

INSPECTION REPORT



For the Property at:
334 TWINING FLATS ROAD
ASPEN, CO 81611

Prepared for: JON DEUTSER
Inspection Date: Monday, June 17, 2024
Prepared by: David Kline



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SUMMARY

334 Twining Flats Road, Aspen, CO June 17, 2024

Report No. 1906

<http://www.klinehomeservices.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RADON

RECALLS

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WINDOWS AND DOORS \ General notes

Condition: • Many of the windows or doors have loose/broken hardware, missing weather stripping, and/or broken glass. Recommend qualified contractor repair/adjust. Further details are in EXTERIOR, RECOMMENDATIONS section of report.

Location: Throughout

Task: Repair

Time: As soon as practical

Electrical

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. Treat them as high priority items, and consider the time frame as soon as possible, unless otherwise noted.

Location: Various

Task: Repair

Time: As soon as possible

Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Leak](#)

There was water on the floor indicating a slow leak. Exact location/source of leak was not found.

Implication(s): Chance of water damage to structure, finishes and contents | System inoperative

Location: Basement Utility Room

Task: Repair

Time: As soon as practical

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Main Entrance Faces: • West

Sloped roofing material: • [Metal](#)

Sloped roof flashing material: • Metal

Flat roofing material: • [Plastic single ply](#)

Typical life expectancy: • 30- 50+ years, Metal roof • 20-30 years, Plastic single ply

Inspection Methods & Limitations

General: • Inspection of the roof system included a visual examination of the readily available roof coverings, drainage systems, flashings, skylights, chimneys, and roof penetrations. The roof is walked on only when safe to do so and is not likely to damage the roof materials.

Inspