

**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 <sup>th</sup> Nov 14	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 <sup>th</sup> 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 <sup>th</sup> Regraded	Discussed gravel by gate with Amos	-	-					
PELLA WINDOWS	Tech -TJ Gretzner 505-908-8945 Labor - 1st 2 years Glass - 20 years Other - 10 years	Every 5 years	-	-	-	-	-	-					
PELLA DOORS <i>(See above)</i>	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 <i>(No response!)</i>	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 <sup>th</sup>							
GARAGE DOORS	High Elevation – Emmanuel Vigil 575-776-2966	Every 2-3 years <i>1<sup>st</sup> one in 2019</i>	-	-	-	-	-	Jan 13 <sup>th</sup> Springs Replaced					
Re-grouting	Gary Martinez 575-776-5437	As Needed (AN)											