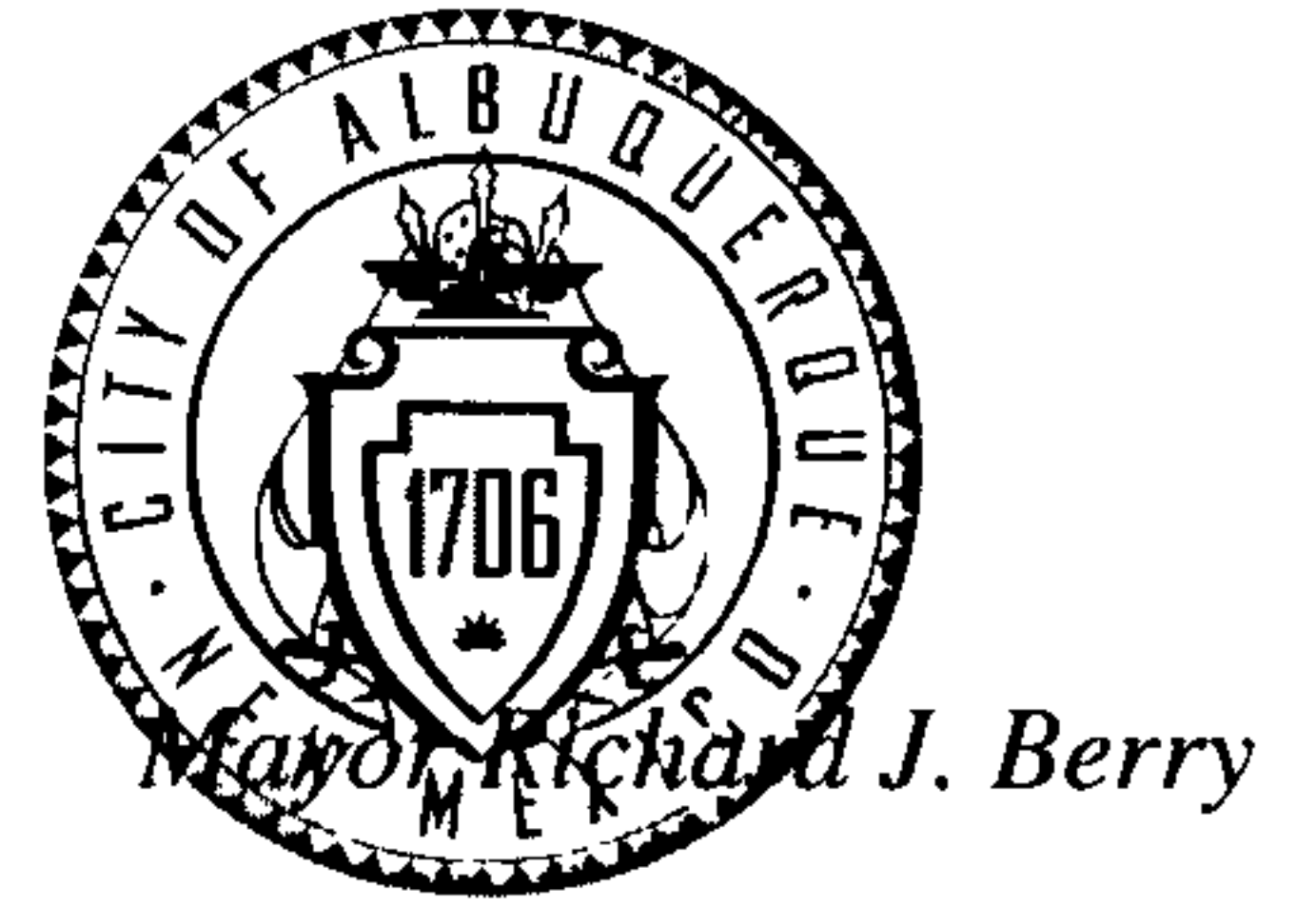


CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



November 13, 2015

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

Re: Ambrogi Residence
6427 → 6427 Picardia NW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 12-15-14 (D10D003E36)
Certification dated: 11-11-15

PO Box 1293

Dear Mr. Soule,

Based on the Certification received 11/13/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

NM 87103

Sincerely,

www.cabq.gov



Rita Harmon, P.E.,
Senior Engineer, Hydrology
Planning Department

C: RR/RH
email



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- B. Are there any title problems (for example, unrecorded or disputed easements, lot line disputes, liens, encroachment, access issues, third party claims)? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- C. Are there any Property taxes that are not current? ☐ Yes ☒ No If yes, please explain: _____
- D. Any existing or proposed bonds, assessments, liens, mortgages, judgments, Deed of Trust, Impact Fees, Real Estate Contracts, etc. against the Property? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- E. Any violations of applicable subdivision laws at the time the Property was subdivided? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- F. Any alleged violations of applicable laws, regulations, ordinances or zoning laws? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- G. Any zoning variances/exceptions or non-conforming use of the Property? ☐ Yes ☒ No If yes, please explain: _____
- H. Any legal issues, proposed buildings, bridges, roadways or real estate developments, etc. in the immediate area?
☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- I. Any restrictive covenants or other limitations on use? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
1) Any violation thereof? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- J. Any building code or environmental regulation violations? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- K. Any necessary permits, approvals or inspections for all construction, repairs and improvements that have not been obtained ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- L. Any existing or threatened legal actions concerning the Property or the Homeowners Association? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- M. Any well-sharing, driveway-sharing, road-sharing or other contracts to which the Property is subject? ☐ Yes ☒ No If yes, please explain: _____
- N. Anyone with a Right of First Refusal, an option to buy or lease the Property, or any other similar agreement?
☐ Yes ☒ No If yes, please explain: _____

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O. Any other restrictions on resale? ☐ Yes ☒ No If yes, please explain: _____

P. Are there any exemptions you claim for Property Taxes (i.e., Veteran, Head of Household)? ☐ Yes ☒ No If yes, please explain: _____

For additional information or further explanation (indicate item#): _____

3. BUILDING / STRUCTURAL INFORMATION

A. What year was the house built? _____
If the residence on the Property was built prior to 1978, please see RANM Form 2315 – Information Sheet – Lead Based Paint (LBP) Renovation Repair & Painting Program AND Form 5112 – Lead Based Paint Addendum to Purchase Agreement.

