

FREE GUIDE

New Construction in Wilkes County NC

Wilkes County NC Guide

TERESA OVERCASH

Broker/Owner | CRS, ABR, ALHS | 29 Years Experience

REALTY ONE GROUP RESULTS

336-262-3111 | www.homesintriadnc.com

NEW CONSTRUCTION IN WILKES COUNTY NC

QUICK ANSWER: IS THERE NEW CONSTRUCTION IN WILKES COUNTY, NC?

Yes—Wilkes County has new construction options including **move-in-ready homes**, **to-be-built homes**, and **build-on-your-lot** projects. The smartest way to buy is to (1) pick your target area, (2) compare new construction value to resale homes, and (3) verify permits, utilities (well/septic vs city), and inspections through local resources. Wilkes County provides tools to **search permits and apply for certain permits online** through their portal resources. Wilkes County

1) THE 3 TYPES OF NEW CONSTRUCTION YOU'LL SEE IN WILKES COUNTY

1) MOVE-IN-READY (SPEC HOME)

A **spec home** is already built (or almost finished). Faster move-in, fewer choices.

2) TO-BE-BUILT IN A NEIGHBORHOOD

You choose a lot + floor plan + finishes. More customization, longer timeline.

3) BUILD ON YOUR LOT

You own land (or you're buying land) and hire a builder to build. This is common in Wilkes County—**but site costs** (driveway, grading, septic, well, utilities) matter a lot.

2) WHERE TO LOOK IN WILKES COUNTY (THE SIMPLE WAY)

Because “new construction” here often means **pockets and small builders**, not always large subdivisions, we recommend shopping by **zones**:

- **In-town / close-in convenience:** Wilkesboro and North Wilkesboro + nearby roads
- **Country with quicker access back to town:** Millers Creek / Fairplains / Hays area
- **More rural / privacy-focused:** Moravian Falls, Roaring River, Traphill, Purlear, etc.

Tell us your **price range + commute direction + land preference**, and we'll build a clean shortlist that fits **your** life.

3) PERMITS, INSPECTIONS, AND “HOW DO I VERIFY THIS WAS DONE RIGHT?”

WILKES COUNTY RESOURCES (GREAT FOR BUYERS)

- **Applying for permits / portal:** Wilkes County notes their portal can be used to search permits and apply for various Inspections, Environmental Health, and Planning & Zoning permits (with some exceptions noted). Wilkes County

- ****Building Inspections:**** Wilkes County Building Inspections issues residential/commercial permits and enforces state codes. Wilkes County
- ****Well & septic records search:**** Wilkes County provides a permit search for ****septic tank and well records**** (helpful when a home isn't on city water/sewer). Wilkes County
- ****Permit / inspection scheduling info:**** Wilkes County provides instructions for scheduling inspections and what info you'll need. Wilkes County

NORTH WILKESBORO (TOWN-SPECIFIC)

North Wilkesboro notes it offers the ability to ****pay building and zoning permits online****, but you must coordinate with staff (payment doesn't automatically issue a permit). North Wilkesboro

****What we do for you:**** We help you verify what matters for the specific home—permits, inspections, and whether utilities are well/septic or city—so you're not guessing.

4) BUYING NEW CONSTRUCTION IN NORTH CAROLINA: THE "DON'T GET SURPRISED" SECTION

BUILDER CONTRACTS ARE DIFFERENT

Many builders use their own contracts and timelines. We help you understand:

- deposits and deadlines
- change orders (how upgrades get priced)
- closing date flexibility
- what happens if materials or timelines shift

DUE DILIGENCE PERIOD (DEFINITION + WHY IT MATTERS)

In North Carolina, the ****Due Diligence period**** is your negotiated time to do inspections, investigations, and decide whether to move forward before the due diligence deadline. The North Carolina Real Estate Commission explains due diligence guidance for buyers and common questions. NCREC Bulletins

Also: due diligence fees are generally ****nonrefundable except in rare circumstances****, so we take that timeline seriously. NCREC Bulletins

5) INSPECTION PLAN FOR NEW CONSTRUCTION (YES, YOU STILL NEED ONE)

Even brand-new homes can have issues (grading/drainage, HVAC performance, missing insulation, shortcuts).

SMART INSPECTION CHECKPOINTS:

- ****Pre-drywall inspection**** (if to-be-built)
- ****Final inspection**** before closing

- Optional: ****11-month warranty inspection**** (catch items while the builder warranty is active)

6) WILKES COUNTY “COUNTRY LIVING” ADD-ONS (THE COMMON SURPRISES)

New construction outside town limits often includes:

- ****Well + septic**** (not city water/sewer) records and permits Wilkes County
- ****Driveway and grading costs**** (especially on sloped lots)
- ****Internet options**** (varies street-by-street)
- ****Propane**** (common for heat/cooking in rural builds)

HOW REALTY ONE GROUP RESULTS HELPS YOU BUY WILKES NEW CONSTRUCTION

New construction should feel exciting—not like a paperwork maze.

We help you:

- Compare ****new vs resale**** so you understand value (not just “new smell”)
- Read builder terms and spot the money traps
- Coordinate inspections at the right phases
- Verify permits and rural utilities (well/septic) using Wilkes resources Wilkes County
- Keep your process calm, organized, and clear from contract to closing

Want a Wilkes County new construction shortlist?

Send us your budget, your commute direction, and whether you want (1) move-in-ready, (2) to-be-built, or (3) build on your lot. We'll send options—and help you verify the important details early.

FAQS (AEO-FRIENDLY)

IS THERE NEW CONSTRUCTION IN WILKES COUNTY, NC RIGHT NOW?

Yes. New construction includes move-in-ready homes, to-be-built opportunities, and build-on-your-lot projects across Wilkes County.

HOW DO I CHECK PERMITS OR INSPECTIONS IN WILKES COUNTY?

Wilkes County provides a portal for searching permits and applying for certain permits, plus resources for Building Inspections and scheduling inspections. Wilkes County

HOW CAN I VERIFY WELL AND SEPTIC FOR A PROPERTY IN WILKES COUNTY?

Wilkes County Environmental Health provides a public permit search for septic tank and well records. Wilkes County

WHAT IS THE DUE DILIGENCE PERIOD IN NORTH CAROLINA?

It's a negotiated period for the buyer to do inspections/investigations and decide whether to proceed before the due diligence deadline. NCREC Bulletins

Ready to Make Your Move?

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