

TYPE(C/E/S/R): H JN3.1 (S)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1960

STREET ADDRESS: 3393 Loma Dr.

NET FLOOR AREA: 1241

BDRMS/BATHS: 3/2

FAC# 3393

APPROPRIATION: CAPEHART

GRADE: SNCO

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		7.50	8.50	6.50	4.50	5.50	4.00	10.00	
Weight A = 10									
Final Weighting = A x B									
Roof Structure - Decking	PLY	3	3	4		4		4	3.58
Roof Structure - Trusses, Joist, Insulation	WD	4	4	4		4	3	4	3.90
Roof Covering	AS	3	3	3		3	3	4	3.24
Roof Pitch 3/12	SLOPED			4					4.00
Soffit/Fascia	WD	2	2	3		3		4	2.84
Flashing	GALV	3	3	3		4			3.20
Gutters/Downspouts	GALV	3	3	3	4	4			3.31
Chimneys	NONE								
Fire Walls (For Multiplex -- if NONE put 1's in column an appropriate # for Expansion Capacity)	NONE								
Raw Average		3	3	3.428571429	4	3.666666667	3	4	
Weighted Score		22.5	25.5	22.3	18.0	20.2	12.0	40.0	160.5
Rating									69%

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

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		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	2	4	3.81
Exterior Wall Covering ASBESTOS MATERIAL	HBD	2	2	2		2	1	1	1.67
Foundation/Basement	CONC	4	4	4		4	2	4	3.81
Floor Structure	WD	4	4	4		4		4	4.00
Windows - Frames	AL	1	1	1		1	1	1	1.00
Windows - Glazing	SGL	1	1	1		1	1	1	1.00
Windows - Screens	FGL	1	1	1		1			1.00
Doors - Entry SOLID CORE	WD	1	1	1		1	1		1.00
Doors - Sliding Glass SINGLE GLAZE	AL	1	1	1		1	1	1	1.00
Doors - Storm/Screen PATIO & KITCHEN ONLY	SCREEN	1	1	1		1	1		1.00
Doors - Hardware	BR	1	1	1		1		1	1.00
Raw Average		1.909090909	1.909090909	1.909090909	#DIV/0!	1.909090909	1.25	2.125	
Weighted Score		14.3	16.2	12.4		10.5	5.0	21.3	79.7
Rating									37%

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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Structural Other Building Elements Weight A = 5 Final Weighting = A x B		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
		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	3	3	4	4	4		4	3.62
Balcony	NONE								
Storage Areas	WD	2	2	3	4	4			2.82
Trash Enclosures	WD	1	1	1	4	1			1.42
Stairs (Exterior)	NONE								
Crawl Space	CS	4	4	4		4	4	4	4.00
Privacy Fencing	WD	3	3	3	4	3		4	3.34
Landscaping	GRSTRS	3	3	2		3		4	3.09
Raw Average		3	3	3.125	4	3.375	4	4	
Weighted Score		11.3	12.8	10.2	9.0	9.3	8.0	20.0	80.4
Rating									66%

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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interior Mechanical Weight A = 10 Final Weighting = A x B		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
		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	4		4	4	4	4.00
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	3	3		3	3	3	3.00
Register/Diffusers	MTL	3	3	3		3			3.00
Fire Protection	NONE								
Thermostat	MERC	4	4	3		4			3.77
Raw Average		3.77777778	3.77777778	3.55555556	#DIV/0!	3.77777778	3.8	3.8	
Weighted Score		28.3	32.1	23.1		20.8	15.2	38.0	157.5
Rating									75%

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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interior Electrical Weight A = 10 Final Weighting = A x B		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
		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	3		3		3	3.00
GFCI Receptacles/Breakers <i>NONE ----1's</i>	15A/REC	1	1	1		1		1	1.00
Wiring	2/3W	2	2	2		3		2	2.14
Lighting Fixtures	FL/INCAN	3	4	4		4		4	3.80
Smoke Detectors <i>NONE ----1's</i>	AC	4	4	3		4		4	3.83
Phone Jacks	2W	4	4	4		4		4	4.00
Cable Hookups	COAX	4	4	4		4		4	4.00
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		2.9	2.9	2.8	#DIV/0!	3	#DIV/0!	2.9	
Weighted Score		21.8	24.7	18.2		16.5		29.0	110.1
Rating									58%

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STORIES: 1

SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors, General All but Kitchen, Baths, Laundry 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	
Flooring - Carpet	NONE								
Flooring - Vinyl	VCT	3	4	4		4		4	3.80
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	SOA/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	4	3	4		4		4	3.78
Doors - Closet Sliding	MTL	3	4	4		4		4	3.80
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	3.41666667	3.75	4	3.75	#DIV/0!	4	
Weighted Score		20.0	23.2	19.5	14.4	16.5		32.0	125.6
Rating									72%

