

Project description: Adalucia Quan, agent/owner, proposes to demolish non-contributing residential and garage structures.

Case number: H-16-030
Project Type: HDRB

PROJECT LOCATION (S): 911 Roybal Street

PROJECT NAMES:

OW – Adalucia Quan
Santa Fe, NM 87504

P.O. Box 8018
505-982-5473

AP – Adalucia Quan
Santa Fe, NM 87504

P.O. Box 8018
505-982-5473

PROJECT DATA:

HISTORIC DISTRICT	Westside-Guadalupe
HISTORIC BUILDING STATUS	Non-Contributing
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	No
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-3200
YEAR OF CONSTRUCTION	Post 1945
PROJECT TYPE (NEW, ADD, ETC.)	Demolition
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: May 10, 2016
TO: Historic Districts Review Board Members
VIA: David Rasch, Supervising Planner in Historic Preservation DR
FROM: Sobia Sayeda, Senior Planner Technician in Historic Preservation SS

CASE # H-16-030

ADDRESS: 911 Roybal Street
Historic Status: Non-Contributing
Historic District: Westside and Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
 District Standards & Yard wall
& fence standards.
 Historic Inventory Form
 Zoning Review Sheet
 Other: Building and Wall
Height Calcs

APPLICANT SUBMITTALS

- Proposal Letter
 Vicinity Map
 Site Plan/Floor Plan
 Elevations
 Photographs
 Other: LU Inspection letter,
Inspection report

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-3.14(G)
Demolition of Historic or Landmark Structure.

BACKGROUND & SUMMARY:

911 Roybal Street is a single family residence with a free-standing single car garage built in vernacular manner. The main residence with a flat roof was constructed pre 1957 as seen in the NMDOT aerial photo submitted by the applicant. A free-standing garage and an addition to the north east of the main residence including a shed roof were added later as seen in the 1965 aerial. The buildings are listed as non-contributing in the Westside-Guadalupe Historic District.

The applicant requests demolition of a non-contributing single family residence and a free standing non-contributing garage.

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

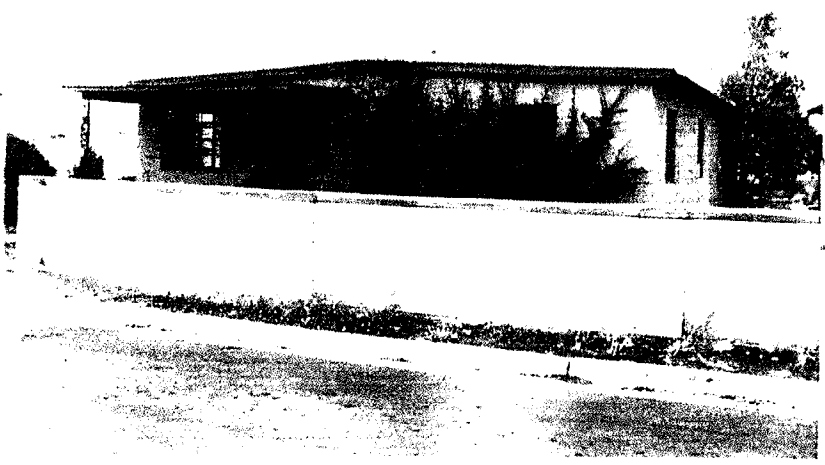
The 1965 remodel and addition altered the historic character of the main structure.

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and

These structures are built in vernacular manner and are not an essential part of this street section or block front.

(c) The state of repair and structural stability of the *structure* under consideration

A visual inspection performed by Land Use Department indicates that these structures are in serious need of maintenance and repair and that they must be taken down. The applicant has submitted a professional inspection with ample evidence that these structures have sustained water damage and deterioration and are beyond repair.

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051613470
field map SFHD # 7	number 470	UTM reference zone 12 13	easting northing
location description 911 ROYBAL NE CORNER @ ST. FRANCIS		city/town SANTA FE	
building name		legal description tnsp N S range E W sec	
film roll by SL no. SFHD # 14	negative nos. 17	loc. of neg. HPB	plan shape
		date of construction estimate P45 actual	
		source	
		use present residential other	
		historic residential other	
		condition excellent good fair deteriorating	
		degree of remodeling minor moderate major	
		describe:	
		surroundings DES	
		relationship to surroundings similar x not similar	
		district potential yes no	
significance eligible of x none			
if eligible, interest why?			
comments		associated buildings? yes what type?	
		if inventoried, list ID nos.	
		see back? yes	

Santa Fe, March 17, 2016

MAR 29 2016

Re: **Demolition Permit** for the property located at
911 Roybal Street, Santa Fe, New Mexico 87501

Dear Historic District Committee Members:

This letter is to respectfully request your permission to demolish the house I recently bought on 911 Roybal Street, Santa Fe, classified as **non-contributory**.

The house is beyond repair, and some parts of the structure are in danger of collapsing, posing a safety hazard.

I would like to build a new property with the standard guidelines of the Historic District. This will improve the neighborhood, beautify the city and add value to the properties around it.

The following are a few of the findings from the professional inspection:

- Large cracks in the exterior structure in all walls
- Exterior wood work of roof is rotten and deteriorated
- The ceiling has collapsed
- There is extensive water damage due to leakage of the pitched roof in multiple locations
- The electrical, plumbing and drainage system need to be completely updated
- The soil in the crawl space is damp from moisture infiltration, resulting in mold growth which can pose a serious health hazard
- All windows and doors need to be replaced

I have been a resident of Santa Fe for the past twenty years. I am an artist and a Spanish teacher, and I totally understand the need to preserve historic buildings. I feel this house is not contributing in anyway to the history or beauty of our city.

Please, allow me to make this corner of Roybal and St. Francis a beautiful landmark for years to come.

Thank you for your time and kind consideration of this matter.

Sincerely,

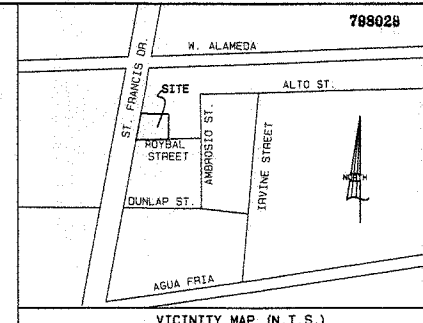


Adalucía Delgado de Quan

BOUNDARY SURVEY OF PARCEL 10 OF GUADALUPE NEIGHBORHOOD PLAT D

LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT
PROJECTED SECTION 23 T. 17 N R. 9 E, NMPM,
CITY OF SANTA FE, COUNTY OF SANTA FE, NM

N/F
JAVET
DEED INSTR. # 1675446
PLAT BOOK 491 PAGE 27
UPC
1-053-099-330-194

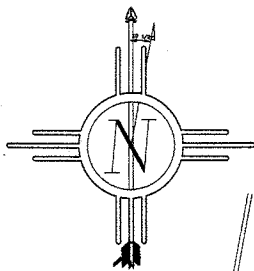


SURVEYOR'S NOTES:

- 1) BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON 01/21/2016. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.
- 2) REFER TO A PLAT OF SURVEY ENTITLED "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD PLAT OF PORTIONS OF KINGMAN BLOCK 51584 PLAT-D" BY JOSEPH PACHECO N.M.P.L.S. 3905 RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 15, 1978 IN BOOK 61 PAGE 31.
- 3) REFER TO A WARRANT DEED, LORETO AND TERESA DURAN (GRANTORS) TO JAMES AND MARCIA MALMSTROM (GRANTEES) RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BK. 345 PG. 395.
- 4) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.
- 5) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS PER FIRM PANEL 35049C0412E, DATED 12/04/2012.

LEGEND

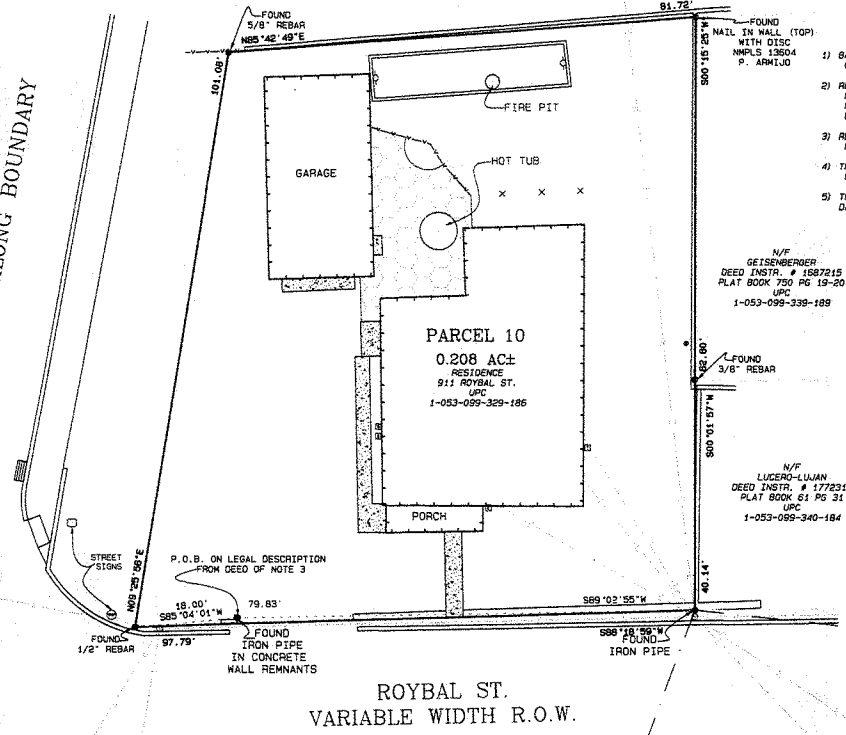
- FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - - - BOUNDARY FROM DEED OF NOTE 3
 - - - BOUNDARY TIE
 - - - ADJOINER BOUNDARY LINE
 - ==== FENCE LINE
 - ==== MALL OR MALL REMNANTS
 - ==== BUILDING
 - OVERHEAD ELECTRIC LINES
 - UTILITY POLE
 - ⊞ ELECTRIC METER
 - ⊞ TELEPHONE JUNCTION BOX
 - ⊞ GAS HOOK-UP
 - × FENCE POST
 - CLOTHES LINE POST
 - UNKNOWN CAPPED IRON PIPE
 - ▨ CONCRETE
 - ▨ FLAGSTONE
- TIE TO
SANITARY SEWER MANHOLE
AT ROYBAL AND AMBROSIO
INTERSECTION



SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Administration has not reviewed this plat of survey to determine if it complies with the County Code. This plat is not being filed for the purpose of creating a subdivision or new lots. It is intended as a reference tool for the purpose of "Development" as defined in the Santa Fe County Land Administration Code, Chapter 17-2-1. This notice does not constitute any representation of approval or disapproval of this plat.

