

Renovate.com.au Glossary

Abutment

That part of a structure that bears the weight or pressure of an arch or bridge.

Accelerated Curing

Speeding up the "setting" process for concrete, usually through the use of additives or applying heat.

Accelerator

An additive used to speed up the curing (or setting) of concrete.

Access Balcony

Balcony intended to give access to a number of separate dwellings or other units of accommodation.

Access Cover

Plate that is hinged or can be removed to allow access to a pipe fitting, service duct or vessel.

Accessibility

Ability of a space to be entered with ease.

Access to the work

The right of the contractor to ingress and egress, and to occupy the work site as required to reasonably perform the work described in the contract documents.

Acidity

Capacity of aqueous media to react with hydroxyl ions.

Actual cost

The cost actually incurred by the contractor in the performance of the work. This includes, labour, material, actual ownership cost of equipment or invoiced rental rates and administrative overheads.

Additive

Material added in small quantities to a liquid or granular material to produce a desired modification to its properties.

Adhesion

State in which two surfaces are held together by surface bonds.

Adhesive

Non-metallic substance capable of joining material by surface bonds.

Admixture

Material added in small quantities during a mixing process to modify the properties of a mixture.

Aeration

Introduction of air or oxygen.

Affidavit

A written or printed declaration or statement of facts, made voluntarily, and confirmed by the oath or affirmation of the party making it, taken before a person having authority to administer such oath or affirmation.

A-Frame Construction

Framed construction of triangular cross-section, with legs joined at the top and braced horizontally further down, similar to a letter "A". Used for simple one and two storey buildings.

Aggregate

Material such as sand, gravel or stone when added to cement forms concrete.

Air Conditioning

Treatment of the air that allows the temperature, humidity, purity and distribution within an

enclosed space to be adjusted mechanically.

Alarm Diagram

Diagram that in a simplified way shows the design of an alarm installation.

Alkalinity

Capacity of aqueous media to react with hydrogen ions.

Allotment

A parcel of land or space described in a land title.

Allowances

Allowances shall cover the cost to the contractor of materials and equipment delivered to the site and all required taxes, less applicable trade discounts. Contractors cost for unloading and handling at the site, labour, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the contract sum and not in the allowances.

Alteration

Changing or modifying the character or condition of a building, plant or civil engineering works.

Angle

Rolled steel section with a cross-section resembling the letter L.

Ant Caps

A metal plate placed on the top of brick piers to prevent any termite activity from attacking the timber structure.

Anti-Corrosive Paint

Metal paint that is chemically designed to prevent corrosion.

Apartment

A suite of rooms, usually let as a dwelling; a dwelling unit.

Appraisal

A valuation for a property performed by a qualified person. The appraisal upon completion will be issued in the form of a written report.

Apprentice

A person, usually a young individual, wanting to learn a trade.

Apron

In architecture: the part of a wall below a window opening.

Apron Flashing

The piece of flashing is placed between the roof and chimney which is then used to prevent the penetration of water.

Aqueduct

Conduit for conveying water over long distances, and including the supporting structure.

Arbitration

The process by which parties agree to submit their disputes to the determination of a third, impartial party (referred to as the arbitrator), rather than pursuing their claims before a judge and jury in a court of law. This method of avoiding litigation can save both time and money.

Arch

Curved structural member designed to carry loads between points of support.

Architect

A professional, educated in the designs of buildings and advises on their construction.

Architectural Drawing

A drawing, illustrating the appearance of arrangements, assemblies, component ranges and details of a construction project.

Architrave

A timber frame fixed to the wall around a door or window.

Asbestos

A fibrous silicate material, widely used for its chemical properties. Formerly used for its noncombustible, non-conducting and heat resistant properties, but no longer used as it causes Asbestosis (lung disease).

Asbestos Cement

See Cement Asbestos

Asbestos-Containing Material

Any material containing more than one percent asbestos.

Asbestos-Free Materials

Joint treatment products that have no asbestos fiber.

Asbestosis

A lung disease caused by inhaling asbestos particles.

Asbestos Program Manager

An individual who supervises all aspects of asbestos management and control program.

Asbestos Removal

A qualified and experienced tradesperson is required for the removal and disposal of hazardous asbestos.

Asbestos Vacuum

A filtered/vacuum device, dependant on the use of strong air suction to collect asbestos (after being wetted) and store into specially made bags.

Asphalt

A brownish-black substance, occurring naturally among oil-bearing rocks obtained as a by-product of petroleum distillation.

Assembly Plan

Drawing that shows how and in which order parts or building components shall be assembled.

Associate Architect

An architect who has an arrangement with another architect to collaborate in the performance of services for a project or series of projects.

Astragal

A flexible strip used to maintain the position of downpipes.

Attached Pier

Integral part of a wall, in the form of thickened sections placed at intervals along the wall.

Attic

Room mainly contained within a pitched roof.

Authority Having Jurisdiction

A public authority that has legal jurisdiction to enforce enacted codes or regulations over portions or all of a project.

Awning

A sheet of extendable canvas, a plastic or metal supported by a frame to give shelter over a window, doorway, or other area.

Awning Window

A window hinged at the top.

Balcony

A platform that extends from the exterior wall of a building, usually enclosed.

Balustrade

A row of balusters topped by a railing on a staircase, porch, or balcony.

Barge Board

A sloping board, parallel with the pitch of the roof along a gable which covers the ends of roof timbers.

Barge Capping

A timber or metal cap placed between the top of the barge and the roof surface.

Base Bid

The amount of money stated in the bid as the sum for which the bidder offers to perform the work described in the bidding documents, prior to the adjustments for alternate bids that have been submitted.

Basecoat

A plaster coat applied prior to the application of the finishing coat.

Basement

A storey generally below ground level.

Basement Story

Storey below the ground floor.

Bay Window

A window designed to project out of an external wall.

Beam

A straight structural member designed and engineered to resist transverse loads.

Beam (Concrete)

A horizontal structural member engineered to support and transfer loads to its vertical members.

Beam (Grade)

An end-supported horizontal load-bearing foundation that supports an exterior wall or other building loads.

Beam (Precast)

A concrete horizontal structural member that is cast and cured off-site and delivered to the construction site.

Beam (Reinforcing)

A horizontal member intended to strengthen and support the load of a structure.

Bearer

A sub-floor timber beam placed on the tops of piers (resting on ant-caps) for an intended function to support floor joists.

Bench Mark

A point of known marked as a reference for the evaluation other elevations.

Bid Bond

A form of security executed by the bidder or principle in conjunction with a surety to guarantee that the bidder will enter into a contract within a specified period of time and will furnish the required bonds for performance and labour and materials payment.

Bid Opening

The physical opening and tabulation of sealed bids following the time specified in the bidding requirements. This term is preferable to bid letting.

