

TYPE(C/E/S/R): JNCO2 (S)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: \_\_\_\_\_

DATE: 7/23/98

AGE (YR): 1998

STREET ADDRESS: 3910 E. Garryana Mt. View Dr.

NET FLOOR AREA: 950

# BDRMS/BATHS: 2/1

FAC# 3910

APPROPRIATION: A1

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		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	WD	4	4	4		4		4	4.00
Roof Structure - Trusses, Joist, Insulation	WD	4	4	4		4	4	4	4.00
Roof Covering	AS	4	4	4		4	4	4	4.00
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	AL	4	4	4	4	4			4.00
Chimneys	NONE								
Fire Walls (For Multiplex -- if NONE put 1's in column an appropriate # for Expansion Capacity)	NONE								
<b>Raw Average</b>		4	4	4	4	4	4	4	
<b>Weighted Score</b>		30.0	34.0	26.0	18.0	22.0	16.0	40.0	186.0
<b>Rating</b>									80%

**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	4	4	4.00
Exterior Wall Covering	STUCCO	4	4	4		4	4	4	4.00
Foundation/Basement	CONC	4	4	4		4	4	4	4.00
Floor Structure	SOG	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	4	4	4		4			4.00
Doors - Entry	MCLAD	4	4	4		4	4		4.00
Doors - Sliding Glass	AL/DBL	4	4	4		4	4	3	3.76
Doors - Storm/Screen ONLY AT PATIO	SCREEN	4	4	4		4	4		4.00
Doors - Hardware	BR	4	4	4		4		4	4.00
<b>Raw Average</b>		4	4	4	#DIV/0!	4	4	3.875	
<b>Weighted Score</b>		30.0	34.0	26.0		22.0	16.0	38.8	166.8
<b>Rating</b>									80%

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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	SGLGAR	4	4	4	4	4			4.00
Garage Door	MTL	4	4	4		4			4.00
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/CONC	4	4	4	4	4			4.00
Trash Enclosures	WD	4	4	4	4	4			4.00
Stairs (Exterior)	NONE								
Crawl Space	NONE								
Privacy Fencing	WD	4	4	4	4	4		4	4.00
Landscaping	GRSTRS	4	4	4		4		4	4.00
<b>Raw Average</b>		4	4	4	4	4	#DIV/0!	4	
<b>Weighted Score</b>		15.0	17.0	13.0	9.0	11.0		20.0	85.0
<b>Rating</b>									80%

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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	
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	4		4			4.00
Drain/Waste/Vent	PVC	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	4	4	4		4	4	4	4.00
Register/Diffusers	MTL	4	4	4		4			4.00
Fire Protection	NONE								
Thermostat	DIG	4	4	4		4			4.00
<b>Raw Average</b>		4	4	4	#DIV/0!	4	4	4	
<b>Weighted Score</b>		30.0	34.0	26.0		22.0	16.0	40.0	168.0
<b>Rating</b>									80%

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# STORIES: 1

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	150A	4	4	3		4		4	3.83
Receptacles	15A/DUP	4	4	4		4		4	4.00
GFCI Receptacles/Breakers NONE ----1's	15A/REC	4	4	4		4		4	4.00
Wiring	3W/ROMEX	4	4	4		4		4	4.00
Lighting Fixtures	FL/INCAN	4	4	4		4		4	4.00
Smoke Detectors NONE ----1's	AC	4	4	3		4		3	3.57
Phone Jacks	4W	4	4	4		4		4	4.00
Cable Hookups	COAX	4	4	4		4		4	4.00
Service Disconnect NONE ----1's	150A	4	4	4		4		4	4.00
Light Switches	TOG	4	4	4		4		4	4.00
<b>Raw Average</b>		4	4	3.8	#DIV/0!	4	#DIV/0!	3.9	
<b>Weighted Score</b>		30.0	34.0	24.7		22.0		39.0	149.7
<b>Rating</b>									79%

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DATE: 7/23/98  
 # BDRMS/BATHS: 2/1  
 # 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 Final Weighting = A x B		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
		6.00	6.80	5.20	3.60	4.40	3.20	8.00	
Flooring - Carpet	NONE								
Flooring - Vinyl	VCT	4	4	4		4		4	4.00
Flooring - Wood	NONE								
Walls	GWB	4	4	4		4		4	4.00
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	4	4	4		4		4	4.00
Stairs (Interior)	NONE								
Doors - Interior	HC	4	4	4		4		4	4.00
Doors - Closet SLIDING	HC	4	4	4		4		4	4.00
Window Treatment (Blinds)	BLD	4	4	4		4			4.00
Closet Shelving	WD	3	4	4	4	4			3.77
Interior Hardware	BR	4	4	4		4			4.00
Attic /Recreation Room	NONE								
<b>Raw Average</b>		3.909090909	3.909090909	4	4	4	#DIV/0!	4	
<b>Weighted Score</b>		23.5	26.6	20.8	14.4	17.6		32.0	134.8
<b>Rating</b>									79%