ST. FRANCIS DR
HIGHWAY 285
130' R.O.W. ALONG BOUNDARY



SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

Mitchel K. Noonan 01/25/16
MITCHEL K. NOONAN N.M.P.L.S. No. 6998



COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1784352 WAS FILED FOR RECORD ON THE 25 DAY OF JAN. A.D. 2016 AT 4:45 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 491 PAGE 27 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
Estrella Martinez
DEPUTY

TIE TO
SANTA FE CONTROL
MONUMENT No. 26

INDEXING INFORMATION FOR COUNTY CLERK

NAME: MALMSTROM, JAMES & MARCIA
FILED: BK 345 PG 395
SUBDIVISION: GUADALUPE NEIGHBORHOOD PLAT D
SECTIONS: PROJ. 23, T17N, R9E
UPC: 1-053-099-329-186

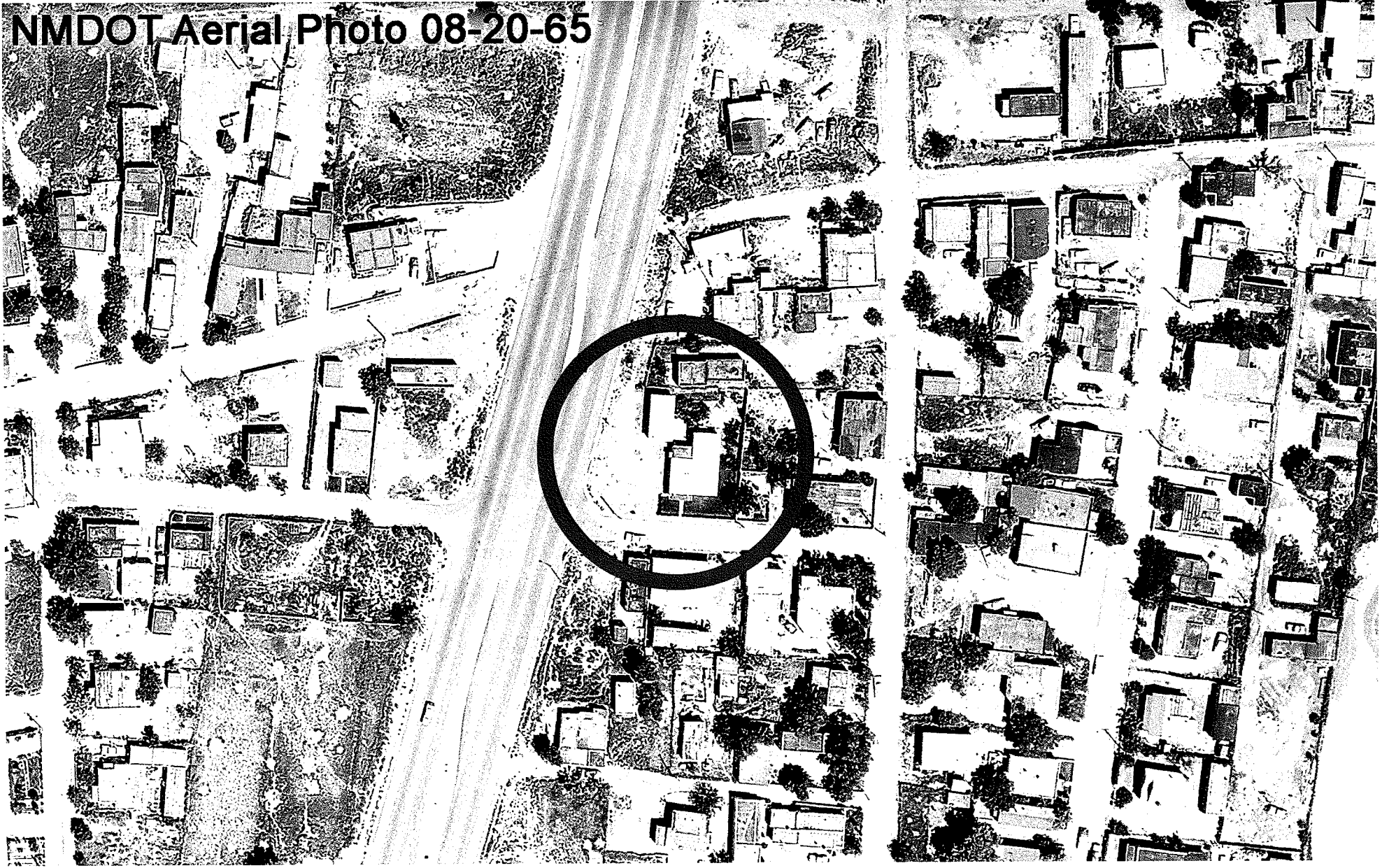
SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87505
1505 985-9400 FAX 1505 985-3413
DATE (S): 01/21/2016 PROJECT No. C-2607

NMDOT Aerial Photo 06-25-57



Another structure seen in this aerial photo - 1957



NMDOT Aerial Photo 08-20-65

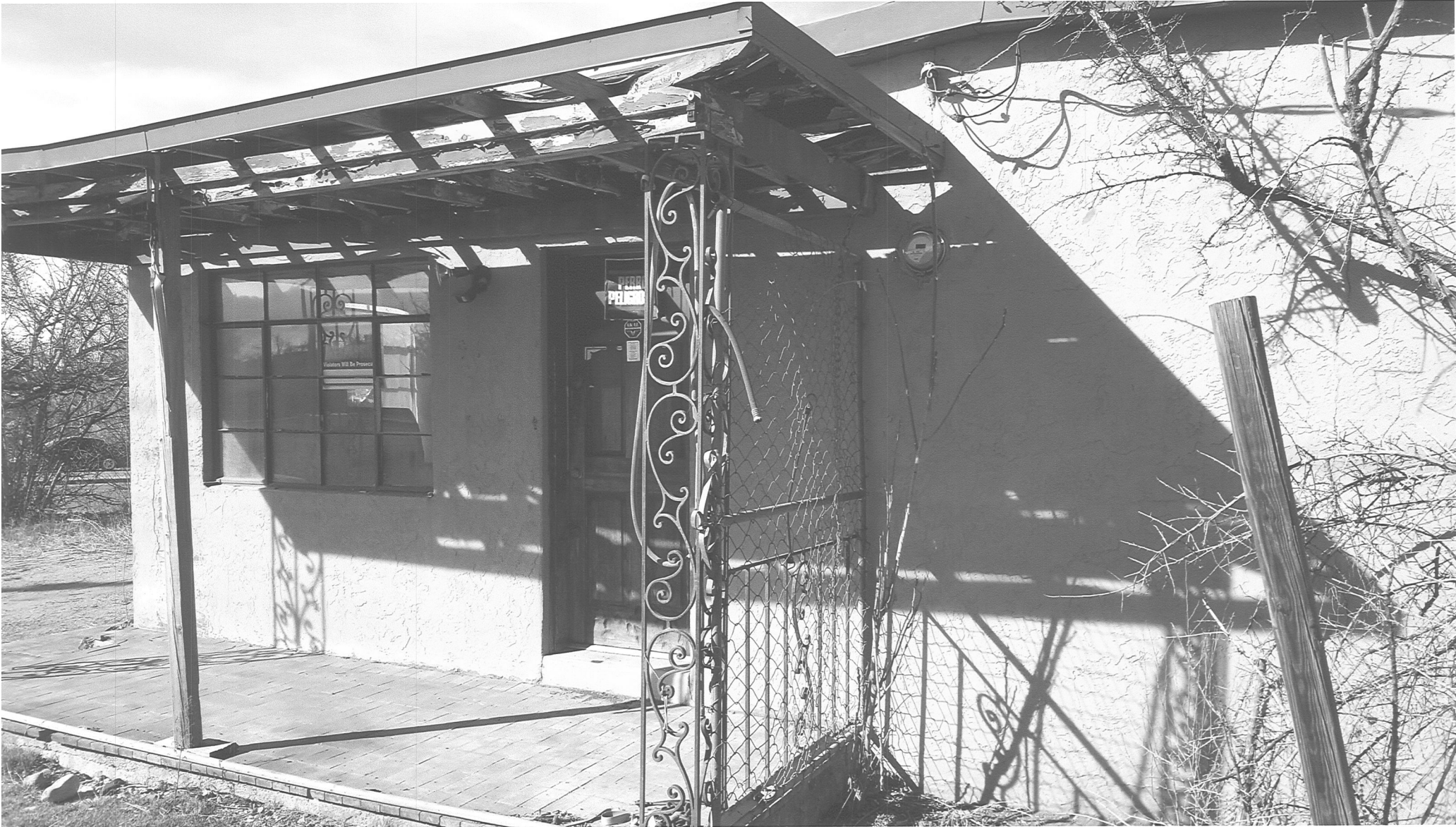
Earliest aerial photo of property - 1965

