

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER:

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE	ATTRIBUTE							FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Roof									
Weight A = 10									
Final Weighting = A x B		7.50	8.50	6.50	4.50	5.50	4.00	10.00	
Roof Structure - Decking	PLY	4	4	4		4		4	4.00
Roof Structure - Trusses, Joist, Insulation	WD	4	4	4		4	4	4	4.00
Roof Covering	AS	3	3	3		2	3	4	3.11
Roof Pitch 4/12	SLOPED			4					4.00
Soffit/Fascia	AL	4	4	4		4		4	4.00
Flashing	GALV	4	4	4		4			4.00
Gutters/Downspouts	GALV	2	2	2	4	4			2.62
Chimneys	NONE								
Fire Walls (For Multiplex -- if NONE put 1's in column an appropriate # for Expansion Capacity)	NONE								
Raw Average		3.5	3.5	3.571428571	4	3.666666667	3.5	4	
Weighted Score		26.3	29.8	23.2	18.0	20.2	14.0	40.0	171.4
Rating									73%

ASSESSMENT DEFINITIONS

Appearance = the degree of visual attractiveness
 Condition = the actual operating condition
 Functionality = degree of usefulness
 Expansion Capacity = ability to support growth
 Life Expectancy = remaining usefulness relative to best case
 Energy Compliance = degree of compliance or efficiency
 Life/Safety Compliance = degree of compliance
 Occupant Assessment = customer rating

1 = Major Maintenance/Repair
 2 = Moderate Maintenance/Repair
 3 = Minor Maintenance/Repair
 4 = Meets Standards
 5 = Exceeds Standards