1) **REPAIRS AND RENOVATIONS:** Have renovations or repairs been made to the residence on or after SEPT 22, 2010 that are governed by the Lead-Based Paint Renovation, Repair and Painting Program?
☐ Yes ☐ No ☐ Don't Know. If yes, complete and attach RANM Form 5112A, Lead-Based Paint Renovation, Repair and Painting Disclosure Addendum (UNLESS OTHERWISE DIRECTED BY THE FORM). For information on types of renovations covered by the Program, refer to RANM Form 2315, Lead-Based Paint (LBP) Renovation, Repair and Paint Information Sheet.

B. Was this home built entirely on this site? ☒ Yes ☐ No ☐ Don't Know If no, please explain: _____

C. Type of construction: Frame Stucco

D. House is built on: ☒ Slab ☐ Crawlspace ☐ Basement ☐ Don't know

E. Type of exterior finish: Stucco

F. Is there an exterior synthetic stucco system or exterior synthetic coating? ☐ Yes ☒ No ☐ Don't know

G. Type of floor under carpets or linoleum: Concrete downstairs, wood upstairs

H. Any doors or windows that are inoperable or which may interfere with ingress or egress? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

I. Any problems with interior walls, ceilings, doors, windows, floors or attached floor coverings? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

J. Any significant cracks in foundations, exterior walls, interior walls, slab floors, ceilings, chimneys, fireplaces, decks or garage floors? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

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- K.** Any minor damage that has occurred to the Property or to any structure on the Property? ☐ Yes ☒ No
☐ Don't Know If yes, please explain: _____
- L.** Any smoke damage or a fire on the Property? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- M.** Any problems with driveways, walkways, sidewalks or patios (such a large cracks, potholes or raised sections)?
☐ Yes ☒ No If yes, please explain: _____
- N.** Any structural wood members below soil level? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- O.** Any history of wood infestation, insects, pests or tree root problems? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
Specify date and type of last treatment: _____
- P.** Any water or moisture in: ☐ Crawlspace ☐ Basement ☐ Garage ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- Q.** Any flowing or drainage problems on the Property? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- 1) Any flowing or drainage problems on adjacent Properties that may impact this Property? ☐ Yes ☒ No
☐ Don't Know If yes, please explain: _____
- 2) Any standing water after rainfalls or snowfall on Property or structure? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- R.** Any active springs? ☐ Yes ☒ No If yes, please explain: _____
- S.** Any history of moldy conditions or treatment for mold? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- T.** Any history of water leaks or repairs of conditions involving water leaks, water infiltration, ponding under or around structure/crawlspace or other conditions which could be conducive to mold? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- U.** Any land on the Property that has been filled in? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- V.** Any problems with retaining walls cracking or bulging? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

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W. Any earth movement, subsidence, or settlement problems? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

X. Any additional structures? ☒ Yes ☐ No ☐ Don't Know If yes, please explain: Storage shed

For additional information or further explanation (indicate item #): _____

4. MANUFACTURED HOUSING INFORMATION

A. Is this home a manufactured home? ☐ Yes ☒ No ☐ Don't Know If answer is NO, please skip to Paragraph 5.
If the answer is yes, please attach RANM Form 2700, Seller's Disclosure of a Manufactured House.

5. PLUMBING

A. Type of water pipes: ☐ Lead ☐ Galvanized ☐ Kitec ☒ Copper ☐ Polybutylene ☐ Pex ☐ Other ☐ Don't know

B. Approximate age of water heater: 8 years/months how many
Capacity: 50 gals Fuel Source: Natural Gas

C. Is there a sump pump? ☐ Yes ☒ No If yes, any problems? _____

D. Is there a water softener? ☐ Yes ☒ No ☐ If yes, ☐ Owned ☐ Leased If leased, who is it leased from: _____

- 1) Is the lease transferable? If yes, any problems? NO
2) Have there been any environmental consequences resulting from the Water Softener? ☐ Yes ☒ No Please explain: _____

E. Is there a water filtration system? ☐ Yes ☒ No If yes,
Type: _____
Location: _____ ☐ Owned ☐ Leased If Leased, who is it leased from _____

1) Is the lease transferable? If yes, any problems? _____

F. Is there a reverse osmosis system? ☐ Yes ☒ No If yes, ☐ Owned ☐ Leased If leased, who is it leased from: _____

1) Is the lease transferable? If yes, please explain? _____

G. Is there a refrigerator/ice making water line? ☒ Yes ☐ No If yes, please explain: _____

H. Any water pressure problems? ☐ Yes ☒ No If yes, please explain: _____

I. Any plumbing system problems (For example, line blockages, leaks, freezing, etc.) ☐ Yes ☒ No If yes, please explain: _____

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J. Any bathroom ventilation problems? ☐ Yes ☒ No If yes, please explain: _____

K. Any hot water problems? ☐ Yes ☒ No If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

6. WATER SUPPLY

A. Is the water supply: ☒ City/Municipal ☐ Community/Subdivision ☐ Water Association ☐ Domestic Well
☐ Private Well ☐ Shared Well

B. If the water supply is City/Municipal/Community/Subdivision/Water Association, list name and address of supplier: _____

1) Any water supply problems? ☐ Yes ☒ No If yes, explain: _____

2) Fees per month: \$ 32.00

3) Is there a Transfer Fee? ☐ Yes ☐ No ☒ Don't Know If yes, how much? _____

4) Any restrictions or regulations? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

NOTE: Additional expenses may be required

C. If water supply to the house is domestic/private/shared well, any problems with well equipment? ☐ Yes ☒ No
☐ Don't Know If yes, explain: _____

1) Any restrictions or regulations? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

2) Is well registered with the State Engineer's Office? ☐ Yes ☒ No ☐ Don't Know If yes, Permit Number: _____

3) Does Seller have well records? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

4) Is well metered? ☐ Yes ☒ No ☐ Don't Know

5) Is there sufficient water yield at all times? ☐ Yes ☐ No ☐ Don't Know If no, explain: _____

6) If there is a shared well, is a written agreement available? ☐ Yes ☐ No ☒ Don't Know If yes, explain: _____