Front of house - 911 Roybal Street



South side

Front of house - 911 Roybal Street



South side

Front of house - 911 Roybal Street



South side

Front portal - 911 Roybal Street



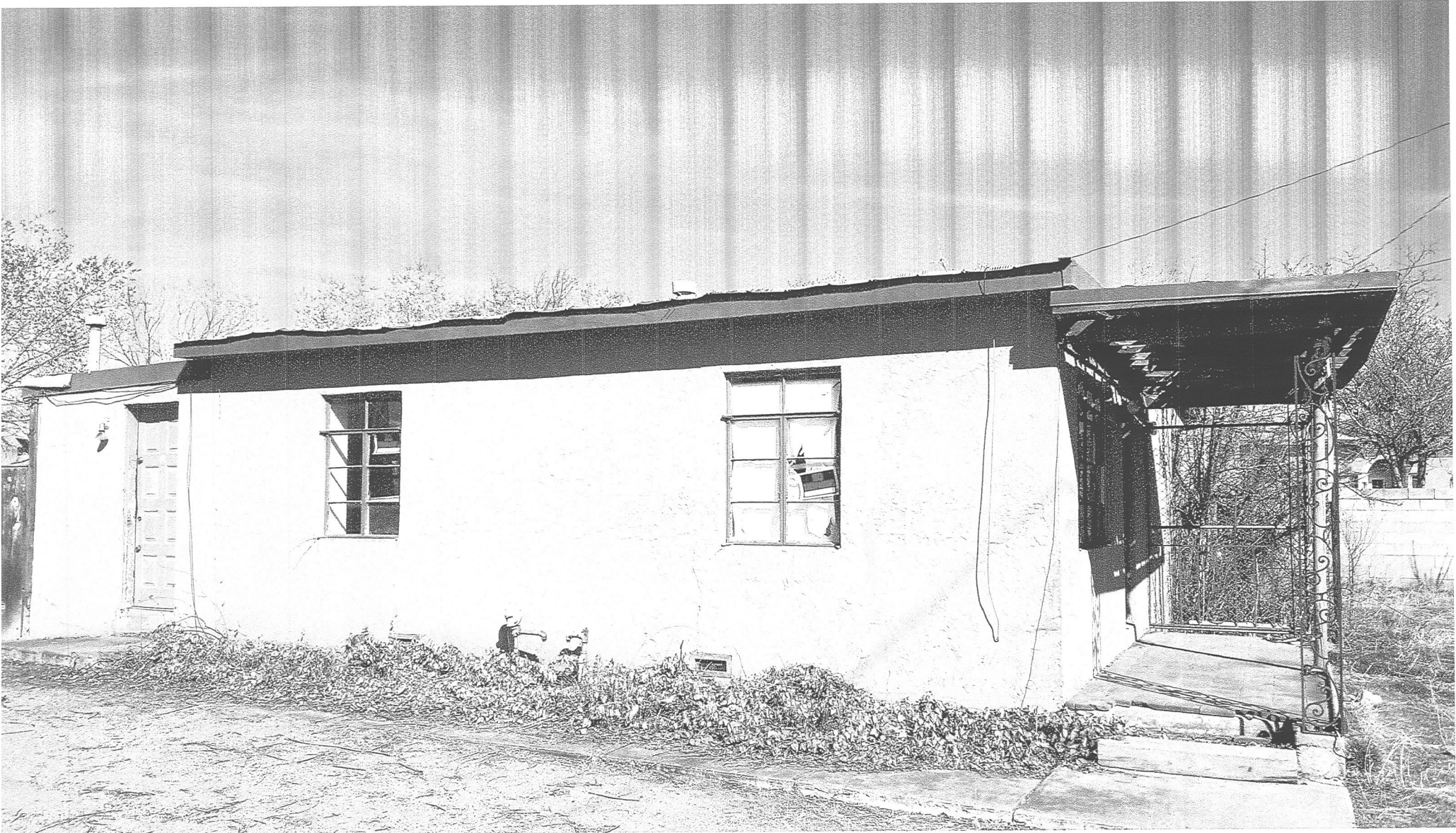
South side

Front portal - 911 Roybal Street



South side

House - 911 Roybal Street



West side

Side of house - 911 Roybal Street



West side

Side of house - 911 Roybal Street



East side (Trees were cut)

Side of house - 911 Roybal Street



East side

House - 911 Roybal Street



East side

House - 911 Roybal Street



North side (Right)

House - 911 Roybal Street



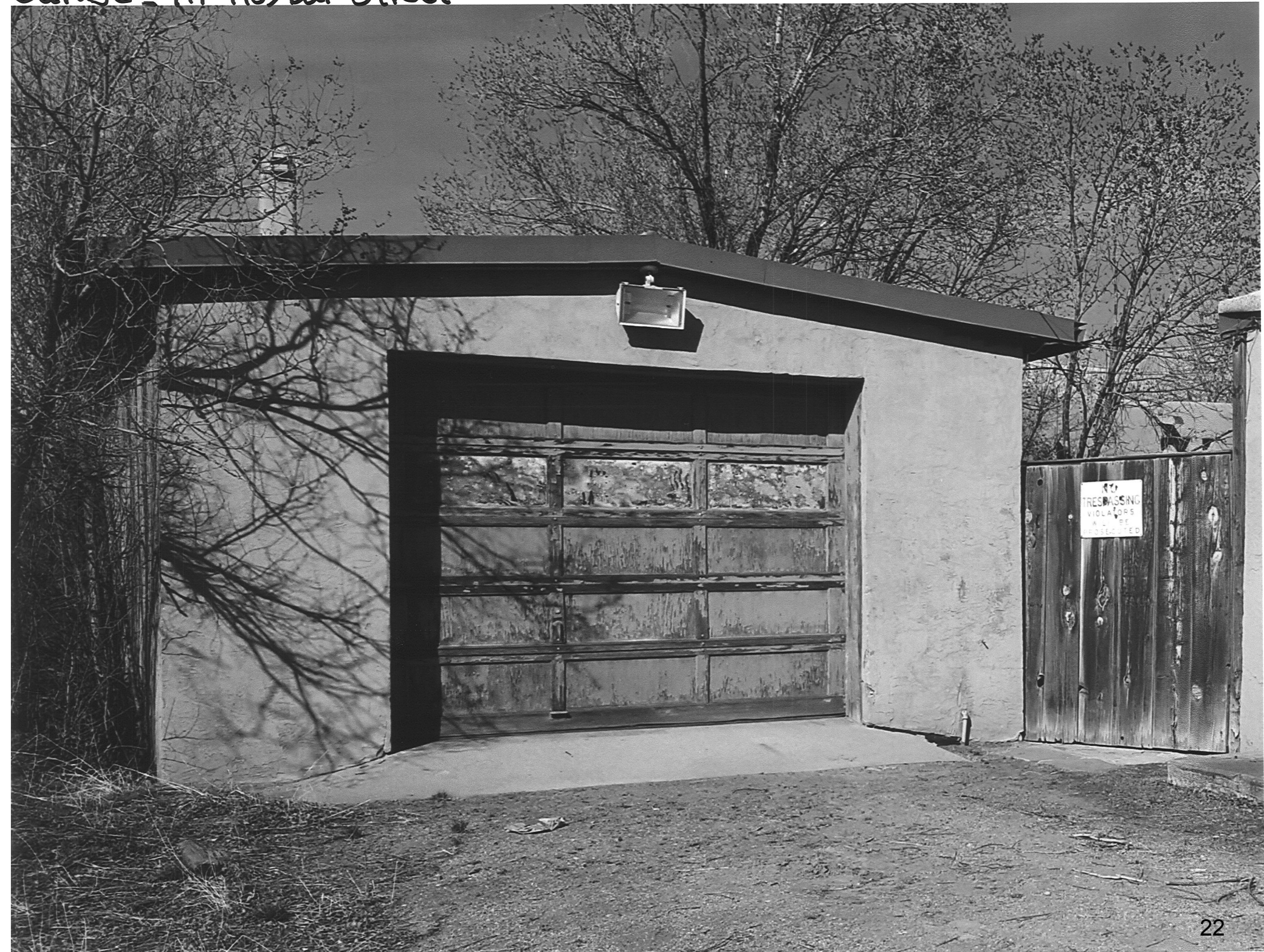
North side (Right)

House - 911 Roybal Street



North side (Left)

Garage - 711 Hoyden Street



South side of garage

Garage - 911 Roybal Street



East side of garage

Garage - 911 Roybal Street



West side of garage

Garage - 911 Roybal Street



North side of garage



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

March 28, 2016

911 Roybal Street

Special Inspection

MAR 28 2016

On Thursday March 28, 2016 I performed an inspection at the above referenced address. My inspection was a visual observation only of a two bed room, one bathroom single family dwelling with a single car detached garage. These structures are vacant and in serious need of maintenance and repair, and do not comply with current building codes. These structures must be brought into compliance and made safe or be taken down.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Sincerely,

Mike Purdy, Building Official

Land Use Department, Inspections and Enforcement

City of Santa Fe

PROPERTY INSPECTION REPORT

PREPARED FOR

EZRA ESTES



**911 ROYBAL STREET
SANTA FE NM**

BY

PATRICK FITCH

PROFESSIONAL INSPECTIONS & EVALUATIONS

IMMEDIATE ACTION REPORT

This analysis criteria is based on the current habitable condition of the structure. The items addressed either require repair or replacement in order to provide integrity to the dwelling, or represent a condition that if neglected could result in severe additional costs or present a hazardous condition to occupancy.

