

The Construction Process

What can you expect?

Now that you have decided to build a home with William Lyon Homes, we want to give you an idea of what this process can look like. Note: This timeline represents the construction process for a typical, single-family home with an ideal time frame. These are just estimated time frames. Every home site is different, and time frames vary from home to home.

Step 1: Submittal for a permit

Before we can start building your home, we need the City to release a permit. Permitting time varies and takes up to two months. Once a permit is received, our surveyor is scheduled to stake your lot.

Step 2:

Preparation: Layout/Stake-out: The homesite is cleared and staked out. A Pre-Construction Meeting will be scheduled. The team will meet with you to explain the construction process and address any questions you may have.

Step 3:

Foundation: (Approximately a 4-week process): While this is taking place, all the design center and electrical options should be finalized by this time.

Excavation

- The site is excavated by large machines, with special attention to grading the land to promote proper drainage.

Footing

- The "footer" is the foundation's foundation, a concrete base below the frostline, upon which the foundation sits.

Foundation

- Load-bearing walls of concrete create one of four types of foundations: full basement, crawl space, or slab. The foundation is inspected. The concrete walls need time to cure, which is the drying and hardening of the concrete. Next, the foundation drain, waterproofing and water/sewer laterals are installed. The foundation is inspected. (there will be a waiting period between the foundation and framing as we must wait for the City to come and do their inspection).

Step 4:

Framing and Rough Mechanicals: (Approximately a 7-week process)

- The floor, wall, and roof framing form the "skeleton" of the home. Your home will start taking its shape. After framing inspection, exterior finishes are applied.

- The rough mechanical installation will take place after the framing inspection. This step is where your heating, plumbing and electrical is installed. Once the rough mechanicals are completed, a foam insulation is injected into all the cracks and penetrations. Now, the home is ready for the next inspection. (again, we wait.... once the City inspection happens and approval is received, the wall insulation is installed.)

Step 5:

Pre-Drywall Walk – This is the orientation we designed to allow you to have a professionally guided tour by your Superintendent to see the quality construction and features that go into every William Lyon Home. Expect your Pre-Drywall Walk to happen about 2-3 weeks after your roof is shingled and before drywall is installed. These orientations take place during the weekdays and are typically either at 10 am or 1 pm. The Superintendent advises the Sales team when he is available, and the sales team will reach out with dates and times.

Drywall (Approximately a 3-week process)

Interior walls and ceilings are finished with drywall (sometimes called "gypsum board"), then sanded, primed, and sprayed with the first coat.

Step 6:

Interior Finish (Approximately a 5-week process)

Your home is now receiving its final touches. Flooring will be installed. A trim carpenter installs doors, cabinets, and molding. Walls are painted. Interior surfaces are painted. Electrical and plumbing professionals install plugs, light fixtures, faucets, commodes, and appliances. Systems are checked and started. Carpet and hardwood flooring are installed according to the specifications. The home is then thoroughly cleaned.

Next steps after are your Homeowners Orientation, Acceptance Walk and Closing.

Homeowner Orientation

Before you move in, the team will address all your questions to ensure you are comfortable before closing on your new home. The Superintendent will present your home at this orientation. He will demonstrate the operation of your new home. The warranty process is reviewed as well. This is the time to also address any discrepancies and notate them on the inspection form. The construction team needs at a minimum of 7 business days between this orientation and your closing to address these discrepancies. Please keep in mind that, sometime due to weather, exterior work may not be completed prior to closing. (this includes landscaping, grading, exterior paint)

Acceptance Walk

This is a brief meeting on the day of your closing. You will meet again at your new home. Before closing, the team will meet with you to deliver your new home and make sure its to your satisfaction. Any list created at the orientation will be reviewed during this meeting as well. If during this walk, new items are discovered, they will be added to your warranty list for the team to address after closing.