

TYPE(C/E/S/R): B JN2.7 (S)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/22/98

AGE (YR): 1962

STREET ADDRESS: 4341 E Garryana

NET FLOOR AREA: 1009

BDRMS/BATHS: 3/2

FAC# 4341

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	4	4	4		4	4	4	4.00
Roof Pitch 3/12	SLOPED			4					4.00
Soffit/Fascia	WD	3	3	4		3		4	3.43
Flashing	GALV	4	4	4		4			4.00
Gutters/Downspouts	GALV	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								
Raw Average		3.833333333	3.833333333	4	4	3.833333333	4	4	
Weighted Score		28.8	32.6	26.0	18.0	21.1	16.0	40.0	182.4
Rating									78%

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): B JN2.7 (S)

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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	EIFS	4	3	4		4	3	4	3.70
Foundation/Basement	MAS	4	4	4		4	2	4	3.81
Floor Structure	WD	4	4	4		4		4	4.00
Windows - Frames	AL	4	4	4		2	1	4	3.45
Windows - Glazing	SGL	4	3	4		2	1	4	3.25
Windows - Screens	AL	4	2	4		2			3.00
Doors - Entry SOLID CORE	WD	3	3	4		2	1		2.78
Doors - Sliding Glass SINGLE GLAZE	AL	2	2	4		4	1	2	2.48
Doors - Storm/Screen	SCREEN	2	3	3		2	1		2.34
Doors - Hardware	BR	2	2	3		3		4	2.84
Raw Average		3.363636364	3.090909091	3.818181818	#DIV/0!	3	1.75	3.75	
Weighted Score		25.2	26.3	24.8		16.5	7.0	37.5	137.3
Rating									65%

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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	Split level under house SGLCPT	3	3	4	4	4			3.51
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	IN GARAGE WD	4	4	4	4	4			4.00
Trash Enclosures	No enclosure area is CPT	2	2	2	4	4			2.62
Stairs (Exterior)	CONC	4	4	4		4		4	4.00
Crawl Space	CS	4	4	4		4	4	4	4.00
Privacy Fencing	PNT/WD	3	2	4	4	3		4	3.29
Landscaping	GRSTRS	4	4	4		4		4	4.00
Raw Average		3.55555556	3.44444444	3.77777778	4	3.88888889	4	4	
Weighted Score		13.3	14.6	12.3	9.0	10.7	8.0	20.0	87.9
Rating									74%

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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	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	2	2	2		2	3	3	2.33
Register/Diffusers	MTL	3	4	4		4			3.73
Fire Protection	NONE								
Thermostat	MERC	4	4	3		4			3.77
Raw Average		3.66666667	3.77777778	3.55555556	#DIV/0!	3.77777778	3.8	3.8	
Weighted Score		27.5	32.1	23.1		20.8	15.2	38.0	156.7
Rating									75%

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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 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	2	2	2		2		2	2.00
Receptacles	15A/DUP	2	2	2		2		2	2.00
GFCI Receptacles/Breakers	15A/REC	1	1	1		1		1	1.00
Wiring	2/3W	3	3	2		2		2	2.42
Lighting Fixtures	FL/INCAN	3	4	4		4		4	3.80
Smoke Detectors	AC	4	4	3		4		3	3.57
Phone Jacks	2W	4	4	3		4		4	3.83
Cable Hookups	COAX	4	4	3		4		4	3.83
Service Disconnect	NONE	1	1	1		1		1	1.00
Light Switches	TOG	4	4	4		4		4	4.00
Raw Average		2.8	2.9	2.5	#DIV/0!	2.8	#DIV/0!	2.7	
Weighted Score		21.0	24.7	16.3		15.4		27.0	104.3
Rating									55%

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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	PNT	4	3	4		4		4	3.78
Molding & Trim	WD/VIN	3	3	4		4		4	3.58
Stairs (Interior)	WD	2	3	4		4		4	3.38
Doors - Interior	HC	4	2	4		4		4	3.55
Doors - Closet Sliding	PLAM	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	BR	1	1	1		1			1.00
Attic /Recreation Room	NONE								
Raw Average		3.153846154	3.076923077	3.769230769	4	3.769230769	#DIV/0!	4	
Weighted Score		18.9	20.9	19.6	14.4	16.6		32.0	122.4
Rating									70%

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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	2	3		4			2.89
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 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	NONE	1	1	1		1			1.00
Garbage Disposal 1/2 HP	STD	4	4	4		4		4	4.00
Flooring	VCT	3	3	4		4		4	3.58
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
Interior Hardware	MTL	1	1	1		1		1	1.00
Raw Average		3.4	3.266666667	3.533333333	#DIV/0!	3.6	#DIV/0!	3.625	
Weighted Score		20.4	22.2	18.4		15.8		29.0	105.8
Rating									69%

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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	
Interiors Bathroom #1 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	4	4	4		4		4.00
Tub/Shower	SHOWER ONLY	FGLSHWR	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/TILE	3	4	4		4	4	3.80
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			3.076923077	3.230769231	3.230769231	#DIV/0!	3.307692308	#DIV/0!	3.625
Weighted Score			18.5	22.0	16.8		14.6		29.0
Rating									100.8 65%

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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	
Interiors Bathroom #2 Weight A = 8 Final Weighting = A x B		6.00	6.80	5.20	3.60	4.40	3.20	8.00	
Cabinets	PLY	3	4	2		4			3.27
Counters	PLAM	4	4	3		4			3.77
Sink	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	PORC	4	4	4		4		4	4.00
Flooring	TILE	2	4	4		4		4	3.61
Walls	GWB	3	4	4		4		4	3.80
Wall Finish	TILE/PNT	3	4	4		4		4	3.80
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		3.384615385	3.769230769	3.461538462	#DIV/0!	3.769230769	#DIV/0!	3.625	
Weighted Score		20.3	25.6	18.0		16.6		29.0	109.5
Rating									72%

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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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		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 Laundry Room Weight A = 5 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		3					2.46
Flooring	VCT	3	4	4		4		4	3.80
Walls	GWB	3	4	4		4		4	3.80
Wall Finish	PNT	4	4	4		4		4	4.00
Ceiling	GWB	4	4	4		4		4	4.00
Ceiling Finish	PNT	3	4	4		4		4	3.80
Plumbing Hookup	STD	4	4	4		4			4.00
Vent Hookup	STD	4	4	4		4		4	4.00
Shelving	NONE	1	1	1	1	1		1	1.00
Interior Hardware	NONE								
Raw Average		3.111111111	3.625	3.555555556	1	3.625	#DIV/0!	3.571428571	
Weighted Score		11.7	15.4	11.6	2.3	10.0		17.9	68.7
Rating									69%

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		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	3/2	4	3	2	4			4	3.42
Raw Average		4	3.833333333	3.666666667	4	4	#DIV/0!	4	
Weighted Score		27.0	29.3	21.5	16.2	19.8		36.0	149.8
Rating									78%

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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	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	OVHD	4	4	4	4	4		4	4.00
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	3	4	4		4	3.85
Sidewalk	CONC	4	4	4	4	4		4	4.00
Raw Average		4	3.875	3.875	4	4	#DIV/0!	4	
Weighted Score		21.0	23.1	17.6	12.6	15.4		28.0	117.7
Rating									79%

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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 4.6	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	MTL	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): B JN2.7 (S)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/22/98

AGE (YR): 1962

STREET ADDRESS: 4341 E Garryana

NET FLOOR AREA: 1009

BDRMS/BATHS: 3/2

FAC# 4341

APPROPRIATION: CAPEHART

GRADE: JNCO

STORIES: 1

RATING	SYSTEM	SUBSYSTEM
3.92	Roof	
3.24	Structural	Foundation/Exterior Walls
3.71	Structural	Other Building Elements
3.73	Interior	Mechanical
2.74	Interior	Electrical
3.49	Interiors, General	All but Kitchen, Baths, Laundry
3.46	Interiors	Kitchen
3.23	Interiors	Bathroom #1
3.62	Interiors	Bathroom #2
	Interiors	Bathroom #3
3.43	Interiors	Laundry Room
3.90	Special	Assessments
3.96	House Sitework	
3.06	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.50	AVERAGE	

3.49932849