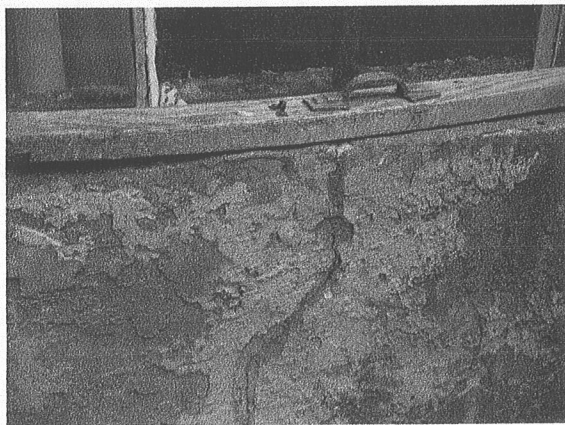
EXTERIOR STRUCTURE

2.2.0 EXTERIOR STRUCTURE

2.2.2 STUCCO CONDITION

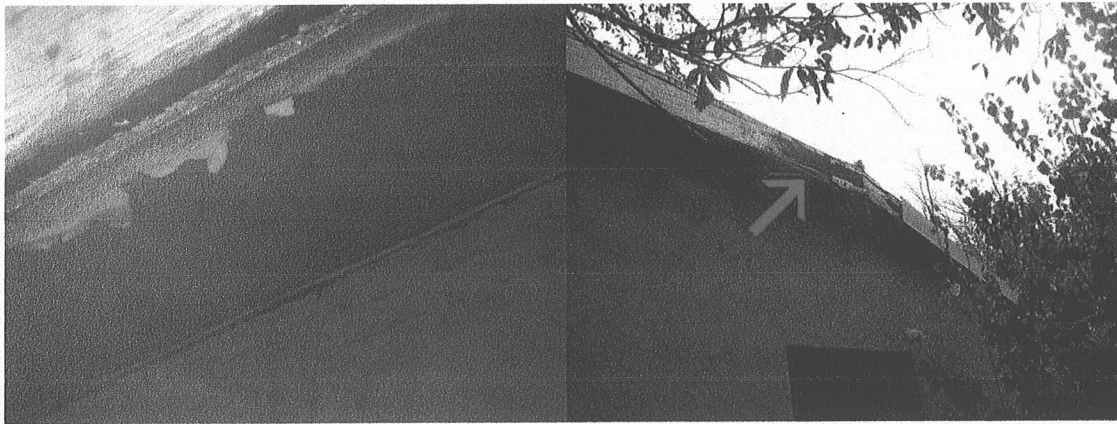


THERE ARE LARGE CRACKS IN THE STUCCO OF THE STRUCTURE THAT SHOULD BE REPAIRED, SOME THROUGH BOTH THE COLOR AND THE SCRATCH COATS. SOME AREAS MAY NEED TO BE RE-LATHED AND STUCCOED,



SUCH AS THE NORTH WALL OF THE PORCH ADDITION. IT IS RECOMMENDED THAT A QUALIFIED STUCCO CONTRACTOR EVALUATE THE STUCCO FOR REPAIR. ESTIMATES FOR STUCCO REPAIRS SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

2.2.8 FASCIA BOARDS



THE EXTERIOR WOOD WORK OF THE ROOF IS DETERIORATED AND ROTTEN IN SOME LOCATION. EXTENSIVE REPLACEMENT OF EXTERIOR WOODWORK SHOULD BE ANTICIPATED, INCLUDING FASCIA BOARDS, SOFFITS AND EAVES.

2.3.0 PATIOS & DECKING

2.3.10 PATIO/DECK COVERS



THE FRONT PORTAL IS COMPLETELY DETERIORATED AND NEEDS TO BE REBUILT. ESTIMATES FOR REBUILDING THE PORTAL SHOULD BE OBTAINED FROM A QUALIFIED CONTRACTOR.

ROOF

3.1.0 FLAT

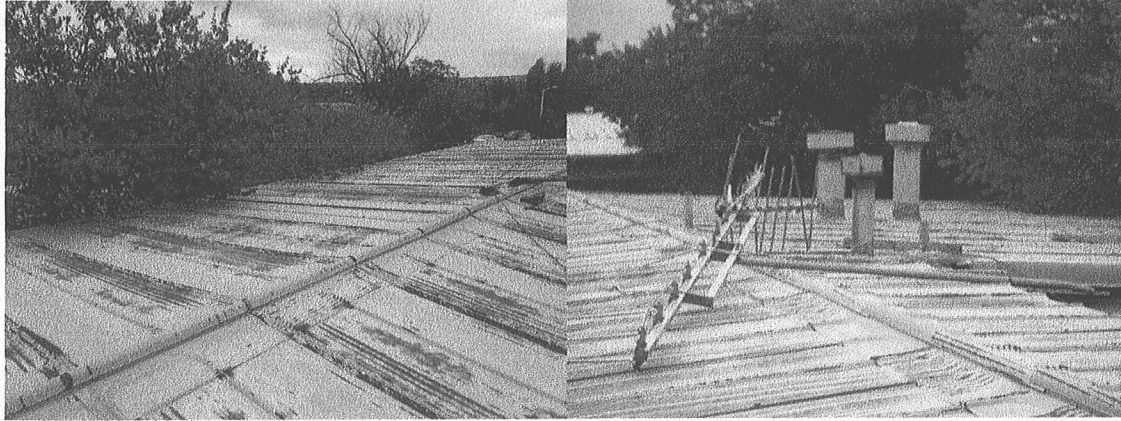
3.1.3 COVER MATERIAL CONDITION



THE FLAT ROOF OF THE PORCH ADDITION IS COMPLETELY DETERIORATED, INCLUDING THE RAFTERS AND SHEATHING. THE CEILING OF THE ROOM HAS COLLAPSED. REBUILDING AND RE-ROOFING OF THE PORCH ADDITION IS NEEDED. ESTIMATES FOR REBUILDING THE PORCH ADDITION SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

3.2.0 PITCHED

3.2.4 COVER MATERIAL CONDITION



THE ROOFING MATERIAL OF THE STRUCTURE (HOUSE AND DETACHED GARAGE) IS OLD AND RUSTED. THERE IS EVIDENCE OF LEAKAGE OF THE PITCHED ROOF IN SEVERAL LOCATIONS. THE HOUSE AND GARAGE SHOULD BE RE-ROOFED. REPLACEMENT OF ROOF SHEATHING AND RAFTERS MAY BE NEEDED AND COULD POSSIBLY BE EXTENSIVE. SHORING UP OF THE ROOF MAY BE NEEDED AND MAY ALSO BE EXTENSIVE. ESTIMATES FOR THE COMPLETE REROOFING OF THE STRUCTURE AND REPLACEMENT OF DETERIORATED ROOF FRAMING MEMBERS SHOULD BE OBTAINED FROM A QUALIFIED CONTRACTOR SO THE COSTS CAN BE ANTICIPATED.

3.2.27 INDICATIONS OF LEAKING



EXTENSIVE REPAIRS TO THE ROOF SHEATHING DUE TO WATER DAMAGE SHOULD BE ANTICIPATED.

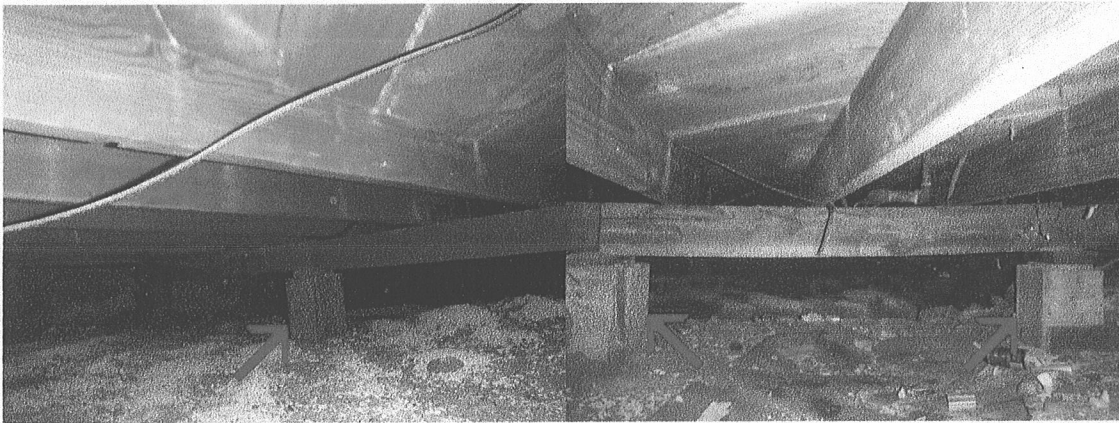


EXTENSIVE REPAIRS TO THE CEILINGS OF THE STRUCTURE DUE TO WATER DAMAGE SHOULD BE ANTICIPATED.

FOUNDATION

4.2.0 RAISED FOUNDATION

4.2.12 PROPER EARTH-WOOD CLEARANCE



THERE IS WOOD FORMING MATERIAL IN CONTACT WITH EARTH IN THE CRAWL SPACE. A PEST INSPECTION OF THE STRUCTURE IS HIGHLY RECOMMENDED.

