

98 CALLE MIRADOR, TAOS, New Mexico
ANNUAL MAINTENANCE REQUIREMENTS/CONTACTS

| SYSTEM | CONTACT / NOTES | WHEN | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2030 | |
|--|--|--|--|--------------|------------------------------------|------------------------------------|--|--|---|------|------|------|--|
| HEATING | Dave's Mechanical 758-3206 (Valerie) | End October | October 20th | October 16th | Oct 25 th Nov14 | Nov. 8th | 11/11 12/12 Boiler Fix | 12/30 - replaced pressure reducing valve Installed new kitchen faucet | | | | | |
| ROOF INSPECTION | Rick Colignon 751-7079 or his son Oliver at 505-238-9934 | Spring | Inspected 2019 – Good for 2 years | | Call Colignon again. (Very busy) | Spring | If still busy, call Nestor. Nestor no longer | 02/27 & 03/7 No issues Roof life is 3-5 years before repl. See quote(s) | Oliver suggests protrusion fixes in Summer (see pics) | | | | |
| EXTERIOR WOODWORK | Superdeck Natural for: Garage door trim, Canales, Front Doors, all Thresholds | Spring | June 7 th all Sep 29 – front doors | | Call Handyman to do in spring 2023 | - | - | Call in Spring | | | | | |
| DRIVEWAY | Dirt Werks – Amos 575-613-5744 | Summer | Sep 26 - Smoothing | AN | May 10 th Regraded | Discussed gravel by gate with Amos | - | - | | | | | |
| PELLA WINDOWS Labor - 1st 2 years Glass - 20 years Other - 10 years | Tech -TJ Gretzner 505-908-8945 Pella office – 505-314-8849 (Contessa) Check all seals (Installed 2008) Replaced all exterior windows 2014 | Every 5 years | - | - | - | - | - | - | | | | | |
| PELLA DOORS (See above) | Check seals (Were replaced 12/11/09) | Every 5 years | - | - | - | - | - | - | | | | | |
| DRAINAGE | Landscaper Must slope away from house | Wet seasons | | | | | | | | | | | |
| STONE COUNTERS | Lovelace Stone Apply bees wax | Every Year | | | | | | | | | | | |
| Road - Snow Removal | Dirt Werks – Amos 575-613-5744 (Four inches or more) | As Needed (AN) | | | | | | | | | | | |
| Septic System Was Ray's Septic (No response!) | S&R Septic (Steve Rael) 2023 > Tank Pump Out & Filter 575-758-3515 | Every 2-3 years Last 9/2017 Every year | Sept 17 Sept 17 | | | Jan. 20 th | | | | | | | |
| GARAGE DOORS | High Elevation – Emmanuel Vigil 575-776-2966 | Every 2-3 years 1 st one in 2019 | - | - | - | - | - | Jan 13 th Springs Replaced | | | | | |
| Re-grouting | Gary Martinez 575-776-5437 | As Needed (AN) | | | | | | | | | | | |