

CONSTRUCTION

IMPORTANT TERMS AND FACTS

CHAPTER 15



HPW

REAL ESTATE SCHOOL

CONSTRUCTION

The following are twenty key construction components and basic facts that are to be considered high priority. Please refer to the diagram below and to Chapter 15, Basic House Construction for further review.

Batter Boards - Temporary L-shaped wooden boards placed outside to the footing that are used to align the placement of the foundation

British Thermal Unit – BTU. Unit of heat

Eight Feet – The average height of a residential ceiling

Fascia – The vertical or “face” board that appears at the end of the rafter or roof truss.

Flashing – the metalwork used to divert water when joining a vertical to a horizontal surface. Common examples would be when a brick chimney protrudes through the roof of a house.

Footing – The lowest concrete part of a house. The concrete “trench” that supports the foundation wall. Typically constructed below the frost line.

Forced Warm Air – Type of heating system utilizing ductwork and a blower. Typically uses gas, oil or electricity for fuel source.

Foundation – Masonry wall that rests on top of the footing. Used to support the main structure of the house.

Gambrel – Type of roof system that is designed similar to a typical barn roof.

Gypsum Board – Also known as Drywall or Sheetrock. The finish layer of the wall that is attached directly to the studs and joists and faces the inside of the room.

Joist – The horizontal framing members of the house. Can be floor or ceiling joist.

Mullion – The wooden strips that separate the window panes of a window.

Pier – Vertical masonry columns that are placed inside of the foundation area. Typically used to support beams that will reduce the span of the floor joists.

Ridge Board – The board that runs along the roof line at its highest point.

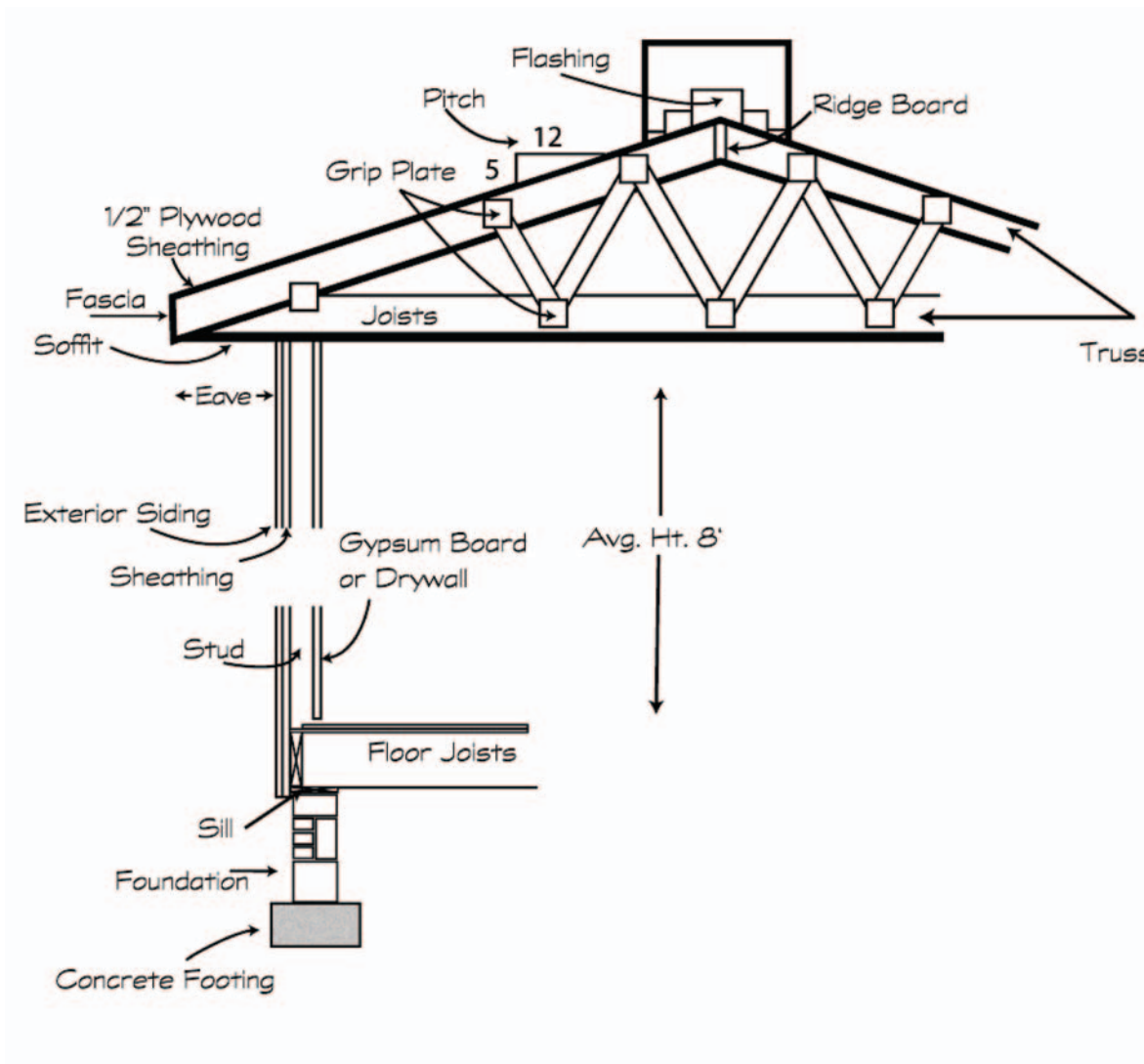
Sheathing – Material used to cover the roof or outside area of a house. Typically plywood. Styrofoam or other “composite” material. The exterior siding of roofing materials (shingles) are then placed on the sheathing.