Bi-Fold Door

A door with two leaves, hinged together to close on itself: one edge of each leaf is hinged at the jamb and the other edge is connected and guided by an overhead track.

Bilateral Contract

A contract in which two contracting parties are bound to fulfill obligations towards each other.

Bill Of Quantities

Document for tendering, usually prepared in a standard form, comprising both a descriptive list of quantities of works and a description of the materials, workmanship and other matters required for construction works.

Bitumen

A class of black or dark-coloured solid, semisolid, or viscous cementitious substances, natural or manufactured, composed principally of high molecular weight hydrocarbons, of which asphalts, tars, pitches and asphaltics are typical.

Bituminous

Resembling, containing, or impregnated with various mixtures of hydrocarbons, like tar or

asphalt, together with their nonmetallic derivatives.

Bituminous Damp-Proofing

Impregnated mixtures of hydrocarbons, like tar or asphalt, together with their nonmetallic derivatives used on a surface to prevent moisture from passing through.

Bituminous Membrane

A thin layer or sheet of an impregnated mixture of hydrocarbons, like tar or asphalt, together with their nonmetallic derivatives: used as damp proofing.

Blemish

A physical imperfection that affects the appearance of a finished surface.

Blind

A panel, shade, or screen used on a window to block out light, give protection, add insulation, or as decoration.

Box Gutter

Box Gutters are internal roof gutters, which discharge water internally through a sump.

Breach Of Contract

The failure, without, legal justification, to fulfill obligations that are the whole or part of an agreement, written or oral.

Bricklayer

A brick mason.

Brick Ties

Steel wire or plastic strips placed between bricks (on the inside of the wall) designed to connect the internal and external walls for a double brick walls.

Brief

Working document which specifies at any point in time the relevant needs and aims, resources of the client and user, the context of the project and any appropriate design requirements within which all subsequent briefings (when needed) and designing can take place.

Broom Finish

A finish applied to an uncured concrete surface, to provide skid or slip resistance, made by dragging a broom lightly across the concrete surface.

Budget

A management plan proposed to accomplish a financial objective.

Building

A structure that provides shelter for its occupants or contents and stands in one place.

Building Certificate

Certificate issued by council stating an order to have a building demolished, altered or rebuilt.

Building Code

A set of rules governing the quality of construction within the community intended to protect the public health and safety.

Building Code Of Australia

A uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia.

Building Floor Area

The total floor area of the building measured from the outside of the external walls or the centre of a common wall.

Building Inspection

An inspection to determine whether building work performed by a tradesperson or builder is defective.

Building Line (setback)

Setbacks are the minimum distance from any boundary to which a structure may be built.

Bulk Excavation Plan

Excavation plan that specifies information for the performance of overall excavation works.

Cantilever

Beam or structural slab that projects beyond its support.

Capital Gain Or Loss

The gain or loss in the sale of a capital asset.

Capital Gains Tax

This is a tax payable on the capital gain made in the sale of investment properties. The capital gain is the profit made between the final sale price and the original purchase price.

Carpenter

A craft worker skilled in woodwork.

Carpet

Engineered fabric constructions to serve as floor coverings.

Carpet Tile

Carpet supplied in sheets or small squares and is installed with the use of adhesives.

Carport

An open-sided structure commonly sheltered with a solid roof, designed to protect cars from some of the effects of sun and rain.

Casement

A window in which the sash opens with hinges and pivots on an axis along the vertical line of the frame; casement window.

Cathedral Ceiling

A ceiling which takes the shape of the roof.

Cavity

A hollow or void space within a mass.

Cavity Wall

Also known as a "double brick wall", the cavity is the distance between the internal brick wall and the external brick wall that is used for protection from moisture and air space for ventilation.

Ceiling

The overhead inside lining of a room.

Ceiling Joists

A series of timber members spanning the room, used to fix the ceiling lining.

Cellar

Basement used for storage, heating plant and for purposes other than habitation.

Cement Asbestos

A material composed of portland cement, fine aggregate and asbestos fibers.

Cement Grout

A thin mortar used for pointing-up and finishing joints between tile units.

Cement Mortar

A mixture of cement, lime, sand, or other aggregates, and water, used for plastering over masonry or to lay blocks, bricks or tiles.

Center Of Gravity

The point at which the weight of a body may be considered to act; center of mass.

Center To Center

The dimension from the centreline of one member to the centreline of the next member.

Ceramic

Made of clay and permanently hardened by heat.

Ceramic Adhesive

Used for bonding tile to a surface: rubber solvents; rubber- and resin-based emulsions used as adhesives.

Ceramic Tile

A unit made from clay and/or a mixture of clay that has either a glazed or unglazed face.

Certificate Of Occupancy

A document issued by the building authority stating that a building is approved for occupancy.

Cessation Of Work

The ending of work on a construction site without completion.

Chair (reinforcing)

Metal supports made of fabricated wire, made to hold reinforcing steel in position whilst the concrete is poured.

Chalk Line

A straight working line generated by snapping a chalked core between two points from a chalk reel.

Charge-Out Rate

A labour rate that includes the all-in labour rate plus supervision, overheads, small tools and profit.

Chase

A groove cut into masonry to house electrical wiring, plumbing lines and other services.

Checklist

A term used to describe a simple tabular listing of tasks and items, usually intended to be ticked or 'checked' as each item is obtained or task completed.

Chimney

A vertical, noncombustible structure used to direct smoke and other gases to combustion out of a building.

Chord

A main member of a truss, braced by web members of the truss.

Civil Engineer

An engineer specialising with the designs of public works.

Civil Engineering Works

Construction works that comprises a structure, such as a dam, bridge, road, railway, runway or sewerage system; or the results of operations such as dredging, earthwork, geotechnical processes, but excluding a building and its associated site works.

Cladding

The non-load bearing external surfacing of a building designed to provide a weather-proof enclosure, fixed to framing.

Clouts

Flat headed galvanised nails.

Cold Joint

A visible line formed when the placement of concrete is delayed.

Collar Beam

A horizontal beam near the top of a trussed rafter system attached to opposing rafters to resist their spreading.

Commercial (Zoning)

Land able to be used for commercial purposes, land that includes premises not used totally for residential purposes, and land not used for farming, quarry or extractive industry purposes.

Compaction

The process whereby the volume of freshly placed material is reduced or flattened by vibration.

Company Title

Ownership developed as a way of allowing apartments in flat buildings to be separately owned.

Composite

Composite items are items made from more than one material where each material plays a significant role (e.g. windows with timber frames and aluminium sashes).

Composite Panels

Panels constructed by laminating sheet materials, with or without edgings but with no framing.

Conciliation

The adjustment and settlement of a dispute in a friendly manner.

Concrete

A mixture of portland cement, fine aggregate, coarse aggregate, admixtures, air, and water.

Concrete Bond

Transfer of force between concrete and reinforcement at their interface.

Concrete Cover

Distance between concrete surface and surface of reinforcement.