7) If shared well, what is the Property address and location of well? _____

Is there a separate electrical meter for the shared well? ☐ Yes ☒ No If yes, where is the location of the meter? _____ and

other well components and equipment? _____

How is the electrical paid? _____

8) Is there a requirement to connect to the City/Municipal/Community/Subdivision water? ☐ Yes ☒ No ☐ Don't Know If yes, what are the requirements? _____

NOTE: Additional expenses may be required

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D. Is there any other water source for the Property for any other use? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

For more information, see RANM Form 2307 – Information Sheet – Water Rights and Domestic Wells

For additional information or further explanation (indicate item #): _____

7. SEWER/WASTEWATER TREATMENT

A. Is the sewer/wastewater treatment system? ☐ Yes ☐ No
☒ City/Municipal? ☐ Community/Subdivision ☐ Onsite Liquid Waste System Any problems? _____

B. If the sewer/wastewater treatment system is City/Municipal/Community/Subdivision? ☒ Yes ☐ No

List name and address of provider: _____

1) Fees per month: \$ ABCWUA

2) Any restrictions or regulations? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

3) Is there a written agreement? ☒ Yes ☐ No ☐ Don't Know If no, explain: _____

4) Is there a transfer fee? ☐ Yes ☐ No ☒ Don't Know If yes, how much? _____

5) Is there a requirement to connect to the City / Municipal / Community / Subdivision Wastewater? ☐ Yes
☒ No ☐ Don't Know If yes, what are the requirements? _____

C. If there is an Onsite Liquid waste system, type: ☒ Conventional ☐ Advanced Treatment System ☐ Cesspool

1) Any problems ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

2) List name and address of service company: ABCWUA

3) Date last serviced: _____

4) Is there an available installation permit? ☐ Yes ☐ No ☐ Don't Know

5) New Mexico Environmental Department (NMED) Environmental Improvement District (EID) Certification?
NMED (EID) Certification number and date: _____

6) Is there a requirement to connect to the City / Municipal / Community / Subdivision Wastewater? ☐ Yes
☐ No ☐ Don't Know If yes, what are the requirements? _____

NOTE: Additional expenses may be required

7) Location of the system: _____

D. Are there any Alternative Liquid Waste Systems?

1) Is there an Advanced On-Site Liquid Waste System (Multi-Flow Septic System): Gray Water and/or Black Water? ☐ Yes ☒ No

i. Does the Property have a harvesting system utilizing Gray and/or black water? If yes, please explain: _____

ii. How is the harvested liquid waste utilized? _____

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iii. Where is the location of the Multi-Flow Septic System? _____

iv. What year was the Multi-Flow Septic System installed? _____

NOTE: Additional expenses may be required

2) Does the Property have an Out House (Outdoor Latrine Facilities)? ☐ Yes ☒ No

i. If yes, how many are on the Property? _____

ii. Is the Out House a permanent structure? ☐ Yes ☐ No _____

iii. If existing, please describe any additional details _____

NOTE: Additional expenses may be required

3) Does the Property have a Composting Toilet? ☐ Yes ☒ No

i. If yes, what is the method of operation? ☐ electric ☐ solar ☐ other: explain: _____

ii. If existing, please describe any additional details _____

NOTE: Additional expenses may be required

4) Does the Property have a Liquid Waste Storage Tank? ☐ Yes ☒ No

i. If yes, please list: _____ Capacity amount _____

E. Have there been any problems with the sewer/septic system? ☐ Yes ☐ No If yes, explain: _____

IF THE PROPERTY HAS AN ONSITE LIQUID WASTE SYSTEM, IT IS SUBJECT TO THE REGULATIONS OF THE NEW MEXICO ENVIRONMENTAL DEPARTMENT (NMED), WHICH REQUIRE INSPECTIONS AND POSSIBLE REPAIR. CONTACT THE NMED FOR INFORMATION REGARDING APPROPRIATE INSPECTION FORMS AND REQUIREMENTS.

For more information, see RANM Form 2308 Information Sheet – Septic Systems.

For additional information or further explanation (indicate item #): _____

8. ROOFS, GUTTERS AND DOWNSPOUTS

A. Type of roof and approximate age: ☒ Pitched 10 years ☐ Pueblo/Flat _____ years ☐ Pitched & Flat _____ years.

1) If flat, does the roof have a positive slope? ☐ Yes ☐ No ☐ Don't Know

B. Type of roofing material (tar & gravel, foam, membrane, elastameric, metal, shingles, etc.): _____

Additional comments: _____

C. Has all or part of the roof been resurfaced or replaced? ☐ Yes ☒ No ☐ Don't Know

1) If yes, what year? _____

2) By whom? _____

3) What portions? _____

4) Additional comments: _____

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D. Is there a transferable written guarantee? ☐ Yes ☐ No ☒ Don't Know

1) If yes, until what date? _____

2) By whom? _____

3) Attach if available ☐ Yes ☐ No If yes, please explain: _____

E. Has the roof ever leaked while you have owned the Property? ☐ Yes ☒ No

1) If yes, what has been done to correct the problem? _____

F. Do spouts and gutters drain away from the foundation and/or structure? ☒ Yes ☐ No

G. Are you aware of any faulty drainage or water penetration on the structure? ☐ Yes ☒ No

1) If yes, describe: _____

For additional information or further explanation (indicate item #): _____

9. ELECTRICAL

A. Is the electrical wiring copper? ☒ Yes ☐ No ☐ Don't Know

B. Is the electrical wiring aluminum? ☐ Yes ☒ No ☐ Don't Know

1) If yes, has the aluminum wiring been pig-tailed with copper wiring? _____

C. Are you aware of any damaged or malfunctioning receptacles or switches? ☐ Yes ☒ No ☐ Don't Know If yes, which ones? _____

D. Is the house wired for 220 Volts (i.e., electric stove, dryer, A/C etc.) ☒ Yes ☐ No ☐ Don't Know

E. Are you aware of any extension cords used to create new electrical outlets? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

F. Are you aware of any defective, malfunctioning, or improperly installed electrical equipment inside or outside the house? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

G. Has electrical service been modified since originally installed? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

H. Do any circuits trip regularly? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

I. Are you aware of any electric lines encroaching on the Property? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

J. Are there encroachment agreements with any utility companies? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____

For additional information or further explanation (indicate item #): _____

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10. HEATING AND COOLING

A. Type of heat and approximate age:

☒ Central Forced Air 10 years, if so, how ducted? Rigid ☐ Hot Water Baseboard _____
years ☐ In Floor Radiant _____ years ☐ (type of tubing) _____ ☐ Entran II
☐ Entran III ☐ Wall Furnace _____ years ☐ Floor Furnace _____ years ☐ Electric Baseboard
_____ years ☐ Solar ☐ Geo-Thermal ☐ Other: _____ years?

