

TYPE(C/E/S/R): I SC4.1 (S)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1960

STREET ADDRESS: 3452 W. Garryana

NET FLOOR AREA: 1191

BDRMS/BATHS: 4/2

FAC# 3452

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	4	4	4		4		4	4.00
Roof Structure - Trusses, Joist, Insulation	WD	4	4	4		4	3	4	3.90
Roof Covering	AS	3	3	4		4	3	4	3.52
Roof Pitch 3/12	SLOPED			4					4.00
Soffit/Fascia	WD	2	2	3		4		1	2.20
Flashing	GALV	4	4	4		4			4.00
Gutters/Downspouts	GALV	4	4	4	2	4			3.72
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	3.857142857	2	4	3	3.25	
Weighted Score		26.3	29.8	25.1	9.0	22.0	12.0	32.5	156.6
Rating									72%

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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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Structural Foundation/Exterior Walls Weight A = 10		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Final Weighting = A x B		7.50	8.50	6.50	4.50	5.50	4.00	10.00	
Exterior Wall Structure	WD	2	4	4		4	1	4	3.36
Exterior Wall Covering ASBESTOS MATERIAL	HBD/MAS	2	2	2		4	1	1	1.93
Foundation/Basement	CONC	4	4	4		4	1	4	3.71
Floor Structure	WD	3	3	4		4		3	3.32
Windows - Frames	AL	2	2	2		2	1	4	2.38
Windows - Glazing	SGL	2	2	2		2	1	4	2.38
Windows - Screens	FGL	2	2	2		2			2.00
Doors - Entry	WD	2	2	2		2	1		1.88
Doors - Sliding Glass SINGLE GLAZE	AL	2	2	2		2	1	1	1.67
Doors - Storm/Screen PATIO ONLY	SCREEN	2	2	2		2	1		1.88
Doors - Hardware	BR	2	2	2		2		1	1.74
Raw Average		2.272727273	2.454545455	2.545454545	#DIV/0!	2.727272727	1	2.75	
Weighted Score		17.0	20.9	16.5		15.0	4.0	27.5	101.0
Rating									48%

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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		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	
Garage/Carport	SGLCPT	3	3	4	4	4			3.51
Garage Door	NONE								
Porch/Stoop	CONC	3	4	4	4	4		4	3.82
Patio/Deck	CONC	2	2	3	4	4		4	3.09
Balcony	NONE								
Storage Areas IN CARPORT	CONC	3	3	4	4	4			3.51
Trash Enclosures IN CARPORT	CONC	4	4	4	4	4			4.00
Stairs (Exterior)	NONE								
Crawl Space	CS	4	4	4		4	4	4	4.00
Privacy Fencing	WD	3	3	3	4	4		4	3.47
Landscaping	GRSTRS	3	3	3		3		4	3.26
Raw Average		3.125	3.25	3.625	4	3.875	4	4	
Weighted Score		11.7	13.8	11.8	9.0	10.7	8.0	20.0	85.0
Rating									72%

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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	4		4			4.00
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	4	4	3.33
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	3.66666667	#DIV/0!	3.77777778	4	4	
Weighted Score		28.3	32.1	23.8		20.8	16.0	40.0	161.1
Rating									76%

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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		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Final Weighting = A x B		7.50	8.50	6.50	4.50	5.50	4.00	10.00	
Electrical Panel	BRKR	2	2	2		2		2	2.00
Receptacles	15A/DUP	4	2	2		2		2	2.39
GFCI Receptacles/Breakers <i>NONE ----1's</i>	15A/REC	1	1	1		1		1	1.00
Wiring	2/3W	2	2	2		2		2	2.00
Lighting Fixtures	FL/INCAN	3	3	3		4		4	3.41
Smoke Detectors <i>NONE ----1's</i>	AC	4	4	2		4		2	3.13
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		2.9	2.7	2.3	#DIV/0!	2.8	#DIV/0!	2.6	
Weighted Score		21.8	23.0	15.0		15.4		26.0	101.1
Rating									53%

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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	3	3	4		4		4	3.58
Ceiling Finish Blown in	PNT	4	3	4		4		4	3.78
Molding & Trim	WD/VIN	3	3	4		4		4	3.58
Stairs (Interior)	WD	2	4	4		4		4	3.61
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		3.153846154	3.307692308	3.769230769	4	3.769230769	#DIV/0!	4	
Weighted Score		18.9	22.5	19.6	14.4	16.6		32.0	124.0
Rating									71%

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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 18 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	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	4	4		4		4	4.00
Interior Hardware	MTL	1	1	1		1		1	1.00
Raw Average		3.333333333	3.333333333	3.6	#DIV/0!	3.6	#DIV/0!	3.625	
Weighted Score		20.0	22.7	18.7		15.8		29.0	106.2
Rating									70%

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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors Bathroom #1 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 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	4	4	4		4			4.00
Tub/Shower SHOWER ONLY	FGLSHWR	4	2	4		4		4	3.55
Flooring 2 PATTERNS	VCT	2	3	4		4		4	3.38
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT/TILE	3	3	4		4		4	3.58
Ceilings	GWB	3	3	4		4		4	3.58
Ceiling Finish	PNT	4	3	4		4		4	3.78
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		2.923076923	2.769230769	3.230769231	#DIV/0!	3.307692308	#DIV/0!	3.625	96.7 62%
Weighted Score		17.5	18.8	16.8		14.6		29.0	
Rating									

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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	3	3		4			2.93
Counters	PLAM	4	4	3		4			3.77
Sink WALL HUNG	PORC	4	4	3		4			3.77
Fixture Hardware	CR	3	4	4		4			3.73
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	PORC	3	4	4		4		1	3.01
Flooring	VCT	3	4	4		4		4	3.80
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT/TILE	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
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		3.230769231	3.384615385	3.538461538	#DIV/0!	3.769230769	#DIV/0!	3.25	
Weighted Score		19.4	23.0	18.4		16.6		26.0	103.4
Rating									69%

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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	
Interiors Laundry Room Weight A = 5			Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance		Life/Safety Compliance
Final Weighting = A x B			0.75	0.85	0.65	0.45	0.55	0.40		1.00
Location	(Score for all locations)	KITCHEN	3		3				3.00	
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	3	3	4		4	4	3.58	
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	2	3	4	4	4	4	3.45	
Interior Hardware		MTL	1	1	1		1	1	1.00	
Raw Average			3.1	3.111111111	3.6	4	3.666666667	#DIV/0!	3.625	
Weighted Score			11.6	13.2	11.7	9.0	10.1		18.1	
Rating									73.8 68%	

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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		4	3.52
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		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	SURFACE	4	4	4	4	4	4	4	4.00
Sidewalk	CONC	3	3	4	4	4		4	3.62
Raw Average		3.5	3.375	3.75	4	3.75	4	3.875	
Weighted Score		18.4	20.1	17.1	12.6	14.4	11.2	27.1	120.9
Rating									74%

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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>3.2</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	3	3	4	4	3		4	3.49
Landscaping	GRSTRS	3	3	3	4	3		4	3.34
Street Lighting MERCURY,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
3.62	Roof	
2.38	Structural	Foundation/Exterior Walls
3.58	Structural	Other Building Elements
3.79	Interior	Mechanical
2.66	Interior	Electrical
3.54	Interiors, General	All but Kitchen, Baths, Laundry
3.48	Interiors	Kitchen
3.09	Interiors	Bathroom #1
3.44	Interiors	Bathroom #2
	Interiors	Bathroom #3
3.40	Interiors	Laundry Room
3.68	Special	Assessments
3.69	House Sitework	
2.88	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.33	AVERAGE	