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Structural Foundation/Exterior Walls Weight A = 10 Final Weighting = A x B		7.50	8.50	6.50	4.50	5.50	4.00	10.00	
Exterior Wall Structure	WD	4	4	4		4	4	4	4.00
Exterior Wall Covering 10% EIFS	ALSIDING	3	3	3		4	3	4	3.37
Foundation/Basement	CONC	4	4	4		4	4	4	4.00
Floor Structure	WD	4	4	4		4		4	4.00
Windows - Frames	AL	4	4	4		4	4	4	4.00
Windows - Glazing	DBL	4	4	4		4	4	4	4.00
Windows - Screens	FGL	3	3	4		4			3.43
Doors - Entry	MCLAD	4	4	4		4	4		4.00
Doors - Sliding Glass DOUBLE GLAZE	AL	3	3	3		4	4	3	3.23
Doors - Storm/Screen PATIO ONLY	SCREEN	3	3	2		3	2		2.67
Doors - Hardware	BR	4	4	3		4		3	3.57
Raw Average		3.636363636	3.636363636	3.545454545	#DIV/0!	3.909090909	3.625	3.75	
Weighted Score		27.3	30.9	23.0		21.5	14.5	37.5	154.7
Rating									73%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Structural Other Building Elements Weight A = 5 Final Weighting = A x B		3.75	4.25	3.25	2.25	2.75	2.00	5.00	
Garage/Carport	SGLCPT	4	4	4	4	4			4.00
Garage Door	NONE								
Porch/Stoop	CONC	4	4	4	4	4		4	4.00
Patio/Deck	CONC	4	4	4	4	4		4	4.00
Balcony	NONE								
Storage Areas	WD	4	4	4	4	4			4.00
Trash Enclosures	CONC	3	3	4	4	4			3.51
Stairs (Exterior)	NONE								
Crawl Space	NONE	4	4	4		4	4	4	4.00
Privacy Fencing	WD	4	4	4	4	4		4	4.00
Landscaping	GRSTRS	3	3	3		3		4	3.26
Raw Average		3.75	3.75	3.875	4	3.875	4	4	
Weighted Score		14.1	15.9	12.6	9.0	10.7	8.0	20.0	90.3
Rating									77%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Interior Mechanical Weight A = 10 Final Weighting = A x B		7.50	8.50	6.50	4.50	5.50	4.00	10.00	
Gas Service	NONE								
Water Service	CU	4	4	3		4			3.77
Drain/Waste/Vent	CI	4	4	4		4			4.00
Water Heater	ELEC	4	4	3		4	4	4	3.85
Heating System	HP	4	4	4		4	4	4	4.00
Cooling System - Interior	HP	4	4	4		4	4	4	4.00
Cooling System - Exterior	HP	4	4	4		4	4	4	4.00
Ductwork	GALV	3	2	3		3	4	4	3.13
Register/Diffusers	MTL	3	3	4		3			3.23
Fire Protection	NONE								
Thermostat	MERC	4	4	3		4			3.77
Raw Average		3.77777778	3.66666667	3.55555556	#DIV/0!	3.77777778	4	4	
Weighted Score		28.3	31.2	23.1		20.8	16.0	40.0	159.4
Rating									75%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Interior Electrical Weight A = 10 Final Weighting = A x B		7.50	8.50	6.50	4.50	5.50	4.00	10.00	
Electrical Panel	BRKR	3	2	2		2		2	2.20
Receptacles	15A/DUP	3	3	2		2		2	2.42
GFCI Receptacles/Breakers <i>NONE ----1's</i>	15A/REC	3	3	3		3		3	3.00
Wiring	2/3W	3	3	3		3		3	3.00
Lighting Fixtures	FL/INCAN	3	4	4		4		4	3.80
Smoke Detectors <i>NONE ----1's</i>	AC	4	4	3		3		3	3.42
Phone Jacks	2W	4	4	3		4		4	3.83
Cable Hookups	COAX	4	4	3		4		4	3.83
Service Disconnect <i>NONE ----1's</i>	NONE	1	1	1		1		1	1.00
Light Switches	TOG	4	4	4		4		4	4.00
Raw Average		3.2	3.2	2.8	#DIV/0!	3	#DIV/0!	3	
Weighted Score		24.0	27.2	18.2		16.5		30.0	115.9
Rating									61%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Interiors, General All but Kitchen, Baths, Laundry Weight A = 8 Final Weighting = A x B		6.00	6.80	5.20	3.60	4.40	3.20	8.00	
Flooring - Carpet	NONE								
Flooring - Vinyl	VSHEET	4	4	4		4		4	4.00
Flooring - Wood	WD	4	4	4		4			4.00
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT	4	3	4		4		4	3.78
Ceilings	GWB	4	4	4		4		4	4.00
Ceiling Finish	PNT	4	4	4		4		4	4.00
Molding & Trim	WD/VIN	3	3	4		4		4	3.58
Stairs (Interior)	NONE								
Doors - Interior	HC	3	3	4		4		4	3.58
Doors - Closet SLIDING	WD	3	3	4		4		4	3.58
Window Treatment (Blinds)	SHADES	4	4	4		4			4.00
Closet Shelving	WD	3	4	4	4	4			3.77
Interior Hardware	MTL	1	1	1		1			1.00
Attic /Recreation Room	NONE								
Raw Average		3.33333333	3.33333333	3.75	4	3.75	#DIV/0!	4	
Weighted Score		20.0	22.7	19.5	14.4	16.5		32.0	125.1
Rating									71%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors Kitchen Weight A = 8		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Final Weighting = A x B		6.00	6.80	5.20	3.60	4.40	3.20	8.00	
Cabinets	PLY	4	4	4		4			4.00
Counter Tops	PLAM	4	4	4		4			4.00
Sink	PORC	4	4	4		4			4.00
Sink Fixtures	CR	4	4	4		4			4.00
Refrigerator 21 CF	2DR	4	4	4		4			4.00
Range/Oven	ELEC	4	4	4		4			4.00
Vent Hood	DUC	4	4	4		4		4	4.00
Dishwasher	STD	4	4	4		4			4.00
Garbage Disposal	STD	4	4	4		4		4	4.00
Flooring	VSHEET	4	2	4		4		4	3.55
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT	4	3	4		4		4	3.78
Ceilings	GWB	3	3	4		4		4	3.58
Ceiling Finish	PNT	4	3	4		4		4	3.78
Interior Hardware	MTL	1	1	1		1		1	1.00
Raw Average		3.66666667	3.4	3.8	#DIV/0!	3.8	#DIV/0!	3.625	
Weighted Score		22.0	23.1	19.8		16.7		29.0	110.6
Rating									74%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM		TYPE								FINAL SCORE
Interiors			Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Bathroom #1			0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Weight A = 8										
Final Weighting = A x B		6.00	6.80	5.20	3.60	4.40	3.20	8.00		
Cabinets	MASTER BATH	NONE	1	1	1		1			1.00
Counters		NONE	1	1	1		1			1.00
Sink	WALL HUNG	PORC	4	4	3		4			3.77
Fixture Hardware		CR	4	4	4		4			4.00
Toilet		PORC	3	4	4		4			3.73
Tub/Shower	SHOWER ONLY	FGLSHWR	3	3	4		4		4	3.58
Flooring		VCT	4	4	4		4		4	4.00
Walls		GWB	3	3	4		4		4	3.58
Wall Finish		PNT/TILE	3	3	4		4		4	3.58
Ceilings		GWB	4	4	4		4		4	4.00
Ceiling Finish		PNT	4	4	4		4		4	4.00
Ventilator	Use EXFAN, WIN, or NONE No window or fan	EXFAN	4	4	4		4		4	4.00
Interior Hardware		MTL	1	1	1		1		1	1.00
Raw Average			3	3.076923077	3.230769231	#DIV/0!	3.307692308	#DIV/0!	3.625	
Weighted Score			18.0	20.9	16.8		14.6		29.0	99.3
Rating										63%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors Bathroom #2 Weight A = 8		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Final Weighting = A x B		6.00	6.80	5.20	3.60	4.40	3.20	8.00	
Cabinets	PLY	2	3	2		4			2.70
Counters	TILE	2	3	2		4			2.70
Sink WALL HUNG	PORC	4	3	3		4			3.46
Fixture Hardware	CR	3	3	4		4			3.43
Toilet	PORC	3	4	4		4			3.73
Tub/Shower	PORC	4	4	4		4		4	4.00
Flooring	VSHEET	4	4	4		4		4	4.00
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT/TILE	3	3	4		4		4	3.58
Ceilings	GWB	4	4	4		4		4	4.00
Ceiling Finish	PNT	4	4	4		4		4	4.00
Ventilator Use EXFAN, WIN, or NONE No window or fan	EXFAN	4	4	4		4		4	4.00
Interior Hardware	MTL	1	1	1		1		1	1.00
Raw Average		3.153846154	3.307692308	3.384615385	#DIV/0!	3.769230769	#DIV/0!	3.625	
Weighted Score		18.9	22.5	17.6		16.6		29.0	104.6
Rating									68%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors									
Bathroom #3									
Weight A = 8		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Final Weighting = A x B		6.00	6.80	5.20	3.60	4.40	3.20	8.00	
Cabinets									
Counters									
Sink									
Fixture Hardware									
Toilet									
Tub/Shower									
Flooring									
Walls									
Wall Finish									
Ceilings									
Ceiling Finish									
Ventilator Use EXFAN, WIN, or NONE No window or fan -- 1's									
Interior Hardware									
Raw Average		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Weighted Score									
Rating									