B. What type of fuel source? ☐ Wood-burning _____ years ☐ Gas Logs _____ years ☐ Pellet _____ years
☐ Other _____ years.

C. Is the house all electric? ☐ Yes ☒ No

D. Does the house have ☒ Natural Gas ☐ Propane ☐ Solar ☐ Other: explain: _____
1) If propane, is the tank ☐ Owned? ☐ Leased? List Leasing Company's name and address: _____

E. Are there any rooms without a direct heat source? ☐ Yes ☒ No If yes, please provide location: _____

F. Type of cooling and approximate age: ☐ NONE ☒ Evaporative 10 years ☐ Central _____ years
☐ Refrigerated _____ years - Number of Units _____ How ducted? _____
☐ Window Units _____ years – Number of Units _____

G. Are there any furnaces/coolers and or A/Cs that have been abandoned? ☐ Yes ☒ No If yes, please explain: _____

H. Do all heaters, coolers and A/Cs work properly? ☒ Yes ☐ No If no, please explain: _____

1) Are there any transferable written warranties? ☐ Yes ☒ No If yes, please explain: _____

I. Is there a fireplace? ☐ Yes ☒ No If yes, how many? _____ If answer is no, skip to Paragraph 11

1) Type: ☐ Wood-burning ☐ Gas Logs ☐ Pellet ☐ Insert ☐ Electric ☐ Other: _____

2) If applicable, approved for your community's burning restrictions? ☐ Yes ☐ No ☐ Don't Know

3) Is there a gas log lighter? ☐ Yes ☐ No ☐ Don't Know

4) Does the damper work? ☐ Yes ☐ No ☐ Don't Know

5) Are flues welded open? ☐ Yes ☐ No ☐ Don't Know

6) Do you have an approved glass enclosure? ☐ Yes ☐ No ☐ Don't Know

7) Do all fireplaces work properly? ☐ Yes ☐ No ☐ Don't Know If no, please explain: _____

8) When was the fireplace chimney / flue last cleaned? _____

9) Any problems with condition or functioning of duct work (such as mildew, restricted air flow, physical deterioration, odor, abandoned, etc.) ☐ Yes ☐ No ☐ Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

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11. POOL, SAUNA, HOT TUB, WATER FEATURE

A. Is there a swimming pool on the property? ☐ Yes ☒ No Including filled in? ☐ Yes ☐ No ☐ Don't Know
If answer is no, skip to Paragraph 11B.

1) When was the pool installed? _____

2) Is the Pool ☐ Above ground ☐ In Ground

3) Is the Pool ☐ Fiberglass ☐ Gunitite ☐ Vinyl ☐ Other, please explain: _____

4) Is the pool ☐ Chlorine ☐ Saltwater ☐ Bromine ☐ Other, please explain: _____

5) Is there a pool heater? ☐ Yes ☐ No If yes, is it ☐ Gas ☐ Electric ☐ Solar

6) Is there a pool sweep which conveys? ☐ Yes ☐ No

7) Is there a cover for the pool? ☐ Yes ☐ No If yes, specify type: _____ Age _____
Condition _____

8) Will the cover convey with the sale of the Property? ☐ Yes ☐ No

9) Is all the pool equipment in good working condition? ☐ Yes ☐ No ☐ Don't Know

10) Is the pool maintained by a regular pool service? ☐ Yes ☐ No If yes, name of service: _____

11) Has the pool been winterized? ☐ Yes ☐ No If yes, name of service: _____

B. Is there a ☐ hot tub ☐ Sauna ☐ Spa ☐ Yes ☒ No If yes, explain: _____

1) Is the equipment in good working order? ☐ Yes ☐ No ☐ Don't Know

2) Does it have a cover in good condition? ☐ Yes ☐ No ☐ Don't Know

C. Is there a water feature? ☐ Yes ☒ No Describe _____

1) If yes, have there been any problems? ☐ Yes ☐ No ☐ Don't Know If yes, list the problems: _____

For additional information or further explanation (indicate item #): _____

12. MISCELLANEOUS
IRRIGATION SYSTEMS

A. Does the Property include a landscape watering system? ☐ Yes ☒ No ☐ Don't Know If yes, is it:

☐ Auto-timed ☐ Manual ☐ Front yard ☐ Back yard ☐ Side yard

1) Type of watering system? ☐ Sprinklers ☐ Bubblers ☐ Drip System ☐ Other: _____

2) Is the watering system in good working order? ☐ Yes ☐ No ☐ Don't Know

3) Are there any areas where the watering system does not properly water? ☐ Yes ☐ No ☐ Don't Know If yes, please explain: _____

4) Are there any areas of excessive standing water? ☐ Yes ☐ No ☐ Don't Know

5) Are any areas not served by the watering system? ☐ Yes ☐ No ☐ Don't Know

6) Are you aware of any of the above equipment that is in need of repair or replacement or is improperly installed? ☐ Yes ☐ No ☐ Don't Know If yes, please explain: _____

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GARAGE

- B. Number of electric garage door units: 2
- 1) Is/are garage door unit(s) in good working condition? ☒ Yes ☐ No ☐ Don't Know
- 2) Are garage doors in good operating condition? ☒ Yes ☐ No ☐ Don't Know If no, please explain: _____
- 3) Has the garage been modified to alter its original size? ☐ Yes ☒ No ☐ Don't Know
- 3) How many remote garage door openers will you be giving to the new buyer: 2
- 4) Is/are garage door opener(s) in good operating condition? ☒ Yes ☐ No ☐ Don't Know

SECURITY

- C. Does the Property have a security system? ☐ Yes ☐ No ☐ Don't Know If yes, type: _____
- ☐ Owned ☐ Leased If leased, leased from: _____
- 1) If leased, is the security system transferable? ☐ Yes ☐ No ☐ Don't Know If yes, are there any problems: _____
- D. Does the Property have smoke detectors? ☒ Yes ☐ No ☐ Don't Know How many? _____
- ☐ 110V ☐ Battery ☒ Both

