

Build stages to a WDL House

Building a new WDL Home generally takes 24-31 weeks depending on the house type. The build can be affected by weather conditions, especially during winter months or holiday periods. If conditions are too wet or too cold, then the build process can slow and sometimes stop.

1. Foundations

Before the foundations are laid the ground is prepared by clearing and levelling. A structural engineer will have designed the necessary foundation depending on the ground conditions. The foundations will be dug and then inspected by the NHBC prior to being poured with concrete. It will take a few days for the concrete to harden and allow the next stage of house build to commence.

2. Sub-structure and drainage

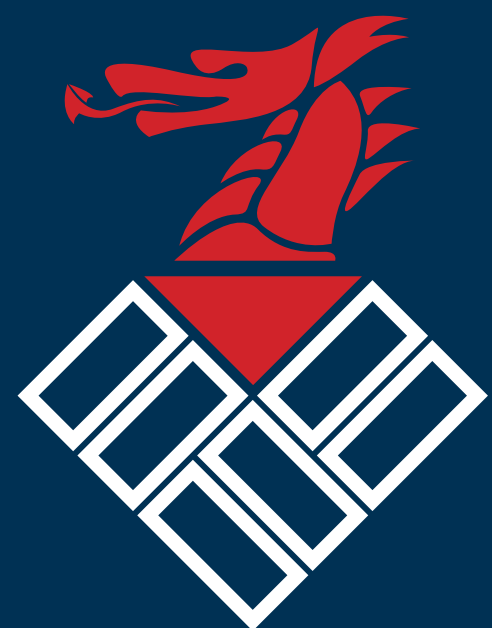
This is the stage where the house is seen to come out of the ground. Block work is built up to the damp proof course, and all internal and external drainage infrastructure is put in place.

The ground floor of the property is constructed by installing concrete beams spanning between the substructure before insulation and structural support is added. The finished ground floor is then completed by pouring concrete on top of the block and beams, which is buffed to a smooth finish.

INDICATIVE WEEKS

0

7



WDL Homes



3. Super structure

This is creating the complete structure of the house up to the roof. The external envelope is constructed in 'lifts' with blockwork, insulation and brickwork, with openings left for windows and doors. Scaffolding is erected as the structure goes up to provide access. Easi- joists and flooring are installed to each floor level. Once the structure reaches wall plate the trusses will be pitched by a carpenter to form the roof structure.

Once the trusses are in place the bricklayer is able to build the gables and complete their works on the house.

Areas to receive decorative finishes such as render or cladding will be left as blockwork at this stage for the finishes to be added at a later date. The NHBC will inspect throughout the super structure stage.

4. Roof

Once the gables are built the carpenter will return to add the fascia and soffits before the roofer adds the felt and batten to the trusses and installing the necessary vents and flues as per the design.

The solar panels are then installed before the roofer returns to tile and finish the roof.

Before the scaffolding is completely stripped the gutters will be added and the external finishes added (weather dependent). It is important that we have all your choices by this point.

5. First fix

Once the house is covered work will begin on the inside, this is known as the 'first -fix'. This involves at least four different trades adding the internal framework to the house.

