

TYPE(C/E/S/R): L SG4.2 (S)

BASE/STATE: BEALE AFB, CA

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

DATE: 7/22/98

AGE (YR): 1960

STREET ADDRESS: 14 LAKEVIEW

NET FLOOR AREA: 1570

# BDRMS/BATHS: 4/3

FAC# 2314

APPROPRIATION: CAPEHART

GRADE: SGO

# 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	WD	4	4	4		4		4	4.00
Roof Structure - Trusses, Joist, Insulation	WD	4	4	4		4	2	4	3.81
Roof Covering	AS	4	4	4		4	4	4	4.00
Roof Pitch 2-1/2/1	SLOPED			1					1.00
Soffit/Fascia	WD	2	2	3		2		4	2.70
Flashing	MTL	4	4	4		4			4.00
Gutters/Downspouts PAINTED	MTL	3	3	3	4	4			3.31
Chimneys	MAS	4	2	4		4		4	3.55
Fire Walls (For Multiplex -- if NONE put 1's in column an appropriate # for Expansion Capacity)	NONE								
<b>Raw Average</b>		3.571428571	3.285714286	3.375	4	3.714285714	3	4	
<b>Weighted Score</b>		26.8	27.9	21.9	18.0	20.4	12.0	40.0	167.1
<b>Rating</b>									66%

**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	WSID	2	2	2		2	2	4	2.48
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		4	1	4	3.71
Windows - Glazing	SGL	4	1	1		3	1	4	2.51
Windows - Screens	AL	4	4	4		3			3.80
Doors - Entry SOLID CORE WOOD	WD	3	1	2		4	3		2.44
Doors - Sliding Glass SINGLE PANE	AL	4	1	1		1	1	2	1.77
Doors - Storm/Screen STORMS	AL	3	3	4		4	3		3.38
Doors - Hardware	BR	2	2	2		2		4	2.53
<b>Raw Average</b>		3.454545455	2.727272727	2.909090909	#DIV/0!	3.181818182	1.875	3.75	
<b>Weighted Score</b>		25.9	23.2	18.9		17.5	7.5	37.5	130.5
<b>Rating</b>									62%

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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	DBLCPT	4	4	4	4	4			4.00
Garage Door	NONE								
Porch/Stoop	CONC	4	4	3	4	4		4	3.85
Patio/Deck	CONC	2	3	4	4	4		4	3.45
Balcony	WD	4	4	4		4		4	4.00
Storage Areas	WD	4	4	4	4	4			4.00
Trash Enclosures	WD	4	4	4	4	4			4.00
Stairs (Exterior)	NONE								
Crawl Space	CS	4	4	4		4	4	4	4.00
Privacy Fencing	WD	4	4	4	4	4		4	4.00
Landscaping	GRSTRS	4	4	4		4		4	4.00
<b>Raw Average</b>		3.77777778	3.88888889	3.88888889	4	4	4	4	
<b>Weighted Score</b>		14.2	16.5	12.6	9.0	11.0	8.0	20.0	91.3
<b>Rating</b>									78%

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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	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	2	2		2	3	4	2.93
Register/Diffusers	MTL	3	4	4		4			3.73
Fire Protection	NONE								
Thermostat	MERC	4	4	3		4			3.77
<b>Raw Average</b>		3.88888889	3.77777778	3.55555556	#DIV/0!	3.77777778	3.8	4	
<b>Weighted Score</b>		29.2	32.1	23.1		20.8	15.2	40.0	160.4
<b>Rating</b>									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 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	3	3		3		3	3.00
Receptacles	15A/DUP	3	3	2		3		2	2.57
GFCI Receptacles/Breakers NONE ----1's	NONE	1	1	1		1		1	1.00
Wiring	2/3W	4	4	4		4		4	4.00
Lighting Fixtures	FL/INCAN	3	4	4		4		4	3.80
Smoke Detectors NONE ----1's	AC	4	4	4		4		4	4.00
Phone Jacks	2W	4	4	4		4		4	4.00
Cable Hookups	COAX	2	4	3		4		3	3.17
Service Disconnect NONE ----1's	NONE	1	1	1		1		1	1.00
Light Switches	TOG	4	4	4		4		4	4.00
<b>Raw Average</b>		2.9	3.2	3	#DIV/0!	3.2	#DIV/0!	3	
<b>Weighted Score</b>		21.8	27.2	19.5		17.6		30.0	116.1
<b>Rating</b>									61%

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		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	CRPT	4	4	4		4			4.00
Flooring - Vinyl	NONE								
Flooring - Wood	NONE								
Walls	GWB	4	3	4		4		4	3.78
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	4	3	4		4		4	3.78
Stairs (Interior)	NONE								
Doors - Interior	HC/WD	4	4	4		4		4	4.00
Doors - Closet	PLAM	2	4	4		4		4	3.61
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								
<b>Raw Average</b>		3.454545455	3.454545455	3.727272727	4	3.727272727	#DIV/0!	4	
<b>Weighted Score</b>		20.7	23.5	19.4	14.4	16.4		32.0	126.4
<b>Rating</b>									72%

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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	4	3	3		4			3.46
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 24 CF	2DR	4	4	4		4			4.00
Range/Oven	ELEC	4	4	4		4			4.00
Vent Hood	EXFAN	4	4	4		4		4	4.00
Dishwasher	STD	4	4	4		4			4.00
Garbage Disposal	STD	4	4	4		4		4	4.00
Flooring	VSHEET	4	4	4		4		4	4.00
Walls	GWB	4	3	4		4		4	3.78
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
<b>Raw Average</b>		3.8	3.6	3.733333333	#DIV/0!	3.8	#DIV/0!	3.625	
<b>Weighted Score</b>		22.8	24.5	19.4		16.7		29.0	112.4
<b>Rating</b>									75%