HOOKUPS AND SERVICE

- E. Does the Property have Carbon Monoxide Detectors? ☐ Yes ☒ No ☐ Don't Know How many? _____
- ☐ 110V ☐ Battery ☐ Both
- F. What type of kitchen range hookup is available? ☐ Electric ☒ Gas ☐ Propane ☐ Both ☐ Don't know
- G. What type of kitchen oven hookup is available? ☐ Electric ☒ Gas ☐ Propane ☐ Both ☐ Don't know
- H. Does the Property have clothes dryer hook-up? ☒ Yes ☐ No ☐ Don't Know If yes, ☐ Electric ☒ Gas ☐ Both
- 1) Is it vented outside? ☐ Yes ☐ No ☐ Don't Know
- I. Does the Property have built-in vacuum? ☐ Yes ☒ No ☐ Don't Know
- 1) If yes, do canisters, hoses and all attachments convey? ☐ Yes ☐ No ☐ Don't Know Any problems: _____
- J. Are there any problems in obtaining utility or phone service? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____
- L. Can you obtain cable TV service? ☒ Yes ☐ No ☐ Don't Know
- M. Can you obtain Internet service to your house? ☒ Yes ☐ No ☐ Don't Know If yes, what type: _____
- N. Have any pets resided in the home? ☒ Yes ☐ No ☐ Don't Know Is yes, how many? 2
- 1) Any pet odors or damage? ☐ Yes ☒ No ☐ Don't Know If yes, explain: _____
- O. Are you aware of any past or present existence of any pests (i.e., termites, ants, mice, etc)? ☐ Yes ☒ No
- ☐ Don't Know If yes, please explain: _____
- P. Have any insurance claims been made in the past five years? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____
- 1) Were repairs completed? ☐ Yes ☐ No ☐ Don't Know

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Q. Has any insurance application or prior coverage regarding all or any part of the Property been rejected or will not be renewed? ☐ Yes ☐ No ☒ Don't Know If yes, please explain: _____

R. Has notice been received that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No ☐ Don't Know

S. Are there any problems? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

13. PUBLIC IMPROVEMENT DISTRICT

A. Is this Property part of a Public Improvement District? ☐ Yes ☒ No ☐ Don't Know If yes, **PER NEW MEXICO LAW, SELLER IS PROHIBITED FROM ACCEPTING AN OFFER TO PURCHASE UNTIL SELLER HAS PROVIDED SPECIFIC DISCLOSURES TO THE BUYER.**

See RANM Form 4500-Information Sheet, Public Improvement District and RANM Form 4550-Public Improvement District Disclosure. If no, skip to Paragraph 14.

14. HOMEOWNERS' AND CONDOMINIUM OWNERS' ASSOCIATIONS

The following questions can be used for various types of Homeowner Associations. If the Property is a residential resale condominium that is subject to the Condominium Act, the Seller should obtain from the Homeowners' Association, a Resale Certificate for the Buyer that includes all the disclosures that are required by law (including some items not listed here). See RANM Form 2302A.

A. Is this Property part of an HOA or Condominium Association? ☐ Yes ☒ No ☐ Don't Know If no, skip to Paragraph 15. If yes, please see RANM Form 4600, Information Sheet – Homeowner's Association Act; RANM Form 4650, Addendum to Purchase Agreement, Homeowner's Association Disclosure; RANM Form 4700, Homeowner's Association Disclosure Certificate; and, RANM Form 2302, Addendum to Purchase Agreement – Residential Resale Condominiums

1) Does each unit have its own designated parking space(s)? ☐ Yes ☐ No ☐ Don't Know If yes, how many? _____

2) Please check the existence of the following documents: ☐ Covenants, Conditions and Restrictions or Declaration of Condominium ☐ Regulations currently in force ☐ Current Financial Statement of Association ☐ Articles of Incorporation of Association ☐ Association Bylaws ☐ Minutes of Board Meetings

For additional information or further explanation (indicate item #): _____

15. ENVIRONMENTAL

A. Any noticeable continuous or periodic odors (such as from waste, agriculture, industry, etc.)? ☐ Yes ☒ No

B. Any excessive noises (such as airplanes, trains, trucks, freeways, etc)? ☐ Yes ☒ No

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C. Any hazards or hazardous materials or hazardous activities on or in close proximity to the Property (such as asbestos, dumps, pesticides, chemical labs, underground fuel storage tanks or leaks)? ☐ Yes ☒ No ☐ Don't Know
If yes, please explain: _____

D. Any radon tests performed on the Property? ☐ Yes ☒ No ☐ Don't Know If yes, please explain the results? _____

1) Reports attached? ☐ Yes ☐ No

E. Any part of the Property located in a designated special flood hazard zone? ☐ Yes ☒ No ☐ Don't Know

F. Any portion of the Property having ever flooded? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

G. Mine shaft(s) or abandoned well(s) on the Property? ☐ Yes ☒ No ☐ Don't Know

H. Other Environmental Issues ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

16. RENTAL INFORMATION

A. Is the Property rented or occupied by a tenant? ☐ Yes ☒ No If answer is No, skip to Paragraph 17. If yes, attach a copy of Lease or Rental Agreement.

B. Does the tenant have the right to extend the Rental Agreement? ☐ Yes ☐ No ☐ Don't Know

C. Are security deposits or prepaid rents being held? ☐ Yes ☐ No ☐ Don't Know If yes, by whom and how much? _____

For additional information or further explanation (indicate item #): _____

17. IRRIGATION RIGHTS

A. Is the Property irrigated from a ☐ ditch ☐ acequia (See RANM Form 2307) ☐ Yes ☒ No ☐ Don't Know

Ditch Name: _____

Majordomo: _____

Association Name: _____

Fees: \$ _____

B. Are Association or ditch fees current? ☐ Yes ☒ No ☐ Don't Know If no, please explain: _____

C. Are water rights registered with the State Engineer's Office? ☐ Yes ☐ No ☒ Don't Know

File/Permit number: _____

☐ Attach documentation of water rights ☐ Yes ☐ No

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For additional information or further explanation (indicate item #): _____

18. OTHER

- A. Does the Seller know of any other information pertaining to the condition of the Property not addressed in the questions listed above? ☐ Yes ☒ No ☐ Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

PLEASE NOTE: There is currently no legal or statutory requirement in the State of New Mexico that obligates or requires Sellers or Brokers to disclose to any prospective Buyer that the subject Property is or has been: 1) The site of a natural death, homicide, suicide or any other crime classified as a felony; 2) Owned or occupied by a person or persons exposed to HIV or diagnosed with AIDS or any other disease not known to be transmitted through the common occupancy of real estate; 3) Located in the vicinity of a convicted sex offender.

