthrough of the home before closing on the home. There's usually a "punch list" of items the builder needs to complete by the end of construction. This could include cleaning, touch-up paint, repairing drywall, trim work, re-keying locks.

MOVING IN!

Now your work begins!



SETUP UTILITIES
Ensure utilities like water, electricity, and internet are activated before your move-in day to avoid service interruptions.



SCHEDULE MOVERS
Book your moving company or rent a truck well in advance, especially during peak seasons, to secure your preferred date and time.



INSPECT APPLIANCES
Test all appliances, such as the dishwasher, oven, and HVAC system, to ensure they're working properly after moving in.



UNPACK STRATEGICALLY
Start unpacking room by room, beginning with high-use areas like the kitchen and bedrooms to settle in quickly.



TRANSFER INSURANCE
Update your homeowner's insurance policy to reflect the new property and ensure coverage starts on your move-in date.



HOME WARRANTY
Familiarize yourself with the home warranty process so you can report any issues that arise in the first few months.



WASTE MANAGEMENT
Check your neighborhood's trash and recycling collection schedule to avoid missing pick-up days.



EXPLORE LOCAL SPOTS
Identify nearby grocery stores, restaurants, and essential services to make settling into your new neighborhood easier.



HOMESTEAD EXEMPTION
Make sure you apply for your homestead exemption before the cutoff date. This will save you thousands of dollars in property taxes.

READY TO MAKE TUCSON HOME?

Whether you're ready to pack up or just curious about life in Tucson, we're here to help!

Call, text, or email us anytime with questions or to explore your options.

My team and I can provide quick answers, arrange viewings for homes that match your vision, and keep you in the loop as new properties and builds come on the market every day.

I hope this free resource helps you explore the greater Tucson area! If you're thinking of making a move, whether that be from out-of-state or just across town, we're here to help every step of the way. From finding the right neighborhood to securing your dream home!

Let's get started—reach out today!



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