4.2.13 WOOD MEMBERS



NOTE: THE POURED FOUNDATION OF THE STRUCTURE APPEARS TO BE IN SATISFACTORY CONDITIOI

COMPLETE ENTRY OF THE CRAWL SPACE WAS NOT POSSIBLE, HOWEVER, NUMEROUS PHOTOS WERE TAKEN FROM THE ACCESS AND NO CRACKS IN THE FOUNDATION WERE OBSERVED (FURTHER OBSERVATION IS RECOMMENDED). THE WOOD MEMBERS APPEAR TO BE IN SATISFACTORY CONDITION, HOWEVER, FORMING MATERIAL IN CONTACT WITH EARTH WAS OBSERVED AND A PEST INSPECTION SHOULD BE CONDUCTED. SOME SHORING UP OF THE WOOD UNDERPINNING MAY BE NECESSARY. IT COULD NOT BE DETERMINED IF THE POSTS OF THE UNDERPINNING ARE ON A CONCRETE FOOTING. IF THE POSTS ARE NOT ON A CONCRETE FOOTING, SUCH A FOOTING IS RECOMMENDED.

WATER HEATER

7.1.0 WATER HEATER

7.1.2 TYPE



THE GAS WATER HEATER IS OLD, LEAKING AND NEEDS TO BE REPLACED. ESTIMATES FOR REPLACEMENT OF THE WATER HEATER SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

HEATING & AIR CONDITIONING

8.2.0 HOT AIR

8.2.2 MANUFACTURER AND MODEL NUMBER



THE GAS WALL HEATERS OF THE STRUCTURE COULD NOT BE TESTED (GAS OFF). THE GAS HEATERS MAY BE OPERABLE. NEW GAS FLEX LINES, GAS VALVES AND GAS CONTROL VALVES ARE RECOMMENDED. THE HEATERS SHOULD BE EVALUATED FOR REPAIR BY A QUALIFIED HEATING TECHNICIAN. REPLACEMENT OF SOME OF THE UNITS SHOULD BE ANTICIPATED. ALTERNATIVE FORMS OF HEATING THE STRUCTURE SHOULD BE CONSIDERED.

GAS, ELECTRIC & PLUMBING

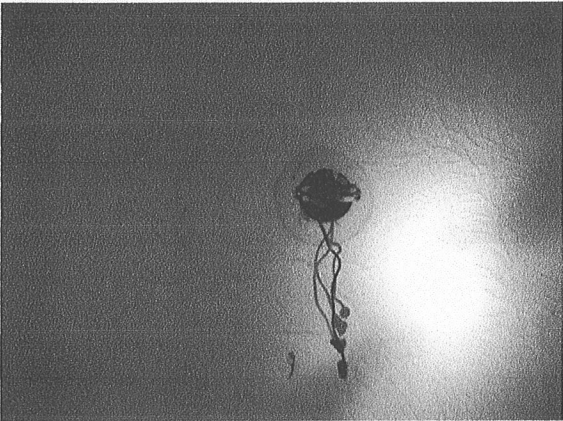
9.2.0 ELECTRICAL SERVICE

9.2.12 RECEPTACLE GROUND VERIFY



THE ELECTRICAL SYSTEM NEEDS TO BE UPDATED, INCLUDING, A NEW SERVICE DROP FROM THE POLE, A NEW WEATHER HEAD, AND AN UPDATED SERVICE PANEL WITH 100 AMPS MINIMUM. THE WIRE IN THE STRUCTURE IS THE ORIGINAL 2 WIRE WITH NO GROUND. THE WIRING IN THE STRUCTURE SHOULD BE UPDATED. IT IS RECOMMENDED THAT THE STRUCTURE BE EVALUATED BY A QUALIFIED ELECTRICIAN FOR COMPLETE UPDATING. ESTIMATES FOR UPDATING THE ELECTRICAL SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

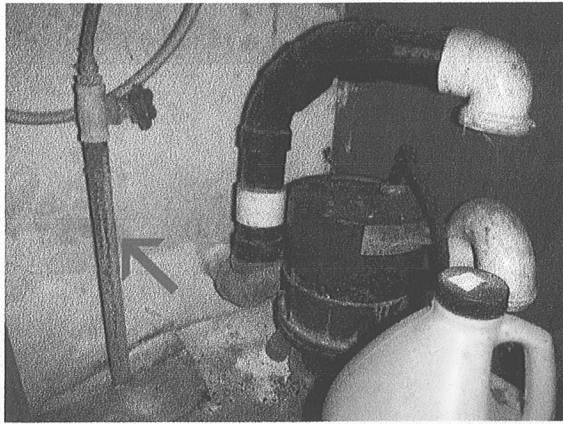
9.2.19 SWITCHES



SEVERAL OF THE ELECTRICAL FIXTURES IN THE STRUCTURE WERE MISSING. A COMPLETE UPDATING OF THE ELECTRICAL INCLUDING OUTLETS, SWITCHES, AND FIXTURES IS RECOMMENDED.

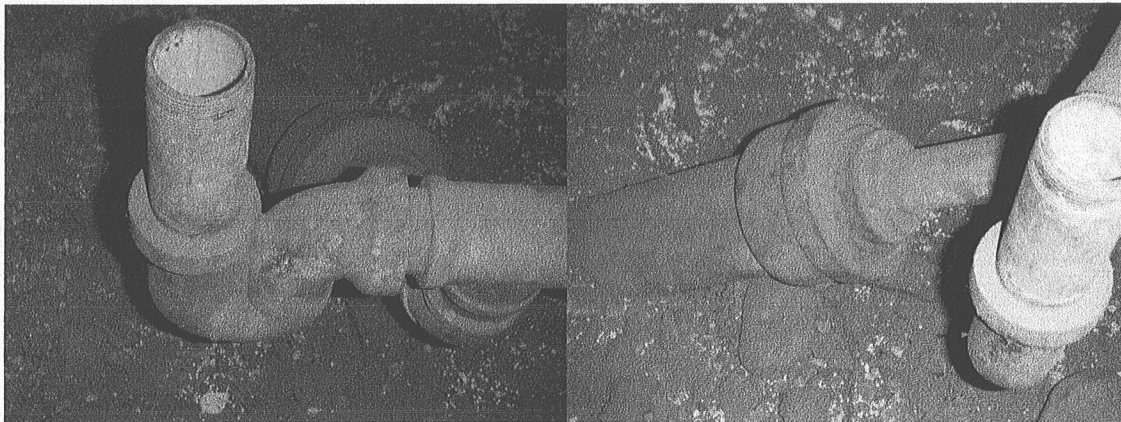
9.3.0 PLUMBING

9.3.2 STRUCTURE PIPE MATERIAL



THE WATER SUPPLY PIPING IS GALVANIZED STEEL WHICH CORRODES OVER TIME, REDUCING THE DIAMETER OF THE PIPE AND FLOW. IT IS RECOMMENDED THAT THE CONDITION OF THE WATER SUPPLY PIPES BE EVALUATED BY A QUALIFIED PLUMBER. CONSIDERATION SHOULD BE GIVEN TO UPDATING THE SUPPLY PIPING. ESTIMATES FOR UPDATING SHOULD BE OBTAINED, BEFORE THE END OF THE INSPECTION CONTINGENCY PERIOD, SO THE COSTS CAN BE ANTICIPATED.

9.3.3 WASTE PIPING MATERIAL



THE WASTE PIPES ARE CAST IRON, WHICH CORRODES OVER TIME FROM THE INSIDE OUT, EVENTUALLY CAUSING LEAKAGE. IT IS RECOMMENDED THAT THE WASTE LINES BE EVALUATED BY A QUALIFIED PLUMBER TO DETERMINE THEIR CURRENT CONDITION. DUE TO THE AGE OF THE PIPES, CAMERA SCOPING OF THE WASTE PIPES AND THE SEWER LINES ARE RECOMMENDED TO DETERMINE IF DAMAGE OR A BLOCKAGE IN THE PIPES EXIST. ESTIMATES FOR REPAIRS, SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

EXTERIOR DOORS AND MAIN HALL

10.3.0 MAIN HALL

10.3.1 FLOORING

REPLACEMENT OF FLOORING MATERIALS ARE NEEDED IN THE KITCHEN, THE BATHROOM AND THE REAR PORCH. THE WOOD FLOORS WILL NEED TO BE REFINISHED AND DETERIORATED WOOD FLOORING BOARDS REPLACED. THERE ARE HOLES IN THE FLOORING THAT WILL NEED REPAIR. ESTIMATES FOR THE REPAIR AND REPLACEMENT OF THE FLOORING SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

KITCHEN

11.1.0 KITCHEN

11.1.1 LOCATION

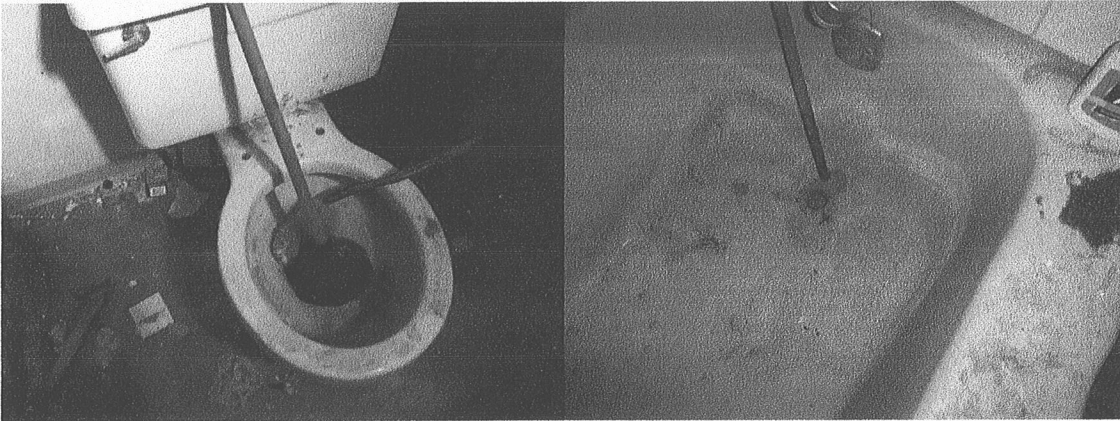


COMPLETE REMODELING OF THE KITCHEN INCLUDING NEW CABINETS AND PLUMBING FIXTURES SHOULD BE ANTICIPATED.