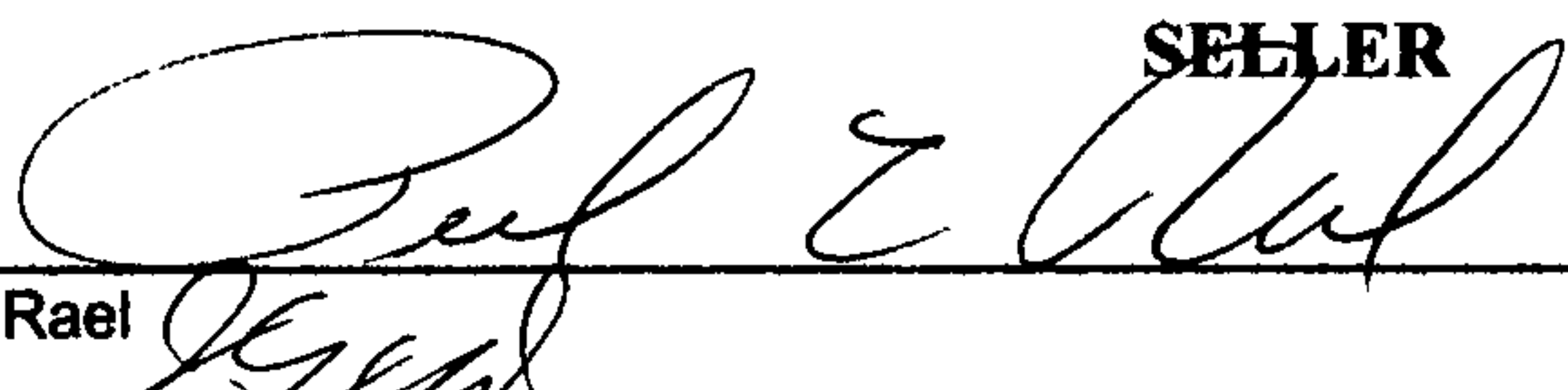
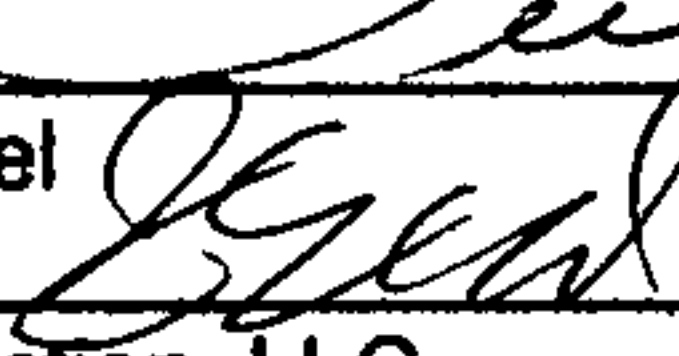
If buyer has concerns about any of the conditions cited above, Buyer is urged to conduct his/her own due diligence and contact the appropriate Local, State and/or Federal health and law enforcement authorities to obtain accurate and reliable information.

THIS IS NOT A CONTRACT

The above disclosures are made to the best of the Seller's knowledge. The person who signed as or on behalf of Seller lacks actual knowledge of the Property for the following reason:

☐ Personal Representative ☐ Administrator of Estate ☐ Trustee ☐ Receiver ☐ Does not occupy the Property ☐ Other: _____

The law does not protect a Seller who makes an intentional misrepresentation.

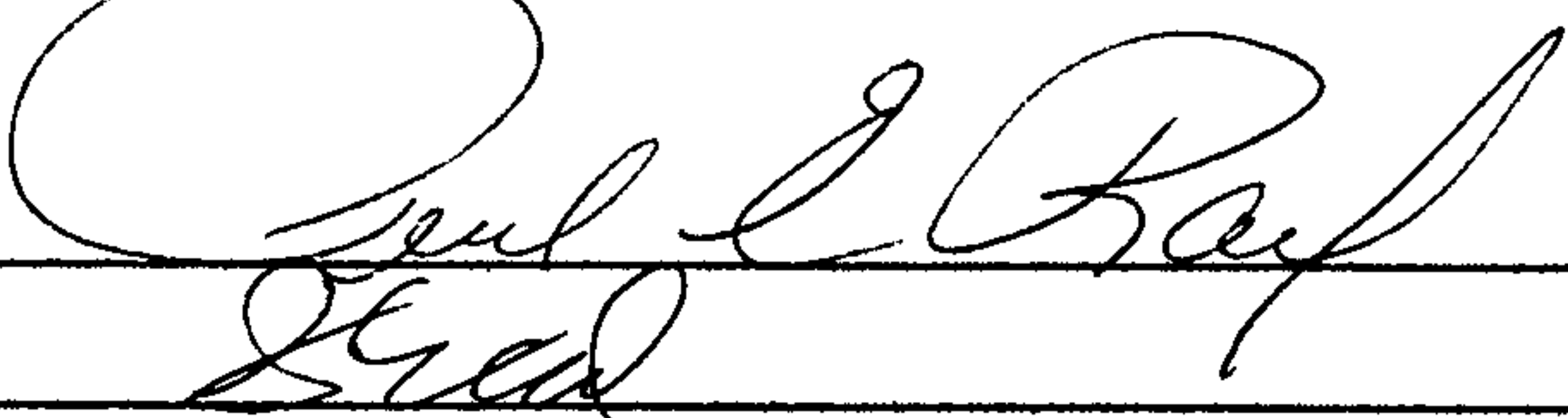
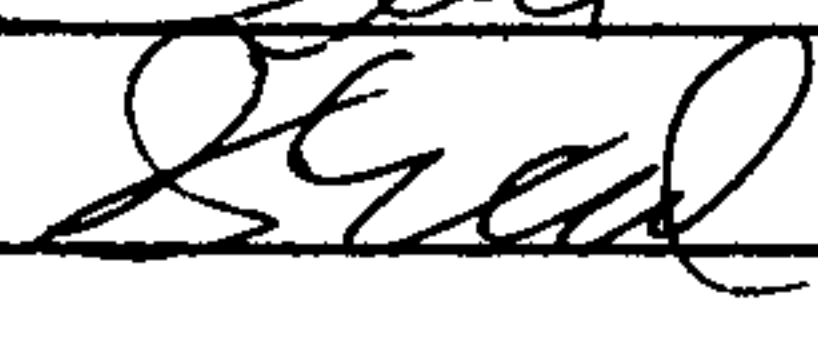
	SELLER	
Seller Signature Pearl E. Rael		11/10/15
		Date Time
Seller Signature RR Construction, LLC		11/10/15
		Date Time