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NET FLOOR AREA: 950

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FAC# 3910

APPROPRIATION: A1

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	SS	4	4	4		4			4.00
Sink Fixtures	BR	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 1/2 HP	STD	4	4	4		4		4	4.00
Flooring	VSHEET	4	4	4		4		4	4.00
Walls	GWB	4	4	4		4		4	4.00
Wall Finish	PNT	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
Interior Hardware	MTL	4	4	4		4		4	4.00
<b>Raw Average</b>		4	4	4	#DIV/0!	4	#DIV/0!	4	
<b>Weighted Score</b>		24.0	27.2	20.8		17.6		32.0	121.6
<b>Rating</b>									80%

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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	PLY	4	4	4		4			4.00
Counters	PLAM	4	4	4		4			4.00
Sink	PORC	4	4	4		4			4.00
Fixture Hardware	BR	4	4	4		4			4.00
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	PORC	4	4	4		4		4	4.00
Flooring	VSHEET	4	4	4		4		4	4.00
Walls	GWB	4	4	4		4		4	4.00
Wall Finish	TILE/PNT	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
<b>Raw Average</b>		4	4	4	#DIV/0!	4	#DIV/0!	4	
<b>Weighted Score</b>		24.0	27.2	20.8		17.6		32.0	121.6
<b>Rating</b>									80%

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 # 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 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									
<b>Raw Average</b>		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
<b>Weighted Score</b>									
<b>Rating</b>									

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# 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 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									
<b>Raw Average</b>		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
<b>Weighted Score</b>									
<b>Rating</b>									



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SYSTEM/SUBSYSTEM	TYPE	Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	FINAL SCORE
		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Special Assessments Weight A = 9 Final Weighting = A x B		6.75	7.65	5.85	4.05	4.95	3.60	9.00	
Water Quality (Lead)	GOOD	4	4	4	4			4	4.00
Lead Based Paint	LOW	4	4	4				4	4.00
Asbestos	LOW	4	4	4				4	4.00
Radon	LOW	4	4	4	4			4	4.00
Termites	LOW	4	4	4		4		4	4.00
Floor Plan	2/1	4	4	4	4			4	4.00
Raw Average		4	4	4	4	4	#DIV/0!	4	153.0 80%
Weighted Score		27.0	30.6	23.4	16.2	19.8		36.0	
Rating									

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		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
House Sitework 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	4	4	4		4	3.80
Driveways	CONC	4	4	4	4	4		4	4.00
Parking Pads	CONC	4	4	4	4	4		4	4.00
Electrical Service	URD	4	4	4	4	4		4	4.00
Water Service	CU	4	4	4	4	4		4	4.00
Sewage Service	PVC	4	4	4	4	4		4	4.00
Gas Service	NONE								
Grading/Drainage	SURFACE	4	4	4	4	4		4	4.00
Sidewalk	CONC	4	4	4	4	4		4	4.00
<b>Raw Average</b>		4	3.875	4	4	4	#DIV/0!	4	
<b>Weighted Score</b>		21.0	23.1	18.2	12.6	15.4		28.0	118.3
<b>Rating</b>									80%

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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_0.9	ASPH	4	4	4	4	4		4	4.00
Parking Lots	NONE	1	1	1	4	1		1	1.32
Playgrounds/Recreations Areas	MTL/PL	4	4	4	4	4		4	4.00
Common Areas	GRSTRS	4	3	3	4	4		3	3.41
Bus Stops	NONE	1	1	1	4	1		1	1.32
Boundary Fencing	NONE								
Landscaping	GRSTRS	3	4	3	4	4		4	3.67
Street Lighting MERCURY, HIGH PRESS. SODIUM	HPS	4	4	3	4	4		3	3.61
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
<b>Raw Average</b>		2.818181818	2.727272727	2.636363636	4	2.909090909	#DIV/0!	2.727272727	
<b>Weighted Score</b>		8.5	9.3	6.9	7.2	6.4		10.9	49.1
<b>Rating</b>									58%

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# STORIES: 1

RATING	SYSTEM	SUBSYSTEM
4.00	Roof	
3.98	Structural	Foundation/Exterior Walls
4.00	Structural	Other Building Elements
4.00	Interior	Mechanical
3.94	Interior	Electrical
3.96	Interiors, General	All but Kitchen, Baths, Laundry
4.00	Interiors	Kitchen
4.00	Interiors	Bathroom #1
	Interiors	Bathroom #2
	Interiors	Bathroom #3
4.00	Interiors	Laundry Room
4.00	Special	Assessments
3.98	House Sitework	
2.89	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.89	AVERAGE	