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
House Sitework		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Weight A = 7									
Final Weighting = A x B		5.25	5.95	4.55	3.15	3.85	2.80	7.00	
Walkways	CONC	4	4	3	4	4		4	3.85
Driveways	CONC	4	4	4	4	4		4	4.00
Parking Pads	CONC	4	4	4	4	4		4	4.00
Electrical Service	OVHD	3	3	3	4	3		3	3.11
Water Service	CU	4	4	4	4	4		4	4.00
Sewage Service	CI	4	4	4	4	4		4	4.00
Gas Service	NONE								
Grading/Drainage	GRSTRS	3	3	3	4	4		4	3.47
Sidewalk	CONC	4	4	4	4	4		4	4.00
Raw Average		3.75	3.75	3.625	4	3.875	#DIV/0!	3.875	
Weighted Score		19.7	22.3	16.5	12.6	14.9		27.1	113.1
Rating									76%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Community Assessment Weight A = 4 Final Weighting = A x B		3.00	3.40	2.60	1.80	2.20	1.60	4.00	
Roads/Streets Length in Miles <u>4.6</u>	ASPH	4	3	4	4	3		4	3.67
Parking Lots	NONE	1	1	1	4	1		1	1.32
Playgrounds/Recreations Areas ONE	MTL/WD	3	4	4	4	4		3	3.59
Common Areas	GRSTRS	3	3	2	4	4		4	3.32
Bus Stops ONE	MTL/PL	4	4	4	4	4		4	4.00
Boundary Fencing	NONE								
Landscaping	GRSTRS	3	3	3	4	3		4	3.34
Street Lighting MERCURY,HIGH PRESS. SODIUM	HPS	4	4	4	4	4		4	4.00
Area Lighting	NONE	1	1	1	4	1		1	1.32
Storm Drainage	INLET	4	3	4	4	4		4	3.80
Crosswalks/Pavement Markings NONE-- 1's ..4 expcap	NONE	1	1	1	4	1		1	1.32
Fire Hydrants NONE-- 1's ..4 expcap	STD	4	4	4	4	4		4	4.00
Raw Average		2.909090909	2.818181818	2.909090909	4	3	#DIV/0!	3.090909091	
Weighted Score		8.7	9.6	7.6	7.2	6.6		12.4	52.0
Rating									61%

TYPE(C/E/S/R): F JN4.2 (E)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1962

STREET ADDRESS: 4619 LARK

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 4619

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

RATING	SYSTEM	SUBSYSTEM
3.67	Roof	
3.66	Structural	Foundation/Exterior Walls
3.85	Structural	Other Building Elements
3.75	Interior	Mechanical
3.05	Interior	Electrical
3.57	Interiors, General	All but Kitchen, Baths, Laundry
3.68	Interiors	Kitchen
3.17	Interiors	Bathroom #1
3.40	Interiors	Bathroom #2
	Interiors	Bathroom #3
3.09	Interiors	Laundry Room
3.94	Special	Assessments
3.80	House Sitework	
3.06	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.52	AVERAGE	