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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 Final Weighting = A x B		0.75	0.85	0.65	0.45	0.55	0.40	1.00	
Cabinets	PLY	4	3	4		4			3.70
Counters 1 PIECE	FGLMOLD	4	4	4		4			4.00
Sink	FGLMOLD	4	4	4		4			4.00
Fixture Hardware	CR	3	4	4		4			3.73
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	FGLSHWR	4	4	4		4		4	4.00
Flooring	VSHEET	4	4	4		4		4	4.00
Walls	GWB	3	4	4		4		4	3.80
Wall Finish	PNT/TILE	4	4	4		4		4	4.00
Ceilings	GWB	3	4	4		4		4	3.80
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
<b>Raw Average</b>		3.538461538	3.692307692	3.769230769	#DIV/0!	3.769230769	#DIV/0!	3.625	
<b>Weighted Score</b>		21.2	25.1	19.6		16.6		29.0	111.5
<b>Rating</b>									74%

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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	4	3	4		4			3.70
Counters	FGLMOLD	4	4	4		4			4.00
Sink	FGLMOLD	4	4	4		4			4.00
Fixture Hardware	CR	4	4	4		4			4.00
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	PORC	3	4	4		4		4	3.80
Flooring	VSHEET	4	3	4		4		4	3.78
Walls	GWB	3	4	4		4		4	3.80
Wall Finish	PNT/TILE	4	4	4		4		4	4.00
Ceilings	GWB	3	4	4		4		4	3.80
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
<b>Raw Average</b>		3.538461538	3.615384615	3.769230769	#DIV/0!	3.769230769	#DIV/0!	3.625	
<b>Weighted Score</b>		21.2	24.6	19.6		16.6		29.0	111.0
<b>Rating</b>									74%

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		Appearance	Condition	Functionality	Expansion Capacity	Life Expectancy	Energy Compliance	Life/Safety Compliance	
Interiors Bathroom #3 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	FGLMOLD	4	4	4		4			4.00
Sink	FGLMOLD	4	4	4		4			4.00
Fixture Hardware	CR	3	4	4		4			3.73
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	NONE	1	1	1		1		1	1.00
Flooring	VSHEET	3	4	4		4		4	3.80
Walls	GWB	3	4	4		4		4	3.80
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	1	1	1		1		1	1.00
<b>Raw Average</b>		3.307692308	3.538461538	3.538461538	#DIV/0!	3.538461538	#DIV/0!	3.25	103.9 70%
<b>Weighted Score</b>		19.8	24.1	18.4		15.6		26.0	
<b>Rating</b>									

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		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	VSHEET	3	3	4		4		4	3.58
Walls	GWB	3	4	4		4		4	3.80
Wall Finish	PNT	3	3	4		4		4	3.58
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	4	4	4	4	4		4	4.00
Interior Hardware	MTL	1	1	1		1		1	1.00
Raw Average		3.4	3.444444444	3.7	4	3.666666667	#DIV/0!	3.625	
Weighted Score		12.8	14.6	12.0	9.0	10.1		18.1	76.6
Rating									72%



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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	3		3	3.44
Driveways	CONC	4	3	4	4	4		4	3.80
Parking Pads	CONC	4	3	4	4	4		4	3.80
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	4	4	4		4	4.00
Sidewalk	CONC	4	3	4	4	4		4	3.80
Raw Average		4	3.5	4	4	3.875	#DIV/0!	3.875	
Weighted Score		21.0	20.8	18.2	12.6	14.9		27.1	114.7
Rating									77%

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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_0.2	ASPH	3	3	5	4	3		4	3.65
Parking Lots	NONE	1	1	1	4	1		1	1.32
Playgrounds/Recreations Areas PICNIC TABLE	CONC	4	4	3	2	4		4	3.64
Common Areas	GRSTRS	4	4	3	3	4		4	3.74
Bus Stops	NONE	1	1	1	4	1		1	1.32
Boundary Fencing	WD	3	2	3	4	3		4	3.14
Landscaping	GRSTRS	4	3	3	3	3		4	3.41
Street Lighting	MERC/HPS	4	4	4	4	4		4	4.00
Area Lighting	NONE	1	1	1	4	1		1	1.32
Storm Drainage	INLET	4	4	4	4	4		4	4.00
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>		2.833333333	2.666666667	2.75	3.666666667	2.75	#DIV/0!	3	
<b>Weighted Score</b>		8.5	9.1	7.2	6.6	6.1		12.0	49.4
<b>Rating</b>									58%

TYPE(C/E/S/R): L SG4.2 (S)

BASE/STATE: BEALE AFB, CA

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

DATE: 7/22/98

AGE (YR): 1960

STREET ADDRESS: 14 LAKEVIEW

NET FLOOR AREA: 1570

# BDRMS/BATHS: 4/3

FAC# 2314

APPROPRIATION: CAPEHART

GRADE: SGO

# STORIES: 1

RATING	SYSTEM	SUBSYSTEM
3.30	Roof	
3.11	Structural	Foundation/Exterior Walls
3.92	Structural	Other Building Elements
3.80	Interior	Mechanical
3.05	Interior	Electrical
3.61	Interiors, General	All but Kitchen, Baths, Laundry
3.73	Interiors	Kitchen
3.69	Interiors	Bathroom #1
3.68	Interiors	Bathroom #2
3.49	Interiors	Bathroom #3
3.60	Interiors	Laundry Room
3.67	Special	Assessments
3.85	House Sitework	
2.90	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.53	AVERAGE	