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PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2015**

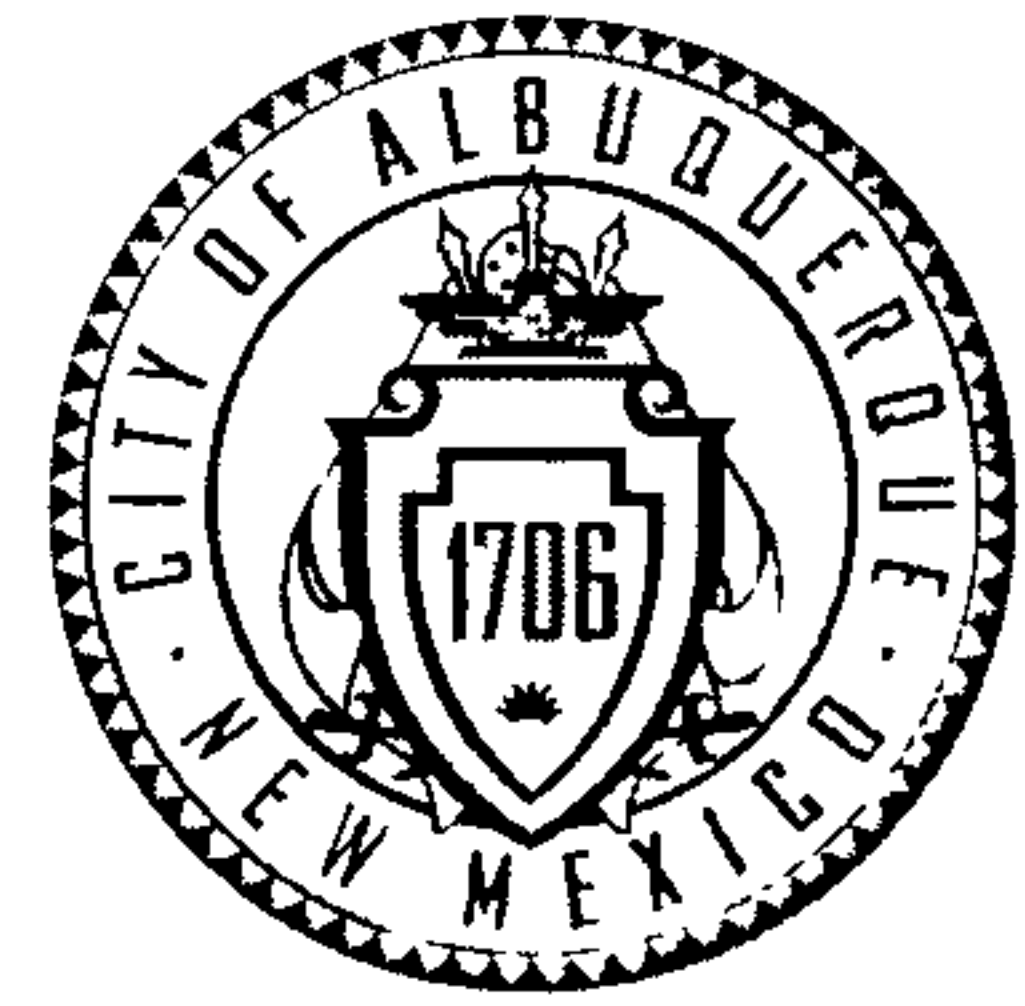
It is Buyer's responsibility to undertake his/her own due diligence and verify the accuracy of the Property Disclosure Statement. Buyer is not relieved of this responsibility by virtue of delivery of this Statement to Buyer.

BUYER

Buyer acknowledges receipt of this Statement.

Buyer Signature	Pearl E. Rael		11/10/15	
			Date	Time
Buyer Signature	RR Construction, LLC.		11/10/15	
			Date	Time

CITY OF ALBUQUERQUE



January 27, 2015

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

**RE: Ambrogi Residence
Lot 36 Block 8 Unit 22 Volcano Cliffs
Grading and Drainage Plan
Engineers Stamp Date 12/15/14 (D10D003E36)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 1/20/15, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