BATHROOMS

13.1.0 BATHROOM A

13.1.1 LOCATION



COMPLETE REMODELING OF THE BATHROOM INCLUDING NEW PLUMBING FIXTURES AND TILE REPLACEMENT SHOULD BE ANTICIPATED.

STRUCTURE

16.1.0 STRUCTURE

16.1.3 MOST COMMON INTERIOR WALL TYPE



THERE IS EXTENSIVE DAMAGE TO THE PLASTER OF THE INTERIOR WALLS, WHICH NEEDS TO BE REPAIRED. LATH AND RE-PLASTERING MAY BE NECESSARY IN SOME AREAS. ESTIMATES FOR PLASTER REPAIR SHOULD BE OBTAINED FROM A QUALIFIED PLASTER CONTRACTOR SO THE COSTS CAN BE ANTICIPATED.



NOTE: EXTENSIVE PERSONAL ITEMS ON THE FLOORS AND AGAINST THE WALLS OF BOTH THE STRUCTURE AND THE GARAGE PREVENTED FULL EVALUATION. UNSEEN DAMAGE MAY EXIST IN THESE AREAS.

16.1.7 WINDOWS GENERAL OPERATION



THE WINDOWS IN THE STRUCTURE ARE THE ORIGINAL STEEL WINDOWS. THE GLASS IS BROKEN IN SEVERAL OF THE WINDOWS AND MOST ARE INOPERABLE. REPLACEMENT WINDOWS ARE NEEDED. IT IS RECOMMENDED THAT ESTIMATES FOR REPLACING THE WINDOWS BE OBTAINED FROM A QUALIFIED WINDOW COMPANY. ESTIMATES FOR INSTALLATION OF THE REPLACEMENT WINDOWS, INCLUDING RESTUCCOING, SHOULD BE OBTAINED FROM A QUALIFIED CONTRACTOR.

ATTENTION REQUIRED REPORT

This report shows the items that our inspection has found in need of attention. There may be a need for just preventive maintenance or actual repairs should be scheduled. The existing condition does not necessarily affect the habitability of the structure.

SITE

1.2.0 SITE CONCRETE AND PAVING

1.2.2 WALKWAYS



BRICKS ARE LOOSE AND SHOULD BE RESET WHERE NECESSARY ON THE FRONT WALKWAY AND PORCH TO PREVENT A TRIP HAZARD.

1.4.0 FENCES, WALLS & GATES

1.4.2 WALLS



NOTE: THERE ARE STEP CRACKS IN THE REAR CONCRETE BLOCK WALL, INDICATING SETTLEMENT IN THOSE AREAS. SOME CONCRETE BLOCKS IN THE WALL ARE BROKEN.

EXTERIOR STRUCTURE

2.1.0 PERIMETER EXTERIOR

2.1.2 EVIDENCE OF SETTLEMENT



NOTE: THERE IS A LARGE SETTLING CRACK THROUGH THE STRUCTURE WALL ON THE WEST SIDE.

2.1.3 SITE DRAINAGE

DRAINAGE IMPROVEMENTS ARE NEEDED ON THE EXTERIOR OF THE STRUCTURE (AFTER TREE REMOVAL).

2.1.6 EVIDENCE OF ANIMAL INFESTATION

THERE IS EVIDENCE OF RODENTS IN THE HOUSE. CONTROL MEASURES SHOULD BE IMPLEMENTED AND THE AFFECTED AREAS PROFESSIONALLY CLEANED TO ELIMINATE A HEALTH SAFETY HAZARD.

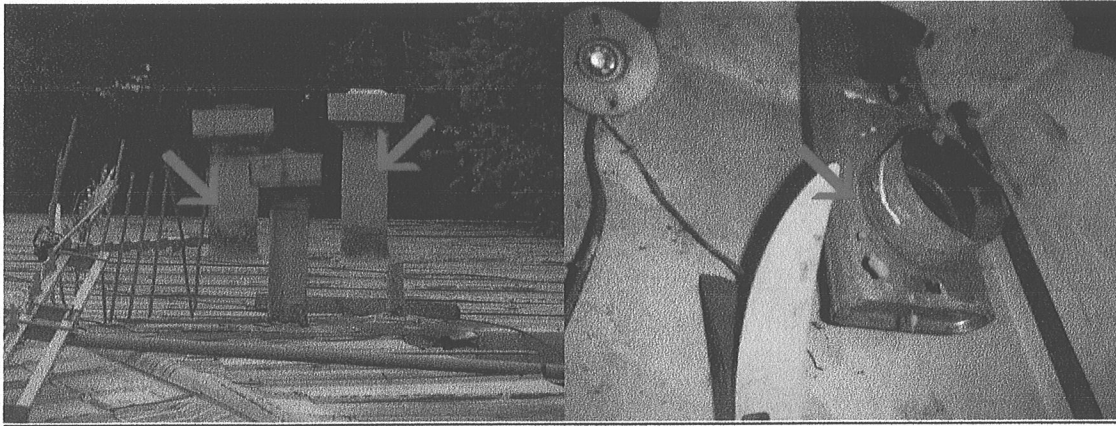
2.1.8 VEGETATION CLEAR FROM STRUCTURE



ALL VEGETATION SHOULD BE TRIMMED AWAY FROM THE STRUCTURE WALLS. ESTIMATES FOR TREE REMOVAL SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

ROOF

3.1.0 FLAT



THERE ARE GAS HEATER FLUES IN THE STRUCTURE WHICH MAY CONTAIN ASBESTOS. INSULATION IN THE PORCH ROOF MAY BE ASBESTOS CONTAINING. A QUALIFIED ASBESTOS EXPERT SHOULD BE CONSULTED REGARDING PROCEDURES OF REMOVAL OR CONTAINMENT OF ASBESTOS CONTAINING MATERIALS.

3.2.0 PITCHED

3.2.2 DEBRIS ON ROOF



TREE LIMBS SHOULD BE CUTBACK FROM THE ROOF SURFACE.

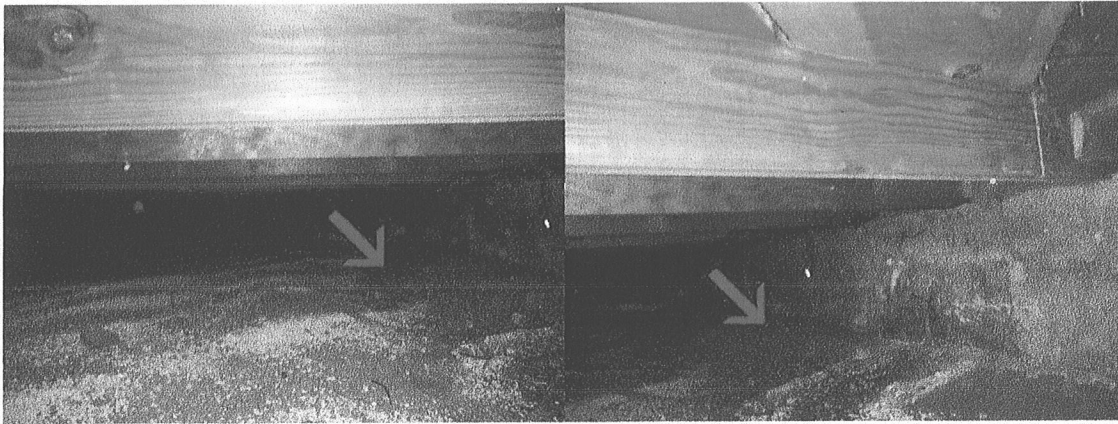
3.2.8 VENTS/COVERS

NOTE: THERE IS WATER DAMAGE TO THE PLASTER ABOVE THE GAS HEATERS INDICATING THE FURNACE FLUES ARE LEAKING AND NEED TO BE REPAIRED.

FOUNDATION

4.2.0 RAISED FOUNDATION

4.2.6 MOISTURE/DAMPNESS



THE SOIL IN THE CRAWL SPACE APPEARS DAMP FROM MOISTURE INFILTRATION DUE TO POOR DRAINAGE AT THE PERIMETER. MOISTURE BUILD-UP IN THE CRAWL SPACE CAN RESULT IN MOLD GROWTH WHICH CAN POSE A HEALTH HAZARD. DRAINAGE UPGRADES SHOULD BE INSTALLED, THE AREA THOROUGHLY DRIED AND NECESSARY TREATMENT MEASURES INSTALLED AS A HEALTH PRECAUTION.

4.2.17 UNDER FLOOR INSULATION

THERE IS NO UNDER FLOOR INSULATION WHICH IS RECOMMENDED FOR EFFICIENCY PURPOSES.

