



Guide To A New Construction Home

Tim Lewis

COMMUNITIES

If you've been actively searching the real estate market but can't find a resale home that checks all of your boxes, you may want to consider investing in a newly built Tim Lewis Communities home.

With many steps, details, and decisions to be made, the journey to officially move into your dream home can come with many stresses. We have created a guide to help make the process as seamless as possible.

This guide will cover the following steps to purchasing a new construction home with Tim Lewis Communities:

- **Meet your builder**
- **Pre-approval with a preferred lender**
- **Tips for finding your perfect tim lewis community**
- **Touring your dream home**
- **Securing your ideal lot for a lot hold**
- **Scheduling a design center appointment**
- **Scheduled visits to view the progress of your home throughout construction with your new home consultant**
- **Guide to a seamless move-in day**
- **Peace of mind with Tim Lewis Communities extended warranty**





Pre-Approval With a Lender

The first step for a prospective home buyer is to secure pre-approval with a **preferred lender**. Our pre-qualification process is simple yet thorough.

The selected lender will take the time to understand your unique needs and match you to a loan payment that works best for you based on your income, assets, and liabilities. From here, you will receive a pre-approval letter showing what a lender is willing to offer you for your new home.



Finding Your Perfect Community

After receiving your pre-approval letter, it's time to begin the process of finding your perfect community within your budget. With a variety of beautiful, carefully appointed communities in highly desired locations from **Northern California** to Nevada, Tim Lewis has the ideal home for your family.

Explore each unique community's award-winning school districts, convenience to grocery stores, restaurants, retail centers, recreational areas, and entertainment.

Whether your family enjoys the hustle and bustle of city life or the calmer small-town charm, we have the community to reflect your lifestyle. After envisioning your family in each community, narrow your search to a few neighborhoods to tour in person.

Touring Your Dream Home

Once you've narrowed your search to a few Tim Lewis Communities, you can take the next step in finding your dream home. Each of our communities has several options ranging in square footage, bedrooms and bathrooms, garage sizes, and optional add-ons.

As you tour our model homes to find your family's dream home, here are a few essential pointers to keep in mind:

- **Make a wishlist of precisely what you want before touring**
- **Go in having researched floorplans for each community**
- **Keep your search limited to a few Tim Lewis Community model homes per day**
- **Document your experience with notes and pictures**
- **Ask questions**
- **Remember to have fun throughout the process**



Once you've fallen in love with one of our residence options, it's time to move forward with the next step to purchasing your dream home.



Secure a Lot Hold

Now that you've found your family's ideal location and dream floor plan, it's time to pick your perfect lot. Choosing your ideal lot location is just as important as the home's design.

When choosing your lot, consider the slope and shape of the lot that will fit your family best. Though lots may reflect the same square footage, the layout of the lot's front, sides, and backyard may vary.

In addition, you'll want to consider lot orientation and location. When looking at how a lot is oriented, ensure that the rooms you plan to spend the most time in will face the direction you prefer. Also, consider the location of the lot within the community. Do you prefer a home tucked away in a cul de sac or a home facing friendly neighbors? Choose a lot that best matches your family's preferences.

When finding your perfect home, it's important to note that our Tim Lewis Communities homes are released in phases. Each phase includes several residences that are going through the same stage of their build. Early phases not only allow for you to move in sooner, and will be less expensive than lots in later phases. When finding your perfect lot, you'll want to weigh the pros and cons of the cost of waiting.



Schedule a Design Center Appointment

You've chosen your perfect community, dream home, and preferred lot; now it's time to make your home your own with a design center appointment. Begin by scheduling a time with our design center that works best for you.

To best prepare for your design center appointment, you'll want to come in with an idea of what you want your dream home to look like. Pull inspiration from photos and applications such as Pinterest.

When meeting with one of our Tim Lewis Communities design consultants, our professionals will show the options available to you while discussing your goals and vision for your new home. Our consultants will walk you through each of the upgrades available from the kitchen, the gathering room, and the owner's suite. Customize your cabinetry, flooring, countertops, and lighting fixtures to best match your family and make your home your personal oasis.

After personalizing your home, it's time to sit back, relax, and watch your new dream home come to life.



Schedule Lot Visits to See Progress

After months of dreaming and planning, there's no better feeling than watching your home take shape. When building your dream home, you'll be eager to see how your home is coming along. Scheduling lot visits can add excitement and ease any stresses of the home-building process.

When making lot visits to your new Tim Lewis Communities home, there are a few things to keep in mind. Before visiting, communicate with your sales agent to confirm that the lot is available to visit. Having an open line of communication can help ensure you stay out of the way of construction and avoid any delays to the building process.

It's important to remember that construction can be dusty and dirty. When visiting, dress in clothing and shoes that are appropriate for a construction site. Additionally, wear appropriate **Personal Protective Equipment**, such as hard hats, safety glasses, and protective shoes if required.

Move-In Day

The highly anticipated day is finally here! It's officially time to move into your dream home. While the move-in day pairs primarily with a mass amount of excitement, it can be accompanied by overwhelming feelings. Here are some tips to help you move into your brand-new home:

- Have a packing/unpacking plan
- Change your address before officially moving into your home
- Coordinate with your utilities, internet, and cable to schedule a start date
- Check everything during the final inspection
- Cover your floors to protect them when moving in furniture
- Move furniture first
- Relax and settle into your dream home by [Tim Lewis Communities](#)



Our tips will help the process of the move-in day run smoothly. While creating your new personal haven, remember to give yourself time to unpack and settle in. Enjoy the process and savor the experience; you've officially made it!



Enjoy Peace of Mind With Tim Lewis Communities' Warranty Service

After the moving process is complete and you've officially created the home of your dreams, it's time to enjoy peace of mind with our warranty service.

As a home builder committed to your satisfaction, Tim Lewis Communities strives to maintaining the highest standards through our extensive quality control inspections throughout the construction of each home. As part of our commitment to our outstanding services, we schedule post-closing warranty visits at 30 days and 11 months.

In choosing a home builder with more than 35 years of experience, you can enjoy contentment with our design, quality, and reliability. We are ecstatic to have you join the thousands of satisfied **Tim Lewis Communities homeowners**. Welcome to the community!

Start Your Journey To Moving Into Your Dream Home