

TYPE(C/E/S/R): K SC 4.2 (S)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER:

DATE: 7/21/98

AGE (YR): 1960

STREET ADDRESS: 3431 W. Garryana

NET FLOOR AREA: 1303

BDRMS/BATHS: 4/2

FAC# 3431

APPROPRIATION: CAPEHART

GRADE: CGO

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	4	4	4.00
Roof Covering	AS	3	3	3		3	4	4	3.33
Roof Pitch 3/12	SLOPED			4					4.00
Soffit/Fascia	WD	2	2	3		3		1	2.05
Flashing	GALV	3	3	4		4			3.43
Gutters/Downspouts	GALV	3	2	2	2	4			2.57
Chimneys	NONE								
Fire Walls (For Multiplex -- if NONE put 1's in column an appropriate # for Expansion Capacity)	NONE								
Raw Average		3.166666667	3	3.428571429	2	3.666666667	4	3.25	
Weighted Score		23.8	25.5	22.3	9.0	20.2	16.0	32.5	149.2
Rating									67%

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	4	4	4		4	2	4	3.81
Exterior Wall Covering ASBESTOS MATERIAL	HBD	1	1	3		2	2	1	1.54
Foundation/Basement	CONC	4	4	4		4	3	4	3.90
Floor Structure	WD	4	4	4		4		4	4.00
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	3	3		2			2.54
Doors - Entry SOLID CORE	WD	2	2	3		2	1		2.08
Doors - Sliding Glass SINGLE GLAZE	AL	2	2	2		2	1	2	1.90
Doors - Storm/Screen	SCREEN	2	2	2		2	1		1.88
Doors - Hardware	BR	1	1	1		1		1	1.00
Raw Average		2.363636364	2.454545455	2.727272727	#DIV/0!	2.454545455	1.5	3	
Weighted Score		17.7	20.9	17.7		13.5	6.0	30.0	105.8
Rating									50%

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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	2	2	4	4	3			2.85
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	2	3	3	4	4			3.08
Trash Enclosures	WD	2	4	2	4	4			3.14
Stairs (Exterior)	NONE								
Crawl Space	CS	4	4	4		4	4	4	4.00
Privacy Fencing	WD	2	3	2	4	4		4	3.14
Landscaping	GRSTRS	2	3	2		4		4	3.04
Raw Average		2.75	3.375	3.125	4	3.875	4	4	
Weighted Score		10.3	14.3	10.2	9.0	10.7	8.0	20.0	82.5
Rating									68%

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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		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	
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	2	3	3		2	4	4	3.02
Cooling System - Interior	HP	2	3	3		2	4	4	3.02
Cooling System - Exterior	HP	3	4	4		3	4	4	3.69
Ductwork	GALV	3	3	3		4	3	4	3.37
Register/Diffusers	MTL	3	3	4		3			3.23
Fire Protection	NONE								
Thermostat	MERC	4	4	3		4			3.77
Raw Average		3.22222222	3.55555556	3.44444444	#DIV/0!	3.33333333	3.8	4	
Weighted Score		24.2	30.2	22.4		18.3	15.2	40.0	150.3
Rating									71%

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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	
Electrical Panel	BRKR	3	3	3		3		3	3.00
Receptacles	15A/DUP	3	2	2		2		2	2.20
GFCI Receptacles/Breakers <i>NONE ----1's</i>	NONE	1	1	1		1		1	1.00
Wiring	2/3W	3	3	2		3		2	2.57
Lighting Fixtures	FL/INCAN	3	4	4		4		4	3.80
Smoke Detectors <i>NONE ----1's</i>	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 <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	3	2.6	#DIV/0!	3	#DIV/0!	2.8	
Weighted Score		22.5	25.5	16.9		16.5		28.0	109.4
Rating									58%

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SYSTEM/SUBSYSTEM	TYPE								FINAL SCORE
		Appearance 0.75	Condition 0.85	Functionality 0.65	Expansion Capacity 0.45	Life Expectancy 0.55	Energy Compliance 0.40	Life/Safety Compliance 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	VCT	3	3	4		4		4	3.58
Flooring - Wood	WD	4	3	4		4			3.70
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT	4	3	4		4		4	3.78
Ceilings	GWB	4	3	4		4		4	3.78
Ceiling Finish Blown in	SOA/PNT	4	3	4		4		4	3.78
Molding & Trim	WD/VIN	3	2	4		4		4	3.36
Stairs (Interior)	NONE								
Doors - Interior	HC	4	3	4		4		4	3.78
Doors - Closet Sliding	MTL	2	3	4		4		4	3.38
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		3.25	2.916666667	3.75	4	3.75	#DIV/0!	4	
Weighted Score		19.5	19.8	19.5	14.4	16.5		32.0	121.7
Rating									69%

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		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	2	2	4		4			2.86
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	STD	4	4	4		4			4.00
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	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		3.533333333	3.533333333	3.8	#DIV/0!	3.8	#DIV/0!	3.625	
Weighted Score		21.2	24.0	19.8		16.7		29.0	110.7
Rating									73%

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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	3	3		4			3.46
Fixture Hardware	CR	4	3	4		4			3.70
Toilet	PORC	4	4	4		4			4.00
Tub/Shower SHOWER ONLY	FGLSHWR	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/TILE	2	3	4		4		4	3.38
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	2.923076923	3.230769231	#DIV/0!	3.307692308	#DIV/0!	3.625	
Weighted Score		18.0	19.9	16.8		14.6		29.0	98.2
Rating									63%

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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	3	3	3		4			3.20
Counters	PLAM	4	4	3		4			3.77
Sink WALL HUNG	PORC	4	4	3		4			3.77
Fixture Hardware	CR	4	3	4		4			3.70
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	PORC	3	4	4		4		4	3.80
Flooring	TILE	2	3	4		4		4	3.38
Walls	GWB	3	3	4		4		4	3.58
Wall Finish	PNT/TILE	2	2	4		4		4	3.16
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		3.153846154	3.153846154	3.538461538	#DIV/0!	3.769230769	#DIV/0!	3.625	
Weighted Score		18.9	21.4	18.4		16.6		29.0	104.4
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
		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)	ROOM	4		4					4.00
Flooring	VCT	2	2	4		4		4	3.16
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	4	4		4		4	4.00
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		3.3	3.111111111	3.7	4	3.666666667	#DIV/0!	3.625	
Weighted Score		12.4	13.2	12.0	9.0	10.1		18.1	74.8
Rating									70%

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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	4		3	3.24
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	3	3	3	4	4		4	3.47
Sidewalk	CONC	3	3	3	4	4		4	3.47
Raw Average		3.375	3.25	3.5	4	3.875	#DIV/0!	3.75	
Weighted Score		17.7	19.3	15.9	12.6	14.9		26.3	106.8
Rating									72%

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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/PL	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	49.0 58%
Weighted Score		8.0	8.8	6.9	6.9	6.4		12.0	
Rating									

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RATING	SYSTEM	SUBSYSTEM
3.34	Roof	
2.49	Structural	Foundation/Exterior Walls
3.41	Structural	Other Building Elements
3.54	Interior	Mechanical
2.88	Interior	Electrical
3.46	Interiors, General	All but Kitchen, Baths, Laundry
3.67	Interiors	Kitchen
3.13	Interiors	Bathroom #1
3.44	Interiors	Bathroom #2
	Interiors	Bathroom #3
3.51	Interiors	Laundry Room
3.68	Special	Assessments
3.59	House Sitework	
2.88	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.31	AVERAGE	