

Your Home Building Journey

The journey to your dream home is unique. Still, our process has proven to provide the most transparent and efficient home-building experience. We want to help you visualize what to expect when you choose the P.L. Lyons Way – from the initial conversation with us to the moment you begin your life in your dream home.

Here is an overview of the steps we will take together.

Design Phase

ESTIMATED COMPLETION TIME:
30-40 DAYS

YOUR POINT OF CONTACT:
ADAM GALLAGHER,
PARTNER
REGISTERED BUILDER



1

CALL OUR DESIGN TEAM LEAD

Let's get the conversation started with the most important details. This call is our first opportunity to get to know each other and your project.

!

NOTE TO BUYER:

Have you had a chance to look at our initial checklist? Our team looks forward to discussing these kinds of details and more with you.

Do you have land, a lot, or a property?

What are the property's characteristics?

Which neighborhood and what county?

Do you have an idea for a plan or layout?
(coffee stained napkin with your sketch)

What styles of architecture and design do you like?

What do you need in your new home?
(e.g. Bedrooms, bathrooms, etc)

Does your dream fit your budget?

!

NOTE TO BUYER:

We look at your notes and your coffee-stained sketches, pinterest, Houzz, FB photos and more. Oh yes, and also your planbooks that you've collected over time. Typically at the conclusion of this meeting, you should have what you need to decide if you want to work with us to design and build your home.



2

INITIAL MEETING

During this time, we discuss in detail the major ideas for your project. Our team will visually show you how a design/build project goes together. We will show you examples of things like 3-D drawings, estimates, and specifications.

3

PROJECT VISIT

We analyze the project with you at your property. If you are still selecting a property, our input on this may prove invaluable. Then our team will visit and review the existing conditions of the site including any restrictions.



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NOTE TO BUYER:

We encourage you to bring any site-related material you have such as surveys, neighborhood restrictions, deeds, perc. test, etc.

"Bring your inspiration to this meeting, too!"



4

DESIGN PRELIMINARY FLOOR PLANS

During one of the first design meetings together, our architect will work with you to begin designing your floor plans using the latest architectural software. This allows you to see changes in real time and customize the design exactly the way you want it.

5

DESIGNING EXTERIOR OF HOME

Once floor plans are developed, we begin designing the exterior of the home. This involves working back and forth between the floor plans and the 3D model, ensuring that all elements work together in harmony.



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NOTE TO BUYER:

At the end of the initial design phase, you'll have received and approved the following: an architectural site plan, a floor plan of each level, images showing the exterior of all sides of the home, and you can view our CAD 3D model and renderings as well as building details and sections.

Pricing Phase

ESTIMATED COMPLETION TIME:
2-4 WEEKS

YOUR POINT OF CONTACT:
PERRY LYONS, PARTNER
REGISTERED BUILDER



6

ESTIMATE

We provide itemized pricing of all the elements in your project; we start with the foundation and work all the way to the finishes.



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NOTE TO BUYER:

At this time, we'll work with you and our team to begin the selection process of the finished components in the house such as cabinets, counters, and appliances. The pricing phase usually involves additional discussion and modifications of design elements and selections.

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NOTE TO BUYER:

Your selections are critical so that we can make the written specifications as detailed as possible so that the construction phase can proceed as quickly and smoothly as possible.



7

SPECIFICATIONS

We provide an easy-to-understand written explanation of the details of your project. This could include elements like model numbers of appliances, brand and color of roofing, and quality of finishes.

8

CONTRACT

This is the written agreement between you and our team. This document incorporates the drawings, the specifications, and pricing.



!

NOTE TO BUYER:

We will go through in detail and sign this agreement together. This agreement is a fixed-price contract so that you can rest assured that the figure you're given at the beginning is the same one you see at the end of the project.

Included in the fixed price are allowances where your selections have not been finalized. You may not be ready to make every decision at the start such as all your paint colors, faucets, and every piece of trim. Allowances give you the opportunity to proceed through the project and make some decisions in later phases.

!

NOTE TO BUYER:

We can work with your lender, refer you to a local bank that frequently handles construction loans, or we can finance the construction phase of your project. In addition to your personal financial information, every bank will require a set of plans, specifications, and contract in order to apply for a loan. We tailor the financing to your specific needs.