Concrete Mix

Combination of materials required to make concrete.

Concrete Pump

A mechanical apparatus which forces concrete to the placing position through a pipeline or hose.

Concrete Slab

Concrete construction, horizontal or nearly horizontal.

Conservation

Maintenance to preserve the appearance of a building or other structure, particularly when of historic interest; or to preserve an ecosystem in nature.

Construction

Assembled or complete part of construction works that result from work on site.

Construction Appraisal

The monetary estimate, evaluation or valuation of the parts or items in a structure.

Construction Joint

A groove separating the concrete slab in a structure to allow for expansion and contraction and to prevent cracks within the concrete.

Construction Loan

A loan to fund the costs of a construction project.

Construction Manager

A party having a contract to perform construction management services.

Construction Project Management

The process of planning, organising and administrating control and result assessment of a construction project.

Construction Specification

Specification for the production process of a particular project.

Construction Survey

The quantity and quality analysis and appraisal of the physical parts in a structure, for determining and establishing its economic value.

Consultant

A specialist commissioned to plan, design, schedule, quantify, cost, and advise specifications for a site review of a construction contract for a new or renovated facility, or a portion or all of these tasks.

Containment Nets

Series of nets designed to control and prevent the fall of small objects or tools, to restrict dust or to provide protection for the public from falling objects.

Contaminated Waste

Waste that generates a level of contaminants considered high enough to pose a health risk either during or after disposal unless done so in accordance with strict regulations.

Contingency Allowance

A stipulated sum identified in the contract. It is usually used for undefined work. Overhead and profit are included in the contingency allowance, not in the contract price. A contingency allowance is expended and adjusted by change order.

Continuous Beam

A beam that is supported by more than two supports.

Contract

Legally enforceable agreement to supply goods, execute work or provide services.

Contract Bonds

The approved form of security, executed by the contractor and the contractor's surety or sureties, guaranteeing complete execution of the contract.

Contractor

A person contracting with the owner (client), undertaking the agreed work.

Contractor License

A permit issued to builders and tradespeople from the Office of Fair Trading after they have demonstrated a certain level of training, experience and technical skills in their chosen field.

Contract Price

The monies payable by the owner to contractor for completion of the work in accordance with the contract documents as stated in the agreement.

Conveyance

The act of transferring the property from one owner to another, usually by deed.

Cooling Off Period

A period of time in which a buyer can withdraw from the purchase of a home (other than by auction).

Core Drilling

The process of drilling into a masonry substrate (usually extracts a cylindrical sample of concrete), which can be used to install pipe or conduit through an existing concrete or masonry wall.

Cornice

A moulding used for the finishing of the corner where the ceiling meets the wall.

Corrosion

The deterioration of metal by chemical or electrochemical reaction resulting from exposure to weathering, moisture, chemicals or other agents.

Council

A formal group of experts brought together on a regular basis to debate matters within that sphere of expertise, and with advisory powers to government.

Courtyard

External space bounded by buildings, walls or fences.

Cross-Section

Section which shows a cut that is perpendicular to the longitudinal direction of the object.

CTTT

Consumer, Trader and Tenancy Tribunal.

Cubicle Partitions

Partitions which do not extend to the ceiling.

Cured

Completely dry and free of moisture.

Cut and Fill

Excavated material removed from one location and used as fill material in another location.

Damp Course

A layer of impervious material which prevents capillary entrance of moisture from the ground or a lower course.

Damp-Proofing

Construction treatment of concrete and/or mortar designed to prevent the penetration of water in the absence hydrostatic pressure.

Deeds

A general term which refers to all documents conveying property from one person to another.

Defect
An imperfection.

Deformation
The change in shape of a body brought about by the application of a force.

Demolish
To tear down a building or structure.

Demountable Partitions
Partitions which are installed after the floor, wall and ceiling finishes have been carried out and which are fixed with bolts, screws, explosion-driven pins, etc.

Deposit
A specified percentage of a total sum of money which may be payable before building work can proceed.

Detail Drawing
Drawing showing parts of a construction or a component, generally enlarged, and including any specific information.

Detailed Excavation Plan
Excavation plan that specifies detailed information for excavation works.

Detention Tanks
Tanks that collect stormwater during heavy rain.

Development Application (DA)
Development Application Forms may be obtained from the local council governing the area in which the property, which is the subject of the proposed application, is situated. Councils each have different forms, and often have different requirements as to what information and documentation must be provided in support of a Development Application. It is important to read the form carefully and have regard to what information and documentation is required.

Development Plan
Plan which covers an extensive area, and which controls both development and use of land and water areas. This is normally prepared by a planning authority.

Diagonal Bracing
That form of bracing that diagonally connects joints at different levels.

Dimension
A measurable extent of any kind, such as width, length, height, or volume.

Disposal
The placement of waste into the environment for the purpose of final burial, destruction or for future recovery.

Domestic Waste
Where waste arises from activities within residential premises, excluding wastes discharged to sewer.

Door Jamb
One of the two vertical side members of a door frame.

Double Glass
see Double Glazing.

Double Glazing
Two Parallel sheets of glass with an airspace between.

Downpipe
A pipe positioned to direct roof water from gutters into the drains or storage tanks.

Down Time
The time during which equipment is out of service whilst performing work.

Draftsperson
A person that prepares drawings under the supervision of an architect or engineer.

Dual Occupancy

When two residential dwellings are proposed on the same block.

Duct

A pipe, tube, or channel carrying air, gas, liquid, or wires.

Dusting

Refers to a defect in the surface of a concrete slab predominantly caused by excessive trowelling to wet concrete.

Dwelling

A building or part of a building used as a place of residence.

Easement

A right attached to one particular piece of land that allows the owner of that land to use the land of another person in a particular way (e.g. by walking over it or draining water over it).

Eaves

The lowest overhanging part of a sloping roof which projects beyond the external wall.

Ecosystem

A biological community of interacting organisms and their physical environment.

Egress

The way out; exit.

Electrical Engineer

An engineer who designs electrical systems.

Electrician

A qualified person who installs and repairs electrical circuits, appliances and performs the entire electrical wiring.

Elevation

View on a vertical plane.

Erosion

The gradual wearing away of material as a result of abrasive action commonly caused by moving water or wind.

Estimate

The anticipated financial cost for which the construction project may absorb.

Estimator

A person carrying out the estimating function in a building or building related organisation. Such a person may be a specialist or may carry out the estimating function in conjunction with other functions, such as quantity surveying, general management, etc.

Excavation

The mechanical process of removing earth and rock to accommodate a foundation.

Exclusive Rights To Sell

A listing agreement with a real estate agent/broker to sell or lease one's property during a specified period, excluding all other brokers, and with the provision that the broker will receive a commission even if sold by the owner.

Expansion joint

A separation between two concrete slabs to allow room for the expansion of concrete.

