



# INSPECTION & DUE DILIGENCE GUIDE

*What to Expect During Mountain Property Inspections in the Telluride Region*

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Mountain Rose Realty | Anne-Britt Østlund | Telluride, Colorado

## Why Mountain Inspections Are Different

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Purchasing a mountain property in Telluride involves inspection and due diligence considerations that are fundamentally different from a conventional residential purchase. Altitude, extreme weather, remote locations, well and septic systems, and the unique structural demands of heavy snowpack all require specialized expertise. This guide walks you through what to expect and what to look for.

### Anne-Britt's Insight

*I always recommend hiring inspectors who have specific experience with mountain properties in Southwest Colorado. A general home inspector from the Front Range may miss issues that are routine knowledge for a Telluride-area specialist. I maintain a vetted list of local inspectors and can make introductions.*

## The Colorado Inspection Period

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Under the Colorado Contract to Buy and Sell Real Estate, the inspection period (called the Inspection Objection Deadline) is typically 10–14 days from contract execution. During this period, you have the right to conduct any inspections you deem necessary and to object to any unsatisfactory conditions. The seller may agree to remedy issues, offer a price reduction, or decline — at which point you can proceed or terminate the contract.



*Mountain luxury homes require specialized inspection expertise*

## Mountain-Specific Inspection Categories

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## Structural & Snow Load

Telluride receives over 300 inches of snow annually. Roofs, decks, and structural elements must be engineered to handle extreme snow loads. Inspect for: sagging roof lines, deck structural integrity, proper drainage and ice dam prevention, and evidence of past snow damage or repairs.

## Radon Testing

Colorado has some of the highest radon levels in the nation due to its geology. Radon is a colorless, odorless radioactive gas that is the second leading cause of lung cancer. Testing is essential and mitigation systems are common. The EPA action level is 4 pCi/L; many Telluride-area homes test above this threshold.

## Well & Water Quality

Properties outside of town limits typically rely on private wells. A comprehensive well inspection should include: flow rate test (minimum 3–5 gallons per minute recommended), water quality analysis (bacteria, nitrates, arsenic, heavy metals), pump condition and age, pressure tank inspection, and well casing integrity.

## Septic Systems

Rural properties use individual septic systems rather than municipal sewer. A septic inspection should include: tank pumping and inspection, leach field evaluation, capacity assessment relative to the home's bedroom count, and compliance with current San Miguel County regulations.

## Heating Systems

At altitude, heating systems work harder and are more critical than at lower elevations. Inspect for: boiler or furnace age and condition, radiant heat system integrity, propane tank size and condition, backup heating options, and pipe insulation adequacy to prevent freezing.

## Electrical & Plumbing

Older Telluride properties may have outdated electrical panels, aluminum wiring, or plumbing that predates modern standards. Look for: panel capacity and condition, GFCI protection in wet areas, evidence of DIY work, and pipe material and condition (particularly in older Victorian-era homes).

## Environmental Considerations

The Telluride area has a mining history that can affect some properties. Consider: soil testing for heavy metals in areas near historic mining activity, asbestos testing in pre-1980 construction, lead paint testing in Victorian-era homes, and mold assessment (particularly in basement and crawl spaces).

## Inspection Cost Reference

Inspection Type	Typical Cost	Notes
General Home Inspection	\$500–\$1,200	Foundation, structure, systems, roof
Radon Testing	\$150–\$300	Short-term or long-term test
Well Flow & Quality	\$400–\$800	Includes lab analysis
Septic Inspection	\$300–\$600	Pumping may be additional
Sewer Scope	\$200–\$400	For town properties on municipal sewer
Chimney Inspection	\$200–\$400	Level 2 recommended for purchase
Mold Assessment	\$300–\$600	If visual evidence or musty odors
Environmental/Soil Testing	\$500–\$1,500+	For properties near historic mining

### Anne-Britt's Insight

*Budget \$1,500–\$3,500 for a thorough inspection package on a typical Telluride property. For a \$3M+ purchase, this is one of the best investments you will make. I have seen inspections save clients from costly surprises — and I have seen clients skip inspections and regret it. We do not skip inspections.*

## Ready to Begin Your Due Diligence?

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## Anne-Britt Østlund

*Founder, Mountain Rose Realty | Telluride, Colorado*

As a Realtor® and founder of Mountain Rose Realty, Anne-Britt represents Southwest Colorado's finest properties. With more than 23 years of full-time experience in the Telluride market and a commitment to donating 1% of net income to local nonprofits, she is your trusted Lifestyle By Design advisor. Boutique, independent, and unapologetically personal — Mountain Rose Realty is built on the belief that every client deserves a fully white-glove experience. Unique, like you!

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