Sill – The lowest horizontal member of the house. Can also be used to describe the “base” of a window.

Soffit – The horizontal area that is underneath the overhang of the roof (Eave).

Stud – The vertical framing members of a house. Typically 2x4’s apart 16” on center.

Trusses – Pre-manufactured roof rafters that allow a house to be built free of load bearing walls. Can also be used to describe pre-manufactured floor support systems. One of the unique characteristics of a roof truss is that it utilizes a “grip plate” as the intersection of the various wooden members that are actually stronger than using nails.



CONSTRUCTION PRACTICE QUESTIONS

Construction 1. The average height of a residential ceiling is _____?

- (A) 10 feet
- (B) 9 feet
- (C) 8 feet
- (D) 7 feet

Construction 2. The lowest concrete portion of a house is the _____?

- (A) Slab
- (B) Foundation
- (C) Sill
- (D) Footing

Construction 3. The overhang of the roof is called the _____?

- (A) Eave
- (B) Soffit
- (C) Fascia
- (D) Pitch

Construction 4. The type of roof system that allows a house to be built free of load bearing walls is _____?

- (A) Rafter
- (B) Gambrel
- (C) Gable
- (D) Truss

Construction 5. The angle or slope of a roof is _____?

- (A) Shed
- (B) Gambrel
- (C) Pitch
- (D) Bridging

Construction 6. The horizontal board that is underneath the overhang of the roof is the _____?

- (A) fascia
- (B) Soffit
- (C) Eave
- (D) Ridge Board

Construction 7. The type of heating system that utilizes a ductwork and blower is _____?

- (A) Gravity warm air
- (B) Space heating
- (C) Passive heating
- (D) Forced warm air

Construction 8. The lowest horizontal framing member of a house is the _____?

- (A) Joists
- (B) Sill
- (C) Stud
- (D) Fascia

Construction 9. The most external part of the exterior wall system is the _____?

- (A) Siding
- (B) Sheathing
- (C) Stud
- (D) Flashing

Construction 10. The sill and mullion are each a part of a _____?

- (A) Foundation
- (B) Wall
- (C) Chimney
- (D) Window

Construction 11. Which of the following are found at the highest point in a typical wood framed construction house _____?

- (A) Eave
- (B) Ridge Board
- (C) Soffit
- (D) Flashing

Construction 12. The insulation type material that is attached directly to the external studs of a house is the _____?

- (A) Siding
- (B) Gypsum Board
- (C) Wrapping
- (D) Sheathing

ANSWER KEY

1. C	5. C	9. A
2. D	6. B	10. D
3. A	7. D	11. B
4. D	8. B	12. D