Exterior Plywood

Plywood of naturally durable or treated veneers bonded with waterproof adhesive and capable of withstanding prolonged exposure to severe exterior conditions without failure of the glue-lines.

External Wall Area

The wall area of all the enclosed spaces fulfilling the functional area requirements of the building measured on the outer of external walls and overall windows and doors.

Extra Work

Work performed by a contractor that is not included within the scope of the work defined by

the contract documents.

Façade

The face or front of a building.

Face Bricks

Bricks manufactured and designed to be exposed on external walls or other structures to create a desired finish.

Fascia

A board, or rolled metal product fixed along the eaves to which a gutter is secured.

Fiberglass

Glass in fibrous form used in making textiles and thermal and acoustical insulation and used for reinforcement.

Field Services

A consultant's responsibilities to the owner or client for reviewing the progress of the work, assessing the quality of the installed work, and resolving disparities in the contract documents. These duties and responsibilities are defined in an owner/consultant agreement and committed by the owner to the contractor in the construction contract. Sometimes referred to as, 'Contract Administration'.

Fill

To raise the level of land by adding earth moved in from another place or obtained by cutting.

Finial

A decorative finish at the top of a gable or at the end of a curtain rod.

Finished Ground Level

The finished level of a building site.

Fire Alarm

A warning apparatus that can be activated to warn of fire danger.

Fire Door

A door which has been manufactured with specific materials and rated: designed to help hold back the spread of fire.

Fire Rated Brick

Brick that has been tested for fire-resistance and then graded for specific construction uses.

Fire Rated Door

A door which has been given a rating of how long in time it can withstand fire before failure.

Fire Rated Frame

A door frame which has been given a rating on how long in time it can withstand fire before failure.

Fire Resistance Rating

The time that a material or assembly will resist fire exposure.

Fire Wall

A fire-resistance wall graded for specific construction and dwelling purposes.

Fixture

Permanently attached appendage, appliance, or device that is connected to a building system (e.g. plumbing and electrical fixtures).

Flashings

Sheets of impervious material, usually galvanized iron or lead are strategically placed between joints to prevent the penetration of moisture.

Floor Area (of a building)

The total floor area of the building measured from the outside of the external walls or the centre of a common wall.

Floor Joist

A support beam, commonly installed in parallel with other beams to create a structural floor system, after which floor sheathing is fastened.

Flow Diagram

Diagram which shows the flow and the order of connection between components being parts of a system with one or more media, and which is either a water, sewage, heating, air-conditioning or refrigeration system.

Footing

A masonry section, usually concrete, in a rectangular form wider than the bottom of the foundation wall or pier it supports.

Footing Beam

A footing beam spans between piles, pads or other beams and acting as a footing.

Footing Reinforcement

The addition of reinforcing material in a concrete pour or placed within the footing to strengthen it.

Foreman

An experienced individual who works with and usually co-ordinates the site operations.

Form

Temporary structure built to contain concrete while it sets; also called Formwork.

Foundation

The area of the land on which the structure is built and supported.

Framed Panels

Panels constructed with a frame to which sheet materials are secured, with or without edgings and centre core.

Frontage

The boundary for the front end of a property.

Gable

The triangular part of the end wall of a building with a sloping roof.

Gable Roof

A roof where two sloping planes join creating a gable end at one or both ends.

Galvanised

Zinc plated for corrosion, protection achieved by hot dipping into molten zinc or by electrolysis.

Galvanised Mesh

Mesh screening protected against corrosion by a zinc coating.

Galvanised Steel

Steel sheeting protected against corrosion by a zinc coating.

Gang Nail

A sheet metal plate that has numerous sharp tabs that act as nails to hold the sheet metal plate over a joint in a light wood truss.

Garage

A room or building for storage of equipment, generally used for motor vehicles.

Generator

A motor by which mechanical energy is changed into electrical energy.

Glass Block

A hollow masonry unit made of glass.

Glazing

The use of clear and translucent glass and/or glazing plastics.

Gold Licence

The old 'Gold Licence' is no longer used in the home building industry.

Greenhouse

A glassed enclosure used for cultivation or protection of plants.

Greenhouse Effect

The trapping of the sun's warmth in the lower atmosphere of the earth caused by an increase in

carbon dioxide.

Gross Floor Area

Total of all enclosed spaces fulfilling the functional requirements of the building measured to the internal structural face of the enclosing walls.

Gross Project Cost

The project cost plus loose furniture, loose equipment and all costs in connection with design, documentation and supervision.

Ground Floor

The floor which is nearest the level of the outside ground.

Ground Level (Finished)

The finished level of a site.

Ground Level (Natural)

The natural level of a site.

Groundwater

Water below the ground surface.

Grout

Liquid mortar used for filling joints, cracks, wall and floor tiles and concrete.

Gutter

Any form of roof water channel.

Gypsum Plasterboard

A lining board compressed of Gypsum plaster.

Hairline Crack

Small random cracks in a concrete surface caused by rapid surface drying.

Hanging Beam

The beam supporting the ceiling joists.

Hardener

A chemical that may be added to concrete floors to reduce wearing.

Hardwood

A general term for timber of broad leafed trees classified botanically as Angiosperm. The term has no reference to the relative hardness of the wood.

Hazardous Substances

Any product or substance that is toxic or hazardous to human health or the environment.

Hazardous Waste

Waste with high levels of contamination that needs treatment to render it safe before disposal.

Herringbone Pattern

Tiles laid in a pattern at 45 or 90 degree angle to one another.

Hip

The edge formed where two pitched roof surfaces meet.

Hip Board

The board that is fixed at the edge at which the hip rafters meet.

Hip capping

A capping on hips to prevent water penetration.

Hip End

The sloping triangular end of a hipped roof.

Hollow (Core) Door

A flush door glued to a skeletal framework with the interior remaining void.

Impervious

Preventing water from penetrating through.

Improvements

Any enhancements to value of property including buildings, paving, fencing, landscaping, etc.

Indemnity

A promise to hold a person harmless from liability or loss.

Industrial Waste

Waste that may contain four times the level of contaminants found in solid waste and that needs to be managed with more stringent environmental controls than solid waste. Industrial waste includes stabilised asbestos, asbestos fibre, dust waste and general clinical waste.

Industry Standards

An agreement within a specific private sector industry on material or product usage, details as to use, recommendations as to application.

Inert Waste

Waste in which no active chemical or biological properties are contained.

Ingress

Entrance or the right to enter.

Insect Screen

A wood or metal frame with fine wire netting to keep out insects whilst allowing ventilation.

In-situ

To construct on-site.

Inspector

The engineer's authorised representative assigned to make inspections of contract performance.

Installation diagram

Diagram showing the location of components of an electrical installation and the connections between them.

Insulation

Any material used to reduce the effects of heat, cold or sound transmission and to reduce fire hazard.