New Mexico 87103

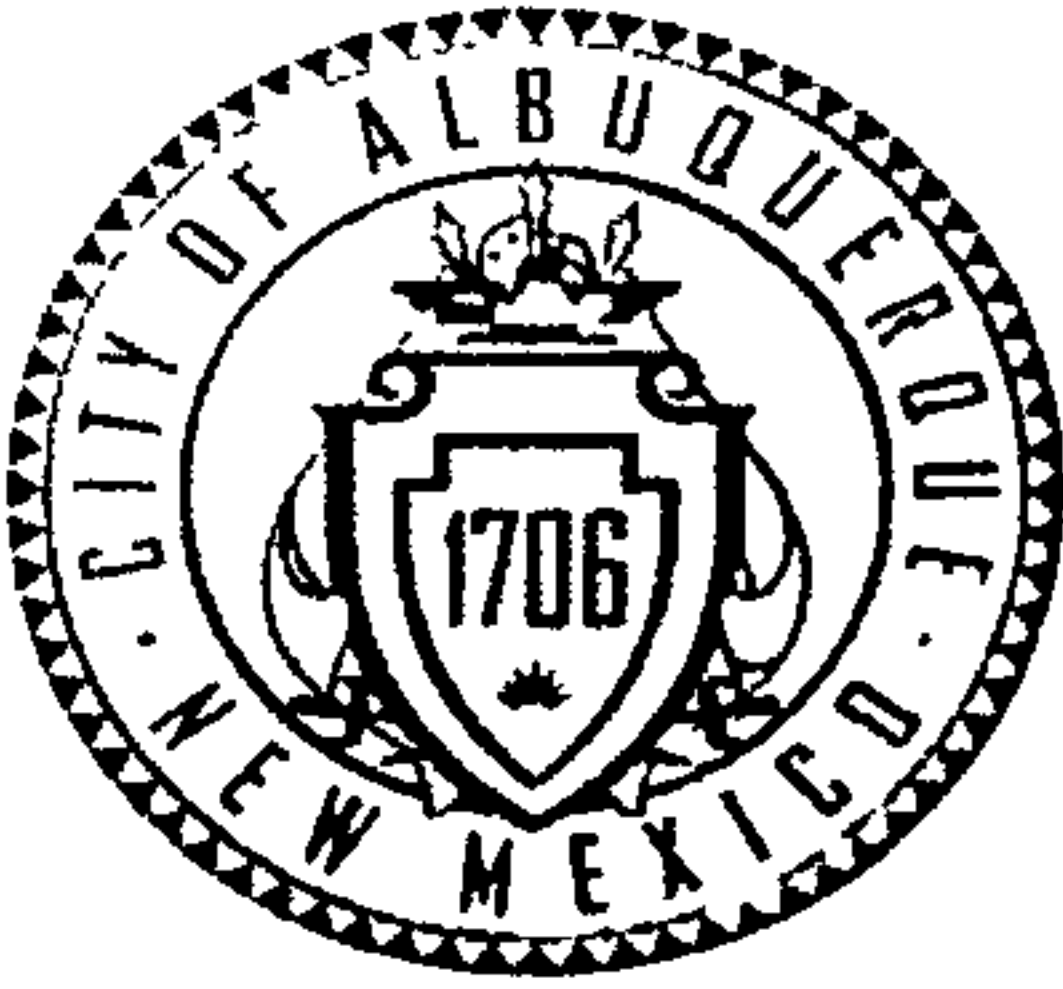
www.cabq.gov

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

RR/CC
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Ambrogi Residence Building Permit #: _____ City Drainage #: D1D1003E36

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 36, Block 8, Unit 22 Volcano Cliffs

City Address: _____

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: Ambrogi Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: na Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

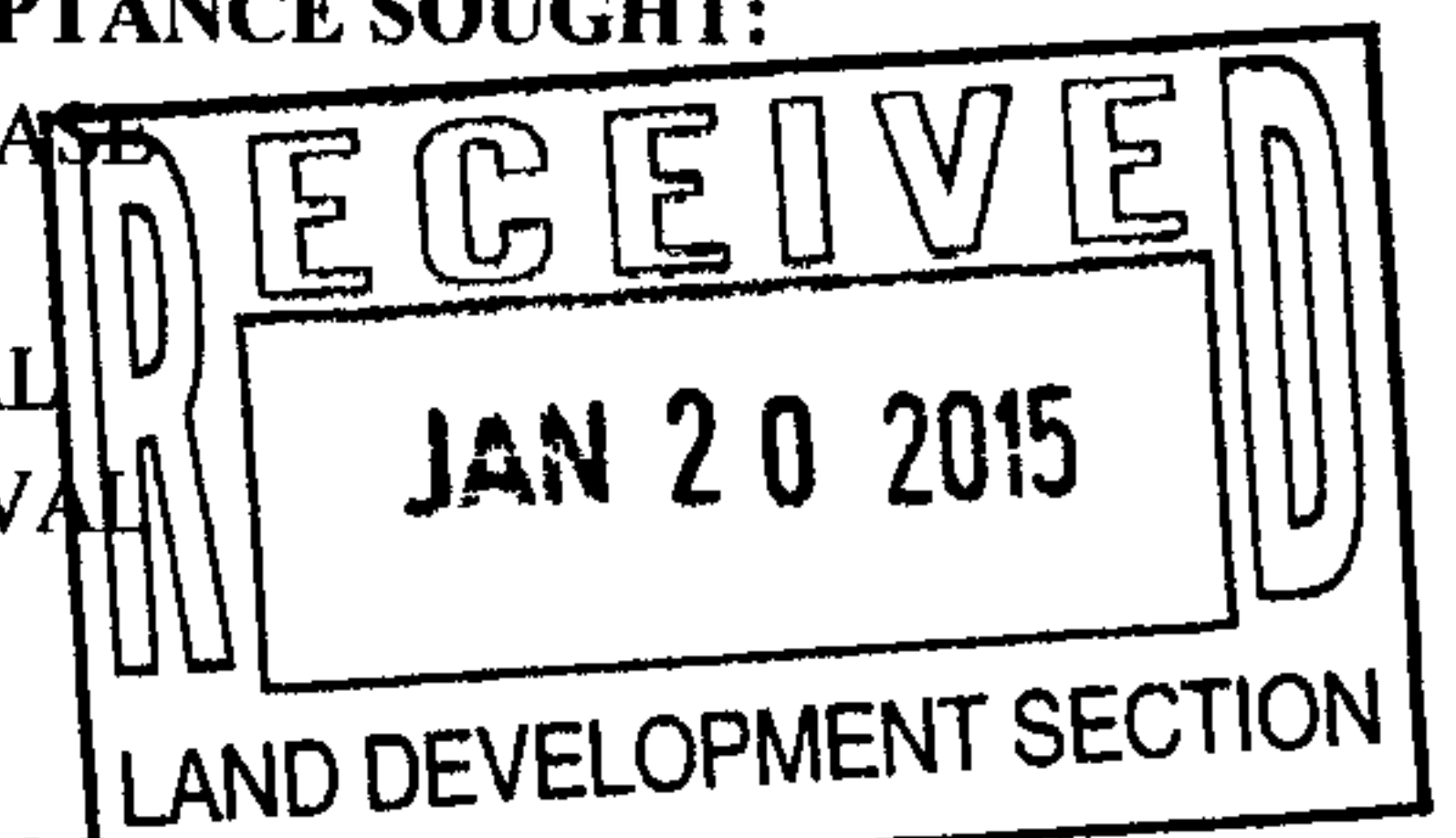
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☒ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



75002

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 1/19/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development