

TYPE(C/E/S/R): V SC4.4 (S)

BASE/STATE: BEALE AFB, CA

TEAM NUMBER: _____

DATE: 7/23/98

AGE (YR): 1960

STREET ADDRESS: 3119 ALTAMONTE

NET FLOOR AREA: 1304

BDRMS/BATHS: 4/2

FAC# 3119

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	4	4	4.00
Roof Covering	AS	4	4	4		4	4	4	4.00
Roof Pitch	SLOPED			2					2.00
Soffit/Fascia	WD	4	4	4		4		4	4.00
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	NONE								
an appropriate # for Expansion Capacity)									
Raw Average		4	4	3.714285714	4	4	4	4	
Weighted Score		30.0	34.0	24.1	18.0	22.0	16.0	40.0	184.1
Rating									74%

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	EIFS	3	3	4		4	4	4	3.62
Foundation/Basement	MAS	4	4	4		4	4	4	4.00
Floor Structure	WD	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	DBL	4	3	3		4	4	3	3.40
Doors - Storm/Screen PATIO ONLY	SCREEN	2	2	2		4	1		2.22
Doors - Hardware	BR	3	3	3		4		3	3.14
Raw Average		3.636363636	3.545454545	3.636363636	#DIV/0!	4	3.625	3.75	
Weighted Score		27.3	30.1	23.6		22.0	14.5	37.5	155.0
Rating									73%

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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	4	4	4	4	4			4.00
Garage Door	NONE								
Porch/Stoop	CONC	2	3	2	4	4		4	3.14
Patio/Deck	CONC	4	4	4	4	4		4	4.00
Balcony	NONE								
Storage Areas	EIFS/WD	4	4	4	4	4			4.00
Trash Enclosures	EIFS	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	3	3	3		4		4	3.41
Raw Average		3.625	3.75	3.625	4	4	4	4	
Weighted Score		13.6	15.9	11.8	9.0	11.0	8.0	20.0	89.3
Rating									76%

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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	
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	3	4	4		3	4	4	3.69
Heating System	HP	2	3	4		2	4	4	3.18
Cooling System - Interior	HP	3	3	4		3	4	4	3.49
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		3.333333333	3.555555556	3.666666667	#DIV/0!	3.333333333	4	4	
Weighted Score		25.0	30.2	23.8		18.3	16.0	40.0	153.4
Rating									72%

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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	150A	4	4	4		4		4	4.00
Receptacles	15A/DUP	4	4	4		4		4	4.00
GFCI Receptacles/Breakers <i>NONE ----1's</i>	15A/REC	2	2	2		2		2	2.00
Wiring	3W	4	4	4		4		4	4.00
Lighting Fixtures	FL/INCAN	4	4	4		4		4	4.00
Smoke Detectors <i>NONE ----1's</i>	AC	4	4	3		4		3	3.57
Phone Jacks	2W	4	4	4		4		4	4.00
Cable Hookups	COAX	3	4	4		4		4	3.80
Service Disconnect <i>NONE ----1's</i>	150A	3	4	4		4		4	3.80
Light Switches	TOG	4	4	4		4		4	4.00
Raw Average		3.6	3.8	3.7	#DIV/0!	3.8	#DIV/0!	3.7	
Weighted Score		27.0	32.3	24.1		20.9		37.0	141.3
Rating									74%

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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	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	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 1/2 HP	STD	4	4	4		4		4	4.00
Flooring	VCT	4	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	4	4	4		4		4	4.00
Ceiling Finish	PNT	4	3	4		4		4	3.78
Interior Hardware	MTL	4	4	4		4		4	4.00
Raw Average		3.933333333	3.8	4	#DIV/0!	4	#DIV/0!	4	
Weighted Score		23.6	25.8	20.8		17.6		32.0	119.8
Rating									79%

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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	PLY	2	2	4		2			2.46
Counters	PLAM	2	2	4		4			2.86
Sink	PORC	4	4	4		4			4.00
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	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	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		3.230769231	3.153846154	3.769230769	#DIV/0!	3.615384615	#DIV/0!	3.625	
Weighted Score		19.4	21.4	19.6		15.9		29.0	105.3
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 #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	2	4		2			2.46
Counters	PLAM	2	2	4		2			2.46
Sink	PORC	4	4	4		4			4.00
Fixture Hardware	CR	4	3	4		4			3.70
Toilet	PORC	4	4	4		4			4.00
Tub/Shower	PORC	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	3	3	4		4		4	3.58
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		3.230769231	3.076923077	3.769230769	#DIV/0!	3.461538462	#DIV/0!	3.625	104.1 68%
Weighted Score		19.4	20.9	19.6		15.2		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 #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									
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	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
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	4	4	4		4		4	4.00
Raw Average		4	4	4	4	4	#DIV/0!	4	
Weighted Score		15.0	17.0	13.0	9.0	11.0		20.0	85.0
Rating									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	
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	4/2	4	4	2	4			4	3.65
Raw Average		4	4	3.666666667	4	4	#DIV/0!	4	
Weighted Score		27.0	30.6	21.5	16.2	19.8		36.0	151.1
Rating									79%

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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	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	GRSTRS	4	4	4	4	4		4	4.00
Sidewalk	CONC	4	4	4	4	4		4	4.00
Raw Average		4	3.875	3.875	4	3.875	#DIV/0!	3.875	
Weighted Score		21.0	23.1	17.6	12.6	14.9		27.1	116.3
Rating									78%

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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
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RATING	SYSTEM	SUBSYSTEM
3.71	Roof	
3.67	Structural	Foundation/Exterior Walls
3.82	Structural	Other Building Elements
3.61	Interior	Mechanical
3.72	Interior	Electrical
3.48	Interiors, General	All but Kitchen, Baths, Laundry
3.94	Interiors	Kitchen
3.44	Interiors	Bathroom #1
3.40	Interiors	Bathroom #2
	Interiors	Bathroom #3
4.00	Interiors	Laundry Room
3.94	Special	Assessments
3.91	House Sitework	
2.88	Community	Assessment
	#REF!	#REF!
	#REF!	#REF!
3.66	AVERAGE	