Insurance

A contract whereby, for a stipulated consideration, one party undertakes to compensate the other for loss on a specified subject of specified perils.

Insurance Premium

The amount paid to an insurance company for protection against property or business losses and liabilities.

Insured

Covered by Insurance.

Interest

A charge for borrowed money.

Interest Rate

The amount of interest, expressed as a percentage of the principal per period of time.

Interior Decoration Drawing

Drawing which shows furnishing plans, assembly, component range and details for loose and fixed fittings and which is normally drawn by an interior designer.

Interior Decorator

One who selects, and sometimes purchases, furniture, floor coverings, and fabrics, and designs interior colour schemes.

Irrigation (Lawn)

To supply water to grassy areas by artificial means.

Jack Rafter

A short rafter that joins a hip rafter to the top of the wall plate.

Jobsite

The place where construction takes place.

Joinery

The art or trade of joinery; woodwork; finish carpentry.

Joist

A horizontal, structural member used as a floor, ceiling or roof framing member.

Joist (Ceiling)
see "Ceiling Joist".

Kelvin Scale
A temperature scale on which the unit of measurement equals the Celsius degree and according to which zero is 0 degrees, the equivalent of minus 273.16 degrees C.

King Stud
The last full length wall stud adjacent to a trimmer stud at a door or window opening.

Knot
That portion of a branch or limb that has been surrounded by subsequent growth of the stem.

Labour
The actual physical, often manual, work carried out on a project. This can include (but is not limited to) bricklaying, digging, carpentry and lifting.

Labour Only Subcontractors
Subcontractors whose services are limited to the provision of labour.

Lagging
The insulation material which covers hot water pipes.

Laminated Glass
Two or more layers of glass separated by a thin layer of flexible clear plastic which holds the glass in place when it breaks, reducing the risk of injury from flying glass.

Laminated Timber
A built up product made of layers or laminations of wood, all with the grain laid parallel and glued or otherwise fastened together.

Land
The surface of the earth and all its natural resources.

Land Contract
A contract for sale of land where title does not pass to the purchaser until all, or a certain number, of the payments have been made; also called "Contract Of Sale".

Landlord
The owner of property that is rented to a tenant.

Landscape Architect
One whose profession is designing the arrangement of land for human use involving vehicular and pedestrian ways and the planting of groundcover, plants, and trees.

Landscape Drawing
Drawing which shows the composition and processing of the ground for roads, planted areas, external installations, etc.

Land Title
A legal document providing ownership proof of land.

Lattice
A framework of crossed wood or metal strips.

Lessee
One that holds property under a lease.

Lessor
One that conveys property by lease.

Licence, Contractor
See "Contractor Licence".

Licence, Gold
See "Gold licence".

Lime
Derived from limestone and is commonly used in mortars and limewashes.

Limited Warranty

A written warranty that fails to meet one or more of the minimum standards for a 'full' warranty. It is a warranty limited to labour or to materials or both for a specified time.

Linings

Sheet linings, used internally, fixed to framing, which require a surface finish such as paint, wallpaper, etc. Examples are plasterboard and fibre cement sheeting. Refinished sheet linings is the term used for sheet linings, used internally, fixed to framing, which require either no surface finish or only a clear finish. Examples are plastics laminate and wood paneling.

Lintel

A horizontal load-bearing member used over doorways and windows for extra support.

Lintel (Steel)

Steel member placed within wall or partition to support loads over an opening.

Liquidated Damages

An amount determined by contract in advance of injury to be paid to compensate a party for an injury or damages.

Listing

A contract with a real estate broker, for a limited period of time, to produce a buyer or lessee for real property under specified rental and conditions.

List Of Defects

A listing of those portions of the work that were not constructed correctly or are defective.

Litter Screens

Netting screens usually placed on fencing around a site to assist with the capture of litter and debris.

Load Bearing

Supporting a superimposed weight or force.

Load Bearing Stud

A wooden stud which supports an imposed load in addition to its own weight.

Load Bearing Wall

A wall designed and built to carry superimposed vertical and shear loads as opposed to non-load-bearing walls which carry only their own weight.

Local Council

A body of people who represent and serve the needs and wants of the members of their specified region, whilst regulating and administering rules in such areas as building and construction, all public arenas etc.

Mains Chart

Drawing which shows the main pipes in a pipe system for water, sewage and heating.

Make Good

To restore new or existing work after being damaged.

Mandatory Inspection

A compulsory inspection for a specific stage of the construction.

Manhole

A hole through which a person may go to gain access to an underground or enclosed structure.

Manufacturer

A person, firm, or corporation who produces products off-site.

Manufacturer's Warranty

A warranty for a stated time period, offered by a manufacturer as applicable to that manufacturer's product and its performance or durability.

Marble

Limestone that is more or less crystallized by metamorphism, which ranges from granular to compact in texture that is capable of taking a high polish.

Market Study

A forecast of future demand in a particular market area for the type of real estate project proposed for development on a specific site.

Market Value

The price of something on the open market where the buyer and seller are both knowledgeable, and under no pressure to complete the transaction.

Mark Up

The sum added to an estimate or a rate in respect of head office overheads and profit.

Masonry

Construction of brick, tile, stone, or concrete block, or combination thereof, bonded together with mortar.

Materials

Any substances specified for incorporation in the completed project.

Mechanical Engineer

An engineer who designs plumbing, air conditioning, and other environmental systems for buildings.

Mediation

A process in which a neutral third person assists the parties involved in a dispute to negotiate their own settlement.

Membrane

A flexible or semi-flexible material that is impervious to water whose primary function is the prevention of water.

Mesh Tie

A wire used to hold sheets of mesh together so they will not move or spread apart when concrete is poured over the mesh.

Mesh Wire

A series of longitudinal and transverse wires arranged at right angles to each other in sheets or rolls, used to reinforce mortar and concrete.

Metal Angle

Metal sections shaped like the letter L made up with legs of equal or unequal length. Structural angles are used in arch bars and built-up work.

Mezzanine

An intermediate story that projects in the form of a balcony.

Minor Changes In The Work

Changes ordered by the architect that is within the intent of the contract documents and do not involve a change in the contract sum or the contract time.

Mitre Box

Three-sided box with pre-cut mitre angles to assist in cutting accurate mitres.

Modification

Process undertaken to make fundamental changes to the construction works.

Moisture Barrier

A membrane used to prevent the migration of liquid water through the a floor or wall.

Moisture Protection

The act or process of retarding the seepage of moisture.

Mortar

Commonly consists of cement, water and sand with no aggregate.

Mortgage

A lien against real estate that secures payment of a debt.

Mortgagee

The lender under a mortgage.

Mortgage Insurance

Borrowers of money are sometimes advised to pay for 'mortgage insurance' to protect their

bank (or other lending institution) should they not be able to keep up with mortgage repayments, due to sickness or unemployment.

