

**2024 Inspection Summary & Description of
June 15 2024**

Hello. I have owned this property since Q3 2016, during which time I have made significant repairs, conducted regular maintenance, and remodeled most parts of the house. The house was inspected in February 2024, and the fireplaces were inspected separately in January 2024. Following is a summary:

Full inspection of House & Outbuildings primarily by David Clancy, Feb 6, 2024 - He identified 17 issues:

OUTSIDE AREAS	SUGGESTED REPAIR	RESOLUTION
House roof is TPO that was professionally installed 2018 & 2021. TPO roofing is guaranteed for 15-20 years.	1. In an area on a south, the 'termination bar' does not extend to edge of parapet.	Not needed: Collignon Roofing inspected and says it already meets code
	2. TPO in Canales over front bedroom needs repair & screws are exposed	Done: repaired by Collignon roofing
	3. No roof ventilation at house	Is this a problem? Ask Collignon
Fireplace chimney	4. No chimney rain cap	Owner will have rain cap installed
Exterior wall & eaves by west bed/bath	5. Wood overhang outside west bathroom is rotting & split	Done: Owner had wood repaired & sealed
	6. Stucco in north-facing outdoor patio is cracked	Done: Owner had stucco repaired (under east facing LR window)
External wiring	7. Exposed wires...?	I cannot find these
Wood shop	8. Windows were improperly installed in 1991: wood trim & sills are outside & rotting; they should be inside. Windows should be replaced and properly installed	Buyer can replace with style appropriate for how they will use the building
INSIDE HOUSE		

Kiva style fireplaces in Dining room & front bedroom were built in 1980s without dampers and have not been used since 1990	9. The fireplace interior flues need repair/replacement & the installation of dampers. (see separate fireplace inspection report)	Buyer can repair if desired, Bailey's Chimney service provided inspection & proposal for all repairs
Powder room:	10. Door does not close	Owner will replace door
Front bedroom	11. Missing a smoke detector	Owner will install smoke detector
West Bedroom & bathroom	12. Former ceiling outlets in bedroom & bath require cover plates	Done: owner installed plates
• Left hand sink electrical outlet	13. Polarity needs to be reversed	Done: electrician switched polarity
• West bath exhaust fan	14. No exhaust fan	Not needed
• West bath water heater catch pan	15. No catch pan installed under water heater	Owner will have plumber install
• West bath water heater Temperature relief valve	16. Temperature pressure relief valve is PVC. Inspector says it must be "CPVC", copper or iron. And it must terminate within 6" above floor, and the end cannot be threaded or have a fitting.	Owner will have plumber inspect
• Hallway crawlspace	17. For heating efficiency, Inspector recommends adding insulation to perimeter of structure	Owner will place insulation by stairs only. Note that stairs are moveable for entry to the crawlspace. Elsewhere the crawlspace is too shallow for insulation, and there is already underlayment between the wood flooring throughout the house & subfloor that provides insulation.

GENERAL INFORMATION:

ROOFS	<p>Building roofs were maintained in June 2024 & are in excellent condition.</p> <ul style="list-style-type: none"> • House has TPO roofing installed by Collignon and Daven. TPO is warranted for 15-20 years. • Garden shed & Wood shop have standard BRI roofing, which is essentially a rubberized layer, painted silver or white to prevent sun damage. They have been regularly maintained since 2016 by Chaska Pino, a licensed roofer.
GROUND SLOPE	<p>The ground away from house is properly sloped to assure drainage away from the house.</p>
WALLS	<ul style="list-style-type: none"> • Interior: Adobe brick, coated w Adobe mud, then wire mesh and tinted plaster. A few interior walls have been painted. • West bedroom is the only frame structure in the house. • Exterior: adobe brick, wire mesh, stucco and paint.
HEAT	<ul style="list-style-type: none"> • Consists of propane-powered Rinal wall heaters, a propane-powered Jotul 'stove' in living room (operated by remote control), a high efficiency hydronic electric baseboard heater in west bedroom. • The propane tank is owned outright (i.e. part of this property) and is placed outside the wood shop. • Propane is provided by Pendleton Propane, who also provides maintenance at no extra cost. Other propane suppliers are available.
ELECTRICITY:	<p>There is a 2-year old electric panel at front outside of house. Electricity is provided by Kit Carson Electric.</p>
WATER	<ul style="list-style-type: none"> • Each of the four houses on Snowshoe Trail has its own water well. Your well head is located in the courtyard East of the kitchen window, marked by an overturned turquoise planter. • There is also a greywater drain from the laundry room directly to the south 'yard'. It terminates in a small rock border by the pine tree.
WIFI/INTERNET	<p>This house requires a router for a wide area network, which is supplied by TaosNet. I currently use HDMI cables for streaming and live TV, but traditional cable & satellite service are easily available.</p>
LANDSCAPING	<p>An irrigation system waters close-in trees, shrubs & plants. Landscape services are provided by Colibri Landscaping</p>
TRASH REMOVAL	<p>Provided by independent contractor Wayne Chavez. Buyer will also pay a quarterly county landfill fee.</p>
ROAD MAINTENANCE	<p>Reynolds Road is maintained by the neighborhood, for which there is an annual neighborhood fund collection in the spring. Depending on the condition of the road, the annual fee per house is approximately \$200-\$300.</p> <ul style="list-style-type: none"> • Maintenance of Snowshoe Trail is the responsibility of the four homeowners, and has only been required once in 8 years.