GARAGE

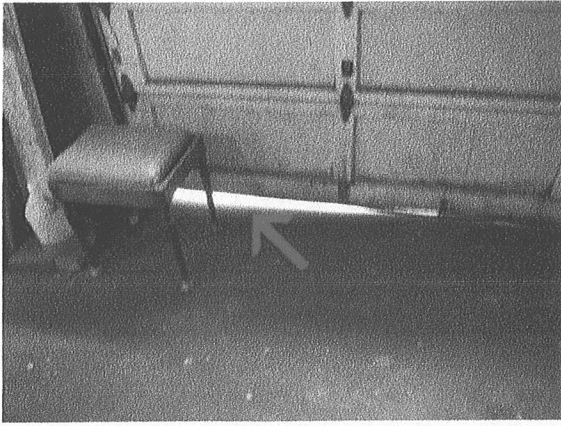
5.1.0 GARAGE

5.1.3 OVERHEAD DOOR(S)



THE OVERHEAD GARAGE DOOR IS VERY OLD AND MAY NEED REPLACEMENT. ESTIMATES FOR THE REPLACEMENT OF THE OVERHEAD GARAGE DOOR SHOULD BE OBTAINED.

5.1.7 DOOR SEAL



THE SEAL ON THE BOTTOM OF THE OVERHEAD DOOR IS DAMAGED AND SHOULD BE REPLACED.

5.1.8 FLOOR



NOTE: EXTENSIVE PERSONAL ITEMS IN THE GARAGE PREVENTED A COMPLETE EVALUATION OF THE GARAGE FLOOR. THE VISIBLE AREAS OF THE CONCRETE FLOOR APPEARED TO BE IN GOOD CONDITION.

5.1.14 EVIDENCE OF INSECTS



THERE IS EVIDENCE OF UNDESIRABLE INSECTS IN THE GARAGE. THESE INSECTS ARE NOT NECESSARILY WOOD DESTROYING, BUT IT IS RECOMMENDED THAT A TERMITE/PEST INSPECTION BE PERFORMED.

5.1.15 EVIDENCE OF RODENTS

THERE IS EVIDENCE OF RODENTS IN THE GARAGE. CONTROL MEASURES SHOULD BE INVESTIGATED.

WATER HEATER

7.1.0 WATER HEATER

7.1.9 COMBUSTION AIR

THERE IS NO COMBUSTION AIR INLET FROM THE EXTERIOR FOR THE WATER HEATER, WHICH SHOULD BE INSTALLED.

7.1.11 INSTALLATION

CURRENT BUILDING CODES REQUIRE GRAVITY VENTED WATER HEATERS TO BE INSTALLED IN A FIRE RATED ENCLOSURE FOR FIRE SAFETY PURPOSES. INSTALLATION OF AN APPROVED ENCLOSURE AROUND THE WATER HEATER SHOULD BE PROVIDED..

GAS, ELECTRIC & PLUMBING

9.2.0 ELECTRICAL SERVICE

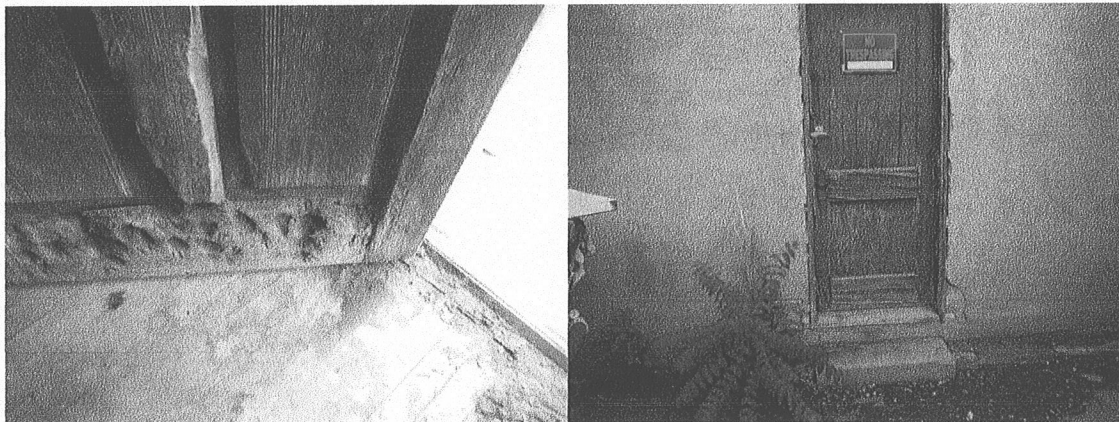
9.2.7 PANEL COVER

THE SCREWS OF THE ELECTRICAL PANEL IN THE HALL WERE STRIPPED AND THE PANEL COULD NOT BE REMOVED.

EXTERIOR DOORS AND MAIN HALL

10.1.0 MAIN ENTRY

10.1.1 DOOR FITS



REPLACEMENT OF ALL EXTERIOR DOORS SHOULD BE ANTICIPATED. ESTIMATES FOR THE REPLACEMENT OF THE DOORS SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

10.3.0 MAIN HALL

10.3.3 DOORS

REPLACEMENT OF THE INTERIOR DOORS SHOULD BE ANTICIPATED.

STRUCTURE

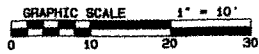
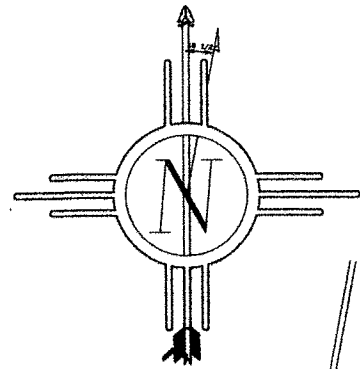
16.1.0 STRUCTURE

16.1.13 SMOKE DETECTORS

IT IS RECOMMENDED THAT A SMOKE DETECTOR BE INSTALLED IN THE BEDROOMS.

911 Roybal Street - Survey

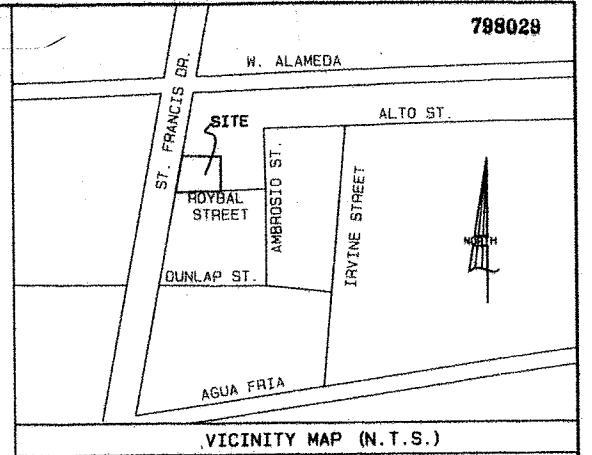
MAR 29 2016



BOUNDARY SURVEY OF PARCEL 10 OF GUADALUPE NEIGHBORHOOD PLAT D

LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT
PROJECTED SECTION 23 T. 17 N R. 9 E, NMPM,
CITY OF SANTA FE, COUNTY OF SANTA FE, NM

N/F
JAVET
DEED INSTR. # 1675446
PLAT BOOK 491 PAGE 27
UPC
1-053-099-330-194



SURVEYOR'S NOTES:

- 1) BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON 01/21/2016. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.
- 2) REFER TO A PLAT OF SURVEY ENTITLED "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLOCK 61&64 PLAT-D" BY JOSEPH PACHECO N.M.P.L.S. 3905 RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 15, 1978 IN BOOK 61 PAGE 31.
- 3) REFER TO A WARRANTY DEED, LORETO AND TERESA DURAN (GRANTORS) TO JAMES AND MARCIA MALMSTROM (GRANTEES) RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BK. 345 PG. 395.
- 4) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.
- 5) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS PER FIRM PANEL 35049C0412E, DATED 12/04/2012.