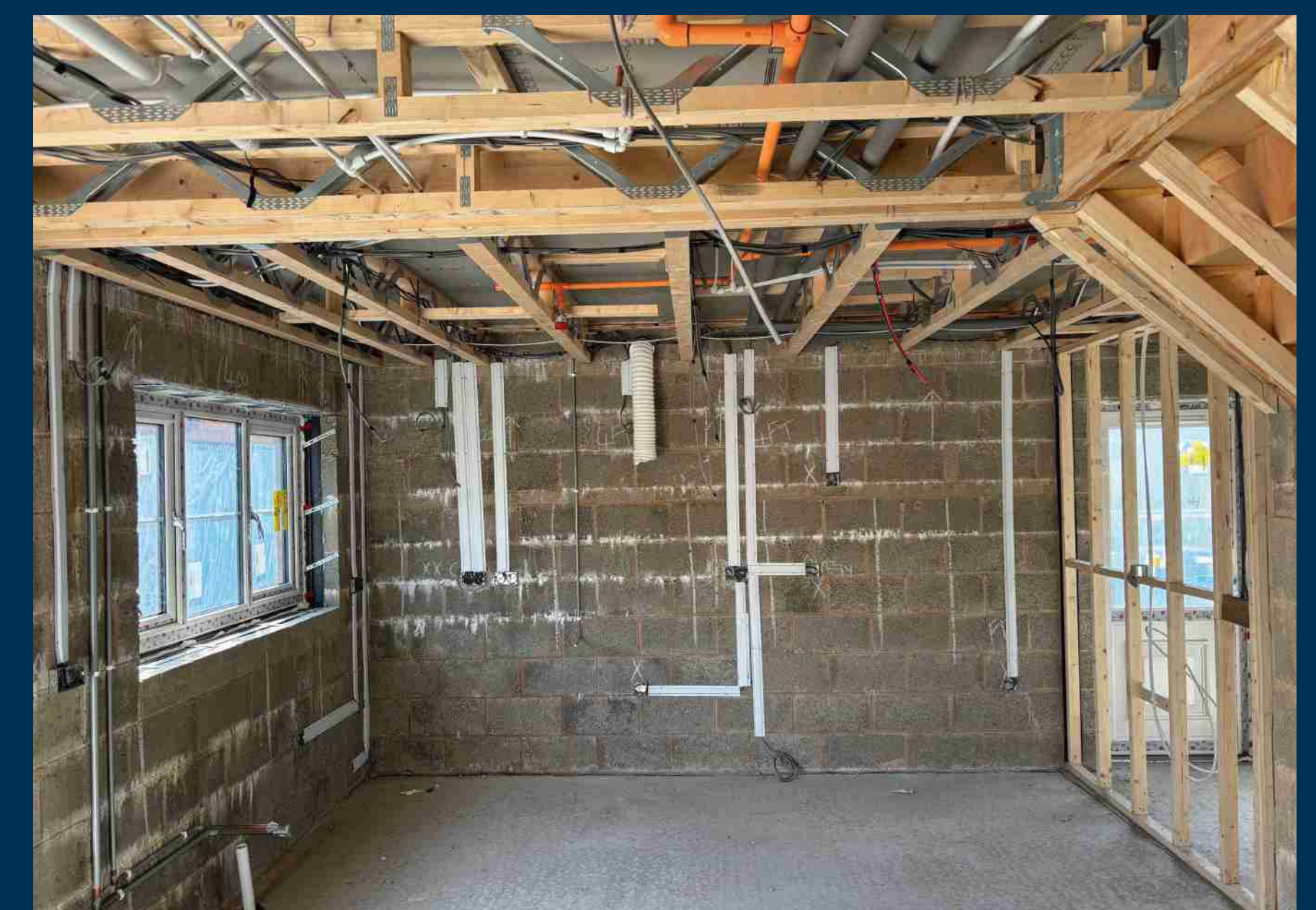
The carpenter installs the stairs and completes the stud walls together with the main door openings.

Patio doors and windows are installed by the window fitter.

Electrical cables are run throughout the house, back boxes for sockets and switches installed and lighting positions set out by the electrician.

All pipework for hot and cold pipes, outdoor taps, heating and the sprinkler pipework is installed by the plumber. NB. If underfloor heating is installed then this will add additional time for laying within the screed layer process.

At the completion of first fix and prior to plastering the house will have an NHBC inspection.



6. Dry-lining

Dry lining is the installation of the plasterboards throughout the property to form the internal walls and ceiling finishes.

The boards are tacked (screwed) to the underside of the joists / trusses to form the ceiling.

Where there is studwork (timber walls) the plasterboards are screwed to this and where there are solid block walls the plasterboards are dabbed (stuck with adhesive).

Once all the boards are secured the joints are taped and filled after a week this is rubbed back to provide a smooth even finish.

7. Second fix

This completes the internal work up to the point of decoration.

The carpenter adds skirting boards, door frames, internal doors, stair balustrades and handrails.

The electrician finishes all the sockets, light switches, and connects everything to the consumer unit (fuse box).

The plumber adds in the radiators, sanitary ware in the wet rooms (WC / bathroom / en-suite) and installs the boiler and cylinder.

The tiler will then add the floor and wall tiles chosen.

The kitchen fitter will install the kitchen.

Flooring will be added to the kitchen and any other rooms with hard flooring.

The property is cleaned at this stage ready for the decorators and finishing touches.

8. Final finishes

At this stage any fitted wardrobes will be installed together with any fireplaces.

The decorators finish all walls, ceilings and woodwork.

The wet rooms are finished with shower screens, taps etc the sprinkler cover plates are installed. The mastic to be completed and any carpets installed.

An air test is completed on the property. All testing and commissioning is also undertaken by the relevant trades.

During this stage you will be invited to attend a Home Demo with the Site Manager who will talk you through the build process and how to look after your new home in the first few months.

Outside, final landscaping and finishes to the driveways, paths and fencing are completed.

The NHBC complete a final pre-handover inspection of the property to sign it off and issue the Cover Note to allow completion to take place.

A final sparkle clean is undertaken in readiness of handover of the property.

