



Consult with a Local Licensed General Contractor

Tierra Verde Builders is available to meet you and your realtor on site to help evaluate a lot.

A licensed General Contractor can help identify problematic topography such as washes, seasonal drainages, and the necessity for the fill dirt and/or compaction which, if present but frequently not obvious, could have a significant cost impact on your project.

We can identify other site conditions that could potentially have a significant cost impact to your project. There is no charge for this service.



Our visit with Tierra Verde Builders was so informative and helpful. We had one piece of property picked out to build our retirement home and after meeting with Tierra Verde Builders we realized we needed to look for another property. We now have the home of our dreams. We appreciate how detailed the explanation was through-out the process.”

-Scott L

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License #261021, #327240



Buying Land

6 Critical steps for a
successful purchase



License #261021, #327240



1. Involve a Licensed Realtor Knowledgeable of the Area

- Request the complete MLS listing which will give you necessary information about the lot.
- Request HOA or Deed Restrictions Information
- Review the Title Report to determine if there are any easements and other important information.

2. Secure a Geotech Report Prior to Closing

- Different soils require different foundation systems which can substantially affect the cost of the house.
- In most areas, these tests are mandatory prior to turning in building permits.
- This report will determine the physical properties of the soil to determine the best foundation system for your home or building.

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- These test range in prices and often take six weeks to complete.
 - Negotiate with the seller as to who pays for the Geotech Report.

3. Have a Site Investigation Test Done (formally called a Perk Test)

- A site investigation test is required if a sewer system is not available. This will determine if a standard septic system or if an alternative system will be needed. There is a significant cost difference between the different systems.
- This test typically takes 2-3 weeks to get results.

It is best to seek out expert advice when evaluating a property for purchase. Tierra Verde Builders welcomes the opportunity to assist you in your property evaluation.



4. Obtain a Flood Status Report

- The Flood Control District determines the flood hazard for all properties. Building in a flood hazard area is permissible but there is significant cost difference. There is no cost for this report. You realtor will be able to obtain it in a couple of days.

5. Get a Surveyor

- A boundary and topographical survey is recommended. The survey will reveal property corners, encroachments such as neighbors' fences & landscaping and recorded easements. Also request the location of all utilities and trees that have a minimum 4" trunk size.

6. Verify Utility Location

- Request "serve letters" from all the appropriate utility providers. The serve letter will confirm location, availability, and costs of the utility companies to provide their service to your lot. It is important to note that just because there are utilities are on a property or neighboring property there is no guarantee that they will be the access point for the utility to provide service to the lot.