9

FINANCING

Every client has a unique financial situation. Some clients pay cash for their projects and others finance their project. There are many avenues to financing a project. Note: Construction financing is a very different process than borrowing on an existing property.



"Show me the money!"

Construction Phase

ESTIMATED COMPLETION TIME:

Depends entirely on the size of the project.
You can usually gauge this during the pricing phase.

YOUR POINT OF CONTACT:
MARTY STAMPER
REGISTERED BUILDER



10

START OF CONSTRUCTION

Our engineers stake, and then we excavate! As we begin foundation work— building your footers, walls, and slabs— you'll find bulldozers, concrete trucks, and specialized machinery and tradesmen all hard at work.



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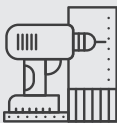
NOTE TO BUYER:

You may or may not get excited to see a hole in the ground. And progress may go in fits and spurts at this stage, but it's a great time for you to get organized and finalize all your selections. Let's begin ordering your selections on windows, roofing, and brick. We will go with you to your selection meetings, helping you make the best choices for your project.

!

NOTE TO BUYER:

This is the first time you can actually walk into your house and look out the windows to experience what the space feels like.



11

FRAMING

This is one of our favorite steps because the project literally pops out of the ground and comes to life. Our carpenters and craftsmen are hammering away to give you a strong, classic P.L. Lyons Architectural Builders home.



"I will hand out demerits if your cabinet and appliance selections are not complete before the windows go into your home!"

12

MECHANICALS & DRYWALL

At this stage our licensed tradesmen and technicians are pulling wire, laying pipe, and installing ductwork.

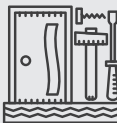


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NOTE TO BUYER:

We will have a couple of walk throughs with you to locate your lighting, plumbing, and other details that are installed before drywall. For example, you may have a plug or light fixture that you want in a unique location. Your flooring, tile, and trim should be selected by now.

You don't want another demerit!



13

FINISHES

This is an exciting step to see the finishing elements come together. P.L. Lyon's Architectural Builder's team of carpenters and craftsmen will install your cabinets and trim your house. Our team will bring together all the details that you've dreamed about.

!

NOTE TO BUYER:

At this time, we will be helping you bring your financing to a conclusion. You can also make sure your homeowner's insurance is in place and that you have connected with your local utilities.

Moving-In Phase

ESTIMATED COMPLETION TIME:
2-3 WEEKS

YOUR POINT OF CONTACT:
PERRY LYONS, PARTNER
REGISTERED BUILDER



14

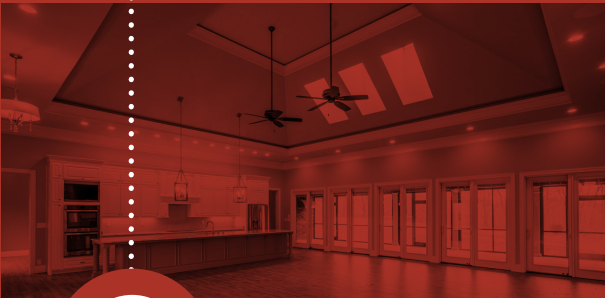
WALK THROUGH

This is an exciting time to walk through with us and review the final product. At this meeting, the builder will do initial training on many of the features installed throughout your home.



NOTE TO BUYER:

Don't worry! This is just one of several steps in the process for transitioning into your home. However, this is one of the best times to express any concerns you may see with the house or the finishes so they can be addressed promptly.



NOTE TO BUYER:

By this point, we will have helped you with financial documentation and insurance needs that you will need by this phase.

**Make sure your insurance is in place.
Be prepared for the bank closing or
balance of finances.**



15

CLOSING

Whether it's a formal bank closing or a closing in our office, we will review all the financial details of your project with you and give you a detailed financial accounting of the entire project. At this closing, we will also implement your new home warranty plan.

16

WARRANTY

You will be supplied at Closing with a complete warranty plan provided by the National Association of Home Builders detailing your new home warranty. This valuable resource is why you want to work with a Registered Builder like P.L. Lyons Architectural Builders.



NOTE TO BUYER:

We offer you a seamless process for your warranty through service@buildlouisville.com



*"Put your feet up
and relax!"*

Enjoy your new home!