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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	3	3	4		4			3.43
Counter Tops	PLAM	4	4	4		4			4.00
Sink	SS	4	4	4		4			4.00
Sink Fixtures	CR	4	4	4		4			4.00
Refrigerator 18CF	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	NONE	1	1	1		1			1.00
Garbage Disposal 1/3 HP	STD	4	4	4		4		4	4.00
Flooring	VCT	3	4	4		4		4	3.80
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		3.333333333	3.266666667	3.6	#DIV/0!	3.6	#DIV/0!	3.625	
Weighted Score		20.0	22.2	18.7		15.8		29.0	105.8
Rating									69%

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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	PLY	2	2	2		4		2.39	
Counters		PLAM	4	4	2		4		3.54	
Sink	WALL HUNG	PORC	4	4	2		4		3.54	
Fixture Hardware		CR	3	4	4		4		3.73	
Toilet		PORC	4	4	4		4		4.00	
Tub/Shower	SHOWER ONLY	FGLSHWR	4	4	4		4	4	4.00	
Flooring		TILE	3	2	4		4	4	3.36	
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			3.307692308	3.307692308	3.307692308	#DIV/0!	3.769230769	#DIV/0!	3.625	
Weighted Score			19.8	22.5	17.2		16.6		29.0	
Rating									105.1 69%	

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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	2	2		4			2.39
Counters	PLAM	4	4	2		4			3.54
Sink WALL HUNG	PORC	4	4	2		4			3.54
Fixture Hardware	CR	3	4	4		4			3.73
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	PORC	3	3	4		4		4	3.58
Flooring	VCT	3	4	4		4		4	3.80
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT/TILE	4	4	4		4		4	4.00
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	4	4	4		4		4	4.00
Raw Average		3.538461538	3.692307692	3.538461538	#DIV/0!	4	#DIV/0!	4	
Weighted Score		21.2	25.1	18.4		17.6		32.0	114.3
Rating									74%

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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors Bathroom #3 Weight A = 8 Final Weighting = A x B		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
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									

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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors Laundry Room Weight A = 5		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Final Weighting = A x B		3.75	4.25	3.25	2.25	2.75	2.00	5.00	
Location (Score for all locations)	KITCHEN	2		2					2.00
Flooring	VCT	3	4	4		4		4	3.80
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT	4	3	4		4		4	3.78
Ceiling	GWB	4	4	4		4		4	4.00
Ceiling Finish	PNT	4	3	4		4		4	3.78
Plumbing Hookup	STD	4	4	4		4			4.00
Vent Hookup	STD	4	4	4		4		4	4.00
Shelving	PLY	3	3	4	4	4		4	3.62
Interior Hardware	MTL	1	1	1		1		1	1.00
Raw Average		3.2	3.22222222	3.5	4	3.66666667	#DIV/0!	3.625	
Weighted Score		12.0	13.7	11.4	9.0	10.1		18.1	74.3
Rating									67%

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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	3	3	4	3		3	3.28
Driveways	CONC	3	3	4	4	4		4	3.62
Parking Pads	CONC	3	3	4	4	4		4	3.62
Electrical Service	OVHD	3	3	3	4	3		4	3.34
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	4	4	4	4	4		4	4.00
Sidewalk	CONC	4	4	4	4	4		4	4.00
Raw Average		3.625	3.5	3.75	4	3.75	#DIV/0!	3.875	
Weighted Score		19.0	20.8	17.1	12.6	14.4		27.1	111.1
Rating									75%

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		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	3	3		4	3.56
Parking Lots	NONE	1	1	1	4	1		1	1.32
Playgrounds/Recreations Areas	WD/PL	2	2	2	4	4		3	2.71
Common Areas	GRSTRS	2	2	2	4	4		3	2.71
Bus Stops ONE	MTL/PL	4	4	4	4	4		4	4.00
Boundary Fencing	WD/PL	3	3	4	4	3		4	3.49
Landscaping	GRSTRS	3	3	3	4	3		4	3.34
Street Lighting MECURY,HIGH PRESS. SODIUM	HPS	3	4	3	4	3		3	3.31
Area Lighting	NONE	1	1	1	4	1		1	1.32
Storm Drainage	INLET	4	3	3	3	4		4	3.54
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		2.666666667	2.583333333	2.666666667	3.833333333	2.916666667	#DIV/0!	3	
Weighted Score		8.0	8.8	6.9	6.9	6.4		12.0	49.0
Rating									58%

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STORIES: 1

RATING	SYSTEM	SUBSYSTEM
3.44	Roof	
1.84	Structural	Foundation/Exterior Walls
3.29	Structural	Other Building Elements
3.73	Interior	Mechanical
2.90	Interior	Electrical
3.59	Interiors, General	All but Kitchen, Baths, Laundry
3.46	Interiors	Kitchen
3.44	Interiors	Bathroom #1
3.70	Interiors	Bathroom #2
	Interiors	Bathroom #3
3.36	Interiors	Laundry Room
3.64	Special	Assessments
3.73	House Sitework	
2.88	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.31	AVERAGE	