Mosaic

A surface covered with small inlaid pieces of porcelain, tile or natural clay materials to form decorative patterns.

Mulch

A mixture, as of leaves and compost, that covers or is mixed with the earth, often to help enrich the soil: bark, crushed stone or other material used to cover planting beds, retain moisture, reduce weeds, and improve appearance.

Municipal Waste

Waste generated from council waste collection services.

Natural Ground Level

The natural level of a site.

Nogging

Short horizontal members fixed between studs or joists to provide additional support and intermediate fixing points for the lining materials.

Nominated Subcontractor/ Supplier

A subcontractor/supplier who is selected by the architect or a consultant and not by the contractor.

Obscure Glass

Ground or frosted glass that transmits light but is not fully transparent.

Occupancy

A building code term referring to the use of a building.

Occupation

The inhabitation of a home or other building.

Occupational Health And Safety (OHS)

Requirements for health, safety and welfare, which must be met at all workplaces.

Occupation Certificate (OC)

A document that states that a home or other building has met all building codes and is suitable for habitation.

Office Of Fair Trading (OFT)

A government agency which regulates the home building industry.

Off-Site

Anything not on the subject building site.

On-Site

Objects and activities that are on the building site.

Opaque

Impervious to light; not transparent.

Open For Inspection

A set date where your home is open to the general public. Generally targeting prospective buyers wanting to inspect the premises.

Opening

A void formed or constructed during the work.

Open Listing

A listing agreement with one or more real estate agents/brokers to sell or lease one's property on a non-exclusive basis.

Operating Costs

Costs associated with the operation process.

Option

A right given for a consideration to keep an offer to purchase or lease open for a specific time.

Ornamental

Decorative.

Overhead Expense

An expense indirectly incurred and not directly related to a specific project.

Owner

Any person or entity whereby the names outlined on the title of the property.

Owner-Builder

An individual who has a vested interest in the land and is issued with a permit to perform building, construction, repair or renovation work to the dwelling on that land.

Owner-Builder Permit

Permission to conduct work as an owner-builder.

Painter

A craft worker skilled in the application of paints, stains, and other decorative and protective treatments.

Pane

A panel of glass.

Parquetry Flooring

Flooring of small matching pieces of timber laid on a substrate in geometric patterns.

Particle Board

A pressed sheet material made from particles of timber bonded with synthetic resin and/or other organic binder.

Partition

Non-load bearing wall unit subdividing floor space.

Patio

An area adjacent to a home, used for recreation or outdoor dining.

Penalty and Bonus Clause

A contract provision that the contractor will pay a penalty for late completion and receive a bonus for timely or early completion.

Penalty Clause

A clause in a construction contract by which a contractor is assessed with a monetary penalty, usually on a daily basis, for delay in the completion of a project.

Performance

The behaviour of a product related to its use.

Performance Bond

Provides a guarantee that if the contractor defaults or fails to perform, the surety will either complete the contract on behalf of the contractor in accordance with its terms or provide sufficient funds to the owner to do so up to the principle amount of the bond for such completion.

Performance Requirement

User requirement expressed in terms of the performance of a product.

Performance Specification

Document which specifies functional requirements of a construction, and which is normally separate for construction and installation works.

Perliminaries

The costs of complying with preliminary and contract clauses in the tender documents and the costs of providing site supervision, site administration, temporary facilities and plant.

Pest Control

The act or process of the placement of devices or spraying of chemicals or powders to control and manage the spread of insects and pests.

Pest Inspection

A pest inspection is for the detection of wood destroying insects, such as borers and termites (white ants). Termites can cause substantial structural damage and therefore a pest inspection

is recommended.

Pest Inspection Report

An informative report on current and past infestation to a building.

Pier

An isolated column or mass of masonry units.

Pile

A long solid timber, concrete or steel structural element that is mechanically driven into the ground for the purpose of supporting a load.

Piping

Any system of pipes in a building.

Plaster

A mixture of sand, lime and water of a consistency that can be applied to a wall or ceiling with a trowel.

Plasterboard

A rigid, insulating building board made of a core of gypsum plaster set between and bonded to outer coverings of heavy cardboard.

Plastering

The work carried out by plasterers.

Plate

The horizontal framing member at the top (Top wall plate) or base (Bottom wall plate) of wood stud wall framing.

Plumb

Vertical, or perfectly straight up-and-down: at right angles to horizontal.

Plumber

A craft worker skilled in the installation, repair and maintenance of water and waste systems in buildings.

Plumbing

1. The process of installing in a building or structure the pipes, fixtures, or other apparatus for supplying water and removing liquid and water-wastes. 2. Heating and air conditioning piping

Plywood

Sheets or panels formed by bonding together two or more plies cut from solid timber.

Pop Rivet

Metal fastener for joining sheet metal pieces, installed by a hand operated compressed air-assisted or spring-loaded gun.

Power Of Attorney

A legal instrument that authorises one to act as the agent of another. The agent is called an attorney, but does not have to be a licensed attorney.

Precast

A concrete component or member cast and cured and delivered to the jobsite.

Prefabricated

Constructed and assembled in a workshop and later brought to the jobsite for incorporation into the building.

Premises

Space or property made available to the contractor for constructing the work.

Priced Bill Of Quantities

Bill of quantities that contains the contractor's rates extended and totaled to give the tender sum.

Prime Costs Items (PC Items)

An agreed reasonable estimate for the cost of materials including fixtures and fittings which you may not have selected at the time of entering into a contract for building work.

Primer

A tinted base coat of paint to seal the surface and equalise suction differences.

Private Treaty, Selling Your Home

When you set the price at which your house will be sold to the general public and wait for a buyer.

Product Specification

Specification for the properties or manufacture of a particular product.

Professional Indemnity Insurance

Professional Indemnity Insurance will meet the cost of defending a claim and any damages payable should a client sue you as a result of alleged neglect, error or omission.

Professional Liability

A professional's legal liability for claims arising out of damages sustained by others allegedly as a result of negligent acts, errors, or omissions in the performance of professional services.

Progress Payment

An advancement of funds on account of the contract price.

Project

The total construction contemplated of which the work may be the whole or a part.

Project Manager

A party, having a contract to perform project management services: usually involves the management of the entire project team: may also engage the services of design consultants.

Proposal

A bidder's written offer on department furnished forms to perform stated work at the quoted prices.

Provisional Sum

A sum nominated in the tender documents for work anticipated but insufficiently designed or detailed at the time of tendering.

Public Liability Insurance

A policy designed to protect a business against claims by third parties for negligent acts.

Public Works

Construction and projects undertaken on behalf of governmental entities.

Purlin

A horizontal beam in a roof, at right angles to the principal rafters or trusses.

Quality

The degree of excellence of a thing.

Quality Assurance (QA)

The program established by the design professional and construction manager to develop the quality levels designated for the project by the owner. QA includes quality engineering and quality control as part of the program.

Quality Control (QC)

Inspection, test, evaluation or other necessary action to verify that a product, process, or service conforms to established requirements and specifications.

Quantity

The size, extent, weight, amount, number, or volume of a thing.

Quantity Survey

Detailed listing of all materials, equipment, and services needed to complete a project.

Quantity Surveyor

A person who measures and prices building work.

Rafter

A long sloping timber extending from the eave to the ridge of a roof.

Ready-Mixed Concrete

Concrete manufactured at batch plants and delivered by truck to the job site in a plastic state.

Real Estate

A piece of land subject to ownership.

Real Estate Broker
A qualified professional licensed to deal in the exchange of real estate.

Real Property
See "Real Estate"

Realtor
A real estate agent.

Realty
Real estate.

Rectification Order
Enforcement to rectify, fix or demolish all or part of a building and rebuild as per contractual agreement in accordance with legislative requirements.

Recycling
A recovery method of waste products by means of collection and processing.

Reinforcements
The action of strengthening by addition of material or support.

Render
A hard finish of either cement or plaster applied to brick or masonry walls. Different techniques of application result in different textures.

Renovation
The reworking of an existing dwelling or portion of an existing dwelling including the upgrading of major systems to extend the useful life of the structure and its inclusive members.

Residential (Zoning)
Land that includes premises used totally for residential purposes and land not used for farming, quarry or industry purposes.

Resource
Useable stock or supply of capital, materials, machines, work force, energy, knowledge, land and time.

Restoration
Comprehensive maintenance activities intended to bring an item back to its original appearance or state. Restoration is not solely for functional or operational reasons, but may also be required for historical preservation.

Retaining Wall
A wall that is designed to resist the lateral pressures of retained soil.

Ridge
The highest point in a roof.

Rising Damp
Ground moisture containing salts rising up a masonry wall by capillary action.

Risk Management
A planned method of precaution taken to avoid loss to property and personal well being.

Roof Area
Plan area measured across the eaves overhang or to the inner face of parapet walls, including areas covered by roof lights.

Roof Flashing
A weather shield commonly used to seal penetrations by pipes or columns in a roofing section.

Roof Vent
The unit mounted on a roof that is the terminus of a ventilation pipe.

Run-Off
The excess of rainwater or snowmelt that is not absorbed into the earth and drains to streams, rivers, or storm water collection devices.

R-Value

A value given for the resistance to heat transfer of a roof or wall system.

Sarking

Reflective foil fixed under the tile battens.

Scaffolding

Temporary structure providing access for operatives to construction works and support for materials and equipment.

Schedule

The plan for completion of a project based on a logical arrangement of activities, resources available, imposed dates or funding budgets.

Scope

Defines the work to be accomplished in a contract, documented by a contract's parameters.

Screed

A layer of concrete or cement used to even-off the floor before laying tiles.

Section

View of the features of an object lying on a plane passing through it, not showing features in front or behind the plane.

Septic System

A sewerage disposal system.

Set Back

The distance a building is located from the front property line.

Sewer

A subterranean conduit for conveying sewage or storm water.

Shed

A building or dormer with a single pitched roof.

Sill

The lower horizontal section of a window frame or opening.

Silt

Sediment deposited by water in a water course.

Silt Trap

A device that prevents water-borne soil from entering a pond or drainage system.

Site

The location for which the construction work is assigned to.

Site Analysis

The study of a specific land parcel to determine its suitability for a specific use.

Site Demolition

The act or process of demolishing an old building or structure to make way for new construction.

Site Establishment

Securing a building site from the public and preparing the site for building activity.

Site Layout Plan

Drawing which specifies the scope and disposition of site land, site limits, services, sheds, etc.

Site Measurement Drawing

Drawing which specifies site limits and the position of existing and planned buildings.

Site Plan

Location drawing giving the position of construction works in relation to the setting out points, the means of access and the general layout of a site. It may also contain information on service networks, road work and the landscape.

Site Services

In their agreement with an owner, the consultant often provides site services. Consultants do not inspect the work, they review it. Review is much less formal or demanding than inspection. Authorities having jurisdiction inspect the work; Consultants review the work.

Skirting

Skirtings are generally timber decorative trim, fixed along the base of internal walls, where the walls meet the floor.

Skylight

A window roof section fitted to the roof allowing light.

Slab

1. A cast concrete floor. 2. Flat section of floor or roof either on the ground or supported by beams or walls.

Slab, Concrete

See "Concrete Slab"

Slab, Precast

A molded layer of reinforced concrete, cast and cured, ready for delivery.

Slurry

A wet mixture of water and cement: usually containing no aggregate.

Smoke Alarm

A device that emits a warning sound if it detects smoke.

Smoke Detector

See "Smoke Alarm"

Smooth Face

Bricks with a smooth, flat finish.

Soffit

The lining fixed under the eaves between the fascia board and external wall.

Soffit Bearer

Timbers used to support the soffit.

Spalling

A chipping or peeling off of concrete surface or corners.

Special Conditions Of Contract

Conditions which modify the general conditions of contract but which are not project-specific.

Specifications

Documents that define the qualitative requirements for products, materials, and workmanship upon which the contract for construction is based.

Specifier

A consultant, architect, engineer, interior designer, landscape consultant, specification consultant, or some other specialist consultant: each of whom draft or create a specification of requirements.

Specs

Contraction of 'specifications'.

Stainless Steel

An alloy of steel with chromium and other metals that is practically immune to rusting and ordinary corrosion.

Stamp Duty

The State Government imposes a stamp duty, or tax, on the purchase of property. The amount of tax payable is calculated as a percentage of the property's purchase price. Only buyers pay stamp duty.

Standard

That which establishes by authority, custom, or general consent as a model or example.

Stenciling

Placing a design template on a concrete or other surface and applying the finish through a template cut out of thin, flat paper or metal.

Stormwater

Rainfall.

Stormwater Run-Off

The measured amount of rainfall collected via a water saving technique.

Structural Defects

Defects within the structure: to the structural elements which may cause an unsafe condition.

Structural Engineer

A civil engineer who specialises in the design and analysis of structures.

Structural Frame

Columns, beams, joists, wall, floors, trusses, etc., which act together as the structural frame to which non-structural items or materials are attached.

Stud (Wall Stud)

Vertical member found within a framed wall to which the lining material is fixed.

Subbies

See "Subcontractor"

Subcontract

An agreement between two parties involved in a construction contract where neither party is the owner.

Subcontractor

Used as a convenient term for the person or entity carrying out a specific part of the contract for the general contractor, whether or not a formal sub-contract agreement exists.

Subdivision

The division of land into building lots, streets, and open spaces.

Subfloor

A wood floor which is laid over the floor joists and on which the finished floor is laid.

Sublease

Lease of property by a tenant to a subtenant. Also called subletting.

Subletting

See "Sublease"

Subterranean

Below the surface of the earth.

Subterranean Termite

See "Termite"

Sump

A roof gutter pit used to connect downpipes to internal roof gutters.

Supervise

To carefully and closely monitor the work.

Supplier

A person, firm, or corporation that supplies materials or equipment to be included in the work, but does not perform labour at the place of the work.

Supply

To supply and deliver to project site, ready for installation.

Surface Water Drainage

A water drainage system relatively shallow and designed to fit directly into a storm water line.

Surface Waters

Rain water collected and running on the surface of the land rather than being confined to drains and water courses.

Surveyor

A person sufficiently trained to locate and record the exact physical boundaries of a parcel of land.

Suspended Ceiling

A finish ceiling that is hung from the structure above.

Suspended Structure

A structure supported principally by tension members or carrying its loads principally in tension.

Suspension Of Work

The temporary stopping of the work, a right reserved by owners in some construction contracts.

Sustainable Architecture

Architectural design based on the principles of sustainable development.

Sustainable Building

Construction that is based on energy conservation and reduction in use of non-renewable resources.

Sustainable Development

Construction utilising materials that are replaceable, like wood, and minimising use of non-replaceable materials and energy resources.

Switchboard

A unit designed and manufactured to house external operable fused switches, circuit breakers, or other protective or regulating devices and associated instrumentation.

Technical Performance

The susceptibility (behaviour, durability or serviceability) of the physical components of a facility and its elements and materials to the environment.

Tempered Glass

Annealed glass that has been cut to size and heated up to 6200 C then cooled quickly with jets of cold air.

Temporary Services

The utilities (water, electricity, telephone) brought onto a jobsite for the contractor's temporary use during construction.

Tenant

A person who rents property and/or land from a landlord; a lessee.

Tender

Written offer to execute at a stated price or rate an order for the supply of goods or services or the execution of works in given conditions.

Termite

Termites live in earth, and will build mud tunnels from the earth up to the wood structure.

Termite Barrier

A sheet metal barrier, used to discourage entry into the structure by subterranean termites.

Termite Control

Implementing appropriate solutions to control and manage the spread of termites into buildings and into structures.

Thinners

Volatile liquids used to reduce the texture of paint and varnish.

Three-Phase

Operating by means of combination of three alternating current circuits which differ in phase by one-third of a cycle.

Title

The right to ownership of property.

Title Deed

Evidence of ownership of property.

Title Insurance

A guarantee of title issued by an insurance company.

Top Plate

The horizontal timber above a wall on which the truss or rafter sits.

Townhouse

Two double storey attached dwellings usually registered under Strata Title.

Tribunal

A special court outside the civil and criminal judicial system that examines special problems and makes judgments. E.g. an industrial tribunal, which resolves disputes between employers and employees.

Trowel

A hand tool used by masons and plasterers to apply, shape, spread, or smooth plastic materials such as plaster or mortar.

Trowel Finish

The smooth finish coat surface of concrete, plaster produced by a trowel.

Truss

Structural framework of triangular units for supporting loads over long spans.

Truss Roof

A self supporting structural timber framework of triangular shaped members. Usually prefabricated and delivered to job site.

Trust Deed

A document evidencing a security interest in real property: used in some states in place of mortgage.

Trustee

In a trust deed, the entity to whom the title to the property is legally entrusted for the benefit of the beneficiary (the lender).

Undercoat

A coating applied prior to the final or top coat of a paint job. The second coat in three-coat work or first coat in repainting.

Underground

Subterranean.

Underpinning

The process of placing new foundations beneath an existing structure.

Unit Price

Individual prices for units of work. May be the basis for unit prices as they apply to extra work authorised by a consultant in a stipulated price contract or may be the basis for a unit price contract which comprises the sum of all individual unit prices.

Valley

The intersection between two sloping surfaces of a roof, towards which water flows.

Valuation

The opinion of a real estate appraiser as to the value of a parcel of real property.

Value

The property of an element because of which it is esteemed, desirable, or useful, or the degree of this property possessed: worth, merit or importance.

Value Analysis

The process of evaluating products or systems for initial cost, long term costs, replacement costs, and expected longevity of service, for the purpose of identifying best value for dollars spent.

Variable Rate Mortgage

A mortgage that allows the lender to raise or lower the interest rate from time to time.

Variation

Work that is neither expressly included in nor implied by the original contract and therefore is not in the contract price, whether it represents a change or alteration to the original work or simply an addition to or omission from it.

Vendor

A person who transfers a property by sale, particularly real estate, "seller" being more commonly used for one who sells personally.

Veneer

A thin layer or sheet of wood.

Vent

Any pipe or tube protruding through the roof covering, normally circular in shape.

Vents

One or Two course ventilation brick.

Verge

The edge of a sloping roof which overhangs a gable.

Vibrated Concrete

Concrete, compacted by vibration during and after placing.

Villa

Single-storey dwelling usually registered under strata or community title.

Wall, Cavity

See "Cavity Wall"

Wall, Retaining

See "Retaining Wall"

Wall Insulation

Material placed in wall cavities for the reduction of fire hazard or for protection from heat and cold.

Wall Lining

Material covering the interior walls that are fixed to the framework of a building.

Wall Plate

Horizontal timber member placed on top of a wall to support timber framed construction.

Walls

Vertical assemblies which may or may not be load-bearing.

Warrantee

A person to whom a warranty is made.

Warrantor

One who makes a warranty; any supplier or other person who gives or offers to give a written warranty or who is or may be obligated under an implied warranty.

Warranty

A promise made by a seller or contractor responsible for work performed under a contract that the work performed is fit for the purpose intended and is free from structural, electrical, mechanical, and other defects.

Waterproofing

A coating capable of stopping penetration of water or moisture.

Waterproof Membrane

An impermeable layer of plastic film, roofing material, bitumen, or other material placed to stop transfer of water or water vapor.

Water Table

The upper limit of the portion of ground saturated with water.

Weatherboard

Boards that cover external surfaces and overlap to keep out the rain.

Weephole

A small hole inserted in the ridge bedding and pointing mortar at the water channel of the tile for draining purposes.

Wind Bracing

Bracing members required to resist the forces on a structure resulting from wind pressure.

Window Casement

See "Casement"

Windows

Glazed openings in partitions, walls and cladding.

Wire Mesh

A series of longitudinal and transverse wires arranged substantially at right angles to each other sheets or rolls, used to reinforce mortar and concrete.

Wood

The hard compact fibrous substance of which trees and shrubs are largely composed.

WorkCover

Government department administering and enforcing compliance within occupational health and safety (OHS), injury management and workers compensation legislation, and manages the workers compensation system.

Wrought Iron

A term customarily used to denote mild steel. Wrought iron, which is iron with few impurities, is rarely available.

Zoning

Government regulation of the use of privately owned land and official designation of parts of a municipality or other governmental territory to be used only for certain specified land uses.