



Builder Definitions

Developer: An individual or company that develops real estate by preparing a site for residential or commercial use. Responsibilities will typically include all zoning, site excavation, roads, drainage, and utility infrastructure (such as water, sewer, gas, and electric). They will work very closely with the city and builder.

Finishes: A broad term used to describe all elements of the finished product. It is used to refer to anything from wood trim and baseboards to door handles and locks.

Final Appraised Value: An estimate of the value of the property including the land and completed house. This value is generally determined by an independent, licensed professional appraiser.

Footings: The very base of your house on which the foundation is laid. The footings are generally very wide to provide a substantial base of strength for the foundation.

Foundation: Poured on top of the footings, the foundation provides a solid base that the structure of your house can be built upon.

Framing: Refers to the process of constructing and erecting the walls, floor joists, and rafters. It also usually includes covering the outside of the structure with plywood. The overall shape of the house is defined by the framing.

Septic: A system by which the waste water from the house is returned to the soil by either a pump or gravity fed system.

Sewer: A city wide waste removal system that many times leads to a central treatment facility for reclamation and/or reuse.

Sub-Floor: The main floor from which your house is built up.

Plywood Sheeting: A plywood covering that is added to the exterior of a house to provide structural strength and a watertight seal.

Roofing Trusses: The "A" frame portion of a house that holds the weight of the roof in addition to holding the walls together.

Sheetrock: A chalk-like board that is used on the inside of a house to form a wall covering. Sheetrock is typically taped, bedded, textured, and painted to become your interior walls.

Ducting: A series of aluminum pipes that run throughout the house to provide heating and cooling for the house. Additionally, oven exhausts, stove pipes, and bathroom ventilation run through ducting.

Texturing: After the sheetrock is installed, it is covered with a layer of special mud in a way that leaves a slight texture.

Floor Joists: Pieces of lumber (generally 2" x 8") that run underneath the floor providing strength for the flooring.

Insulation: A fiberglass, wool, or foam substance that is used inside walls and in the attic to keep the house properly heated and cooled.

Lighting: There are many different lighting types. A few types are: recessed, ceiling fan, fluorescent, track, and standard.

Spec Home: A home built on the speculation that someone will like the house and buy the finished product. However, if a potential buyer showed an interest prior to the building process being complete, he/she may be able to pick out some of the options and/or make upgrades.

Amenity Center: A common area in a neighborhood that usually offers a swimming pool, weight room, club house, and play area for use by all residents and their guests.

HOA: HOA stands for Home Owners Association. This is an association of all home owners that is led by home owners. The purpose is to manage the activities of the community and pay for all common area expenses (landscaping, irrigation, electricity, amenity centers, etc.). The expenses are paid through HOA dues assessed on each home in the community. The HOA fee varies by community based on extent of amenities and level of common area maintenance required.