



# 2010 PROFESSIONAL'S CHOICE JUDGING CRITERIA for SINGLE FAMILY/MULTIFAMILY and CUSTOM HOME



Circle the number of points for each section based on the sliding scale. Please note that the reference points listed are some of the recommended items to use in judging but are not inclusive of all items to look for when judging each section. A nominee must score 70 points or more to be a winner.

## EXTERIOR

### I. Exterior flatwork and foundation

- All exterior flatwork is uniform and not extremely rough or uneven including porch and steps
- Flatwork has no obvious low spots and has proper drainage away from home
- Control joint edging and expansion joints are smooth and do not have excessive ridging
- Driveway should have a vertical control joint at center and horizontal control joints
- No cracks in exterior concrete exceeding 1/8"
- No major honeycomb apparent on walls
- All form boards removed

Poor	Fair	Average	Good	Superior					
1	2	3	4	5	6	7	8	9	10

### II. Exterior framing

- Two-X and one-X wood trim is tight, smooth and neat (no sap or knot holes)
- All exterior material and trim should be free of imperfections (holes, gouges, splintering and bowing)
- House, foundation sill plate and foundation line up consistently
- Roof appears to be installed correctly (flashing, roof vents, alignment of roofing material)
- Deck seems to be installed correctly (handrails secure, floor firm)
- Walls are level and not bowed
- Doors, windows and wood siding are properly flashed

Poor	Fair	Average	Good	Superior					
1	2	3	4	5	6	7	8	9	10

### III. Exterior finishing

- Installation of all exterior products neatly finished
- Caulking required on all four sides of home (not required under horizontal trim or underside of siding)
- Workmanship of all exterior products neatly finished
- Exterior paint covers completely
- Exterior finish of walls and foundation free of debris – dirt, concrete
- No paint splattered on roof or windows

Poor	Fair	Average	Good	Superior					
1	2	3	4	5	6	7	8	9	10

## INTERIOR

### I. Interior concrete flatwork and foundation

- Concrete flatwork is uniform and not rough or uneven
- No scaling (looks like concrete is chipped, not smooth)
- Garage flatwork drains properly to garage doors or drain
- No saw cuts, control joints on basement floor
- Floor has no major cracking (minimal shrinkage cracks shouldn't exceed 1/8" each side should still be flush)
- Foundation ties are removed
- Foundation walls are free of major cracking and honeycombing (repairs acceptable)

Poor	Fair	Average	Good	Superior					
1	2	3	4	5	6	7	8	9	10

NOTE: If the basement is finished, the home doesn't have a basement or the sales office is located in garage, please award points for this category based on the concrete work you can see.

## II. Interior framing

Floor joists do not have major cracking or defects  
Nails should not miss floor joists (excluding underlayment nails/screws)  
Joists are glued  
Floors, step are tight and squeak free – sturdy  
No bowing at walls, corners or ceilings  
Walls are straight, not twisted

	Poor	Fair	Average	Good	Superior					
	1	2	3	4	5	6	7	8	9	10

## III. Finish carpentry

Installation and workmanship of fireplace seams and corners  
Installation and workmanship of trim throughout home (door and window casings, base boards, handrails)  
Installation and workmanship of wall and ceiling treatments (moldings and miters)  
Doors open and close without sticking, squeaking or latching improperly  
Cabinets are installed well and are of good quality (have pads, no loose handles)  
Cabinets and doors are level (reveals are even/symmetrical and balanced)

	Poor	Fair	Average	Good	Superior					
	1	2	3	4	5	6	7	8	9	10

## IV. Drywall

Walls are smooth with no holes or imperfections  
Seams are not showing, no nail pops  
No cracking above windows, doors or throughout home  
Ceilings are uniform in texture (popcorn, knock down, slick)  
Straight horizon lines at ceiling

	Poor	Fair	Average	Good	Superior					
	1	2	3	4	5	6	7	8	9	10

## V. Woodwork, interior painting and staining

All trim is caulked well where needed (if painted)  
Finish on woodwork, base, casing is smooth  
Staining finish is smooth to the touch  
Woodwork does not have paint or lacquer runs, or overspray  
Wall paint and/or wall finishes are done well and do not have runs  
Paint smooth around doors and casings

	Poor	Fair	Average	Good	Superior					
	1	2	3	4	5	6	7	8	9	10

## VI. Floor coverings

Hard surfaces on floors are uniform and straight with grout not cracking or loose  
Overall workmanship and installation are good  
Carpet and/or vinyl seams are straight and not frayed (seams may be visible due to carpet type, lighting and patterns and should be deducted for those reasons)  
Uniform stain color

	Poor	Fair	Average	Good	Superior					
	1	2	3	4	5	6	7	8	9	10

## VII. Ceramic tile, marble, granite, etc.

Good workmanship and installation of hard surfaces in kitchen and bath  
Caulking uniform and smooth (tub units, vanities, counters, showers)  
Installation of bathroom tub, shower tiles and tub surrounds  
Installation of kitchen back splash tile

	Poor	Fair	Average	Good	Superior					
	1	2	3	4	5	6	7	8	9	10

Total Score \_\_\_\_\_ of 100 possible points

Additional Comments:

Scores of 70+ are winning scores

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