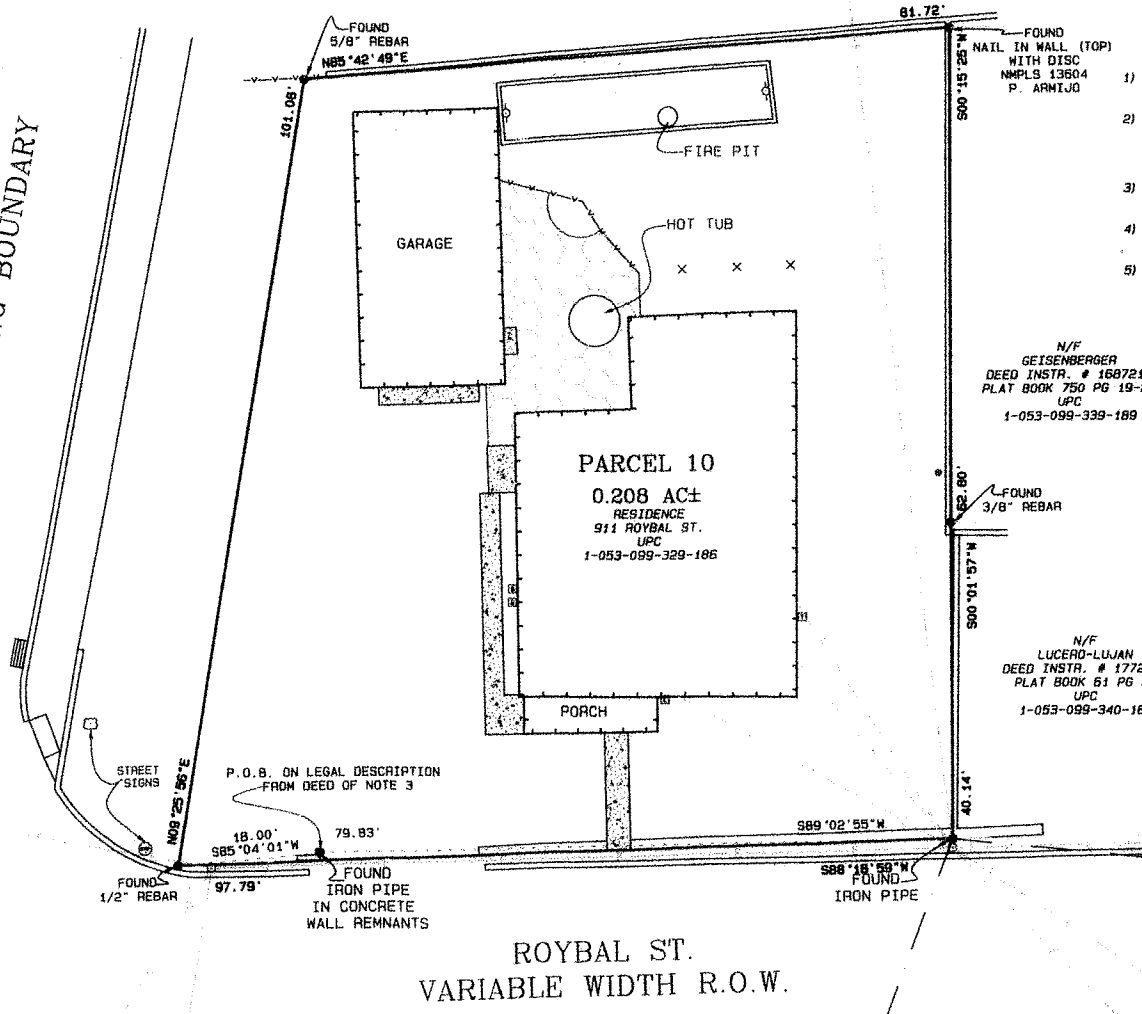
LEGEND

- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- - - BOUNDARY FROM DEED OF NOTE 3
- - - BOUNDARY TIE
- - - ADJACINER BOUNDARY LINE
- - - FENCE LINE
- WALL OR WALL REMNANTS
- BUILDING
- - - OVERHEAD ELECTRIC LINES
- UTILITY POLE
- ⊗ ELECTRIC METER
- ⊗ TELEPHONE JUNCTION BOX
- ⊗ GAS HOOK-UP
- × FENCE POST
- CLOTHES LINE POST
- UNKNOWN CAPPED IRON PIPE
- CONCRETE
- FLAGSTONE
- TIE TO SANITARY SEWER MANHOLE AT ROYBAL AND AMBORSIO INTERSECTION

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, selecting the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extrajurisdictional Geology Ordinance or Extrajurisdictional Subdivision Regulations. The statement does not in any way represent official County approval of this plat.

ST. FRANCIS DR
HIGHWAY 285
130' R.O.W. ALONG BOUNDARY



SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

Mitchel K. Noonan 01/25/16
MITCHEL K. NOONAN N.M.P.L.S. No. 6998



COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1784852 WAS FILED FOR RECORD ON THE 25th DAY OF JAN. A.D. 2016 AT 4:45 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 498 PAGE 29 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
Geraldine Salazar DEPUTY

TIE TO
SANTA FE CONTROL
MONUMENT No. 26

INDEXING INFORMATION FOR COUNTY CLERK

NAME: MALMSTROM, JAMES & MARCIA
FILED: BK 345 PG 395
SUBDIVISION: GUADALUPE NEIGHBORHOOD PLAT D
SECTIONS: PROJ. 23, T17N, 9E
UPC: 1-053-099-329-186

SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 988-3413
DATE (S): 01/21/2016 PROJECT No. C-2607

911 Roybal Street - Site plan

MAR 29 2016

PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLOCK 61 & 64

PLAT-D
CITY OF SANTA FE, COUNTY OF SANTA FE,
STATE OF NEW MEXICO

CITY OF SANTA FE NEW MEXICO
REVIEWED ON March 15 1978 BY [Signature]
CITY PLANNER
REVIEWED ON 15 March 1978 BY [Signature]
CITY ENGINEER

PARCEL	OWNERS
2	W. JOHN DRISCOL (TRUSTEE) FELIPE LUTHER CHAVEZ
1	RICHARD D. BELIAN AND MARY R. BELIAN
3	ANGELINA S. PADILLA
4	FIDEL GALLEGOS AND FRANCES GALLEGOS
5	EMMA VALDEZ
6 & 7	ROY R. MARTINEZ AND CONSUELO M. MARTINEZ
8	RUMALDA O. MADRID
9	SANDRA L. KIGER
10	JAMES C. MALMSTROM AND MARCIA L. MALMSTROM
11	REBECCA M. VALDEZ
12	AGUSTIN LUCERO AND LETICIA LUCERO
13	CITY OF SANTA FE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
#417093
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 15 DAY OF March 1978.
DUNNY ORTIZ
County Clerk, Santa Fe County, N.M.

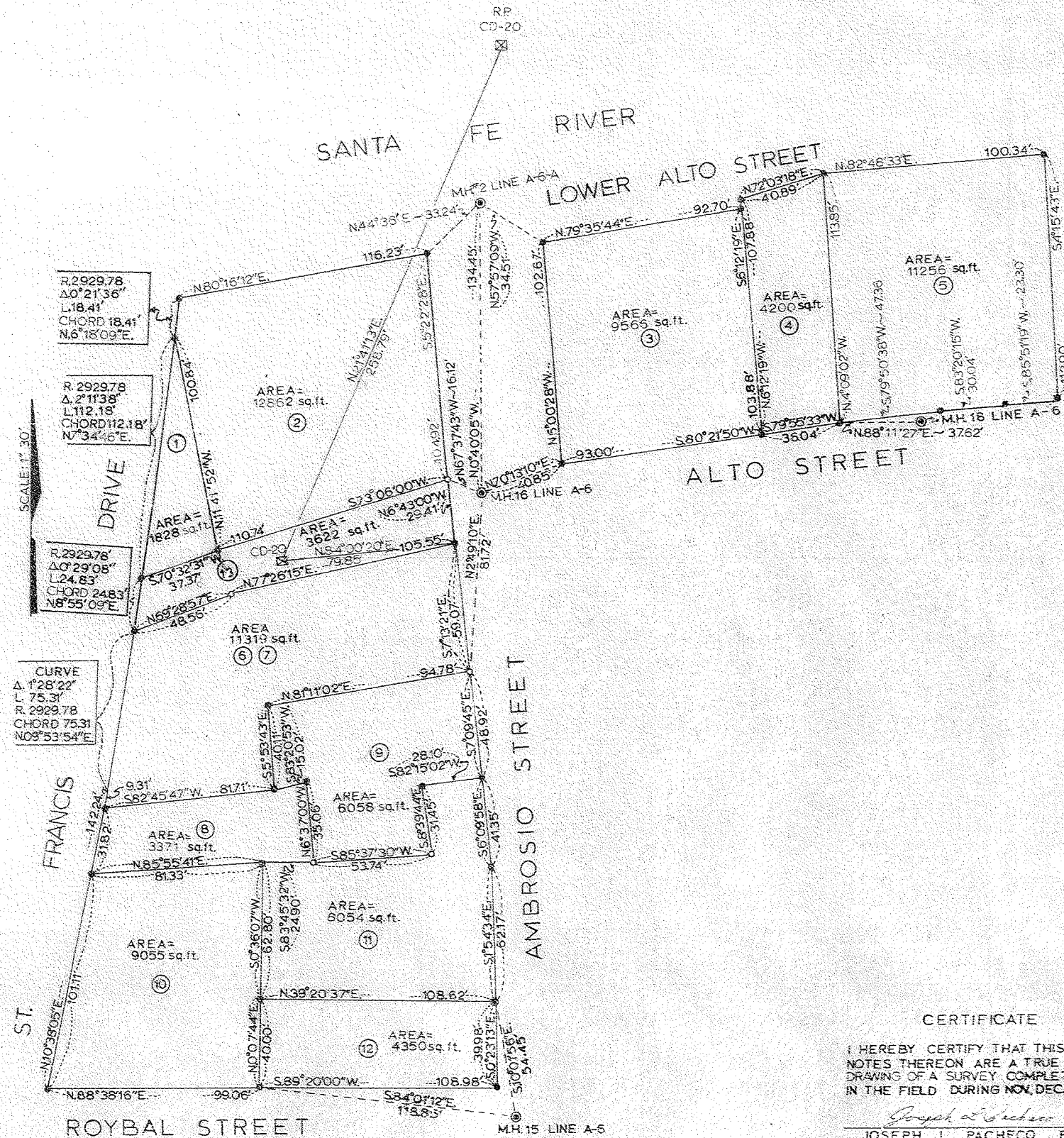
CITY OF SANTA FE COMMUNITY DEVELOPMENT PROJECT #C-41 ~ TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION

- NOTES
- ⊙ INDICATES IRON PIPE FOUND
 - INDICATES REBAR FOUND
 - ⊙ INDICATES 1/2" REBAR SET
 - I INDICATES HIGHWAY R.W. MARKER (RAIL)
 - ⊙ INDICATES MANHOLE
 - ⊙ INDICATES MONUMENT BRASS CAP SET

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND NOTES THEREON ARE A TRUE AND CORRECT DRAWING OF A SURVEY COMPLETED BY ME IN THE FIELD DURING NOV, DEC, 1977 & JAN, 1978.

Joseph L. Pacheco
JOSEPH L. PACHECO P.E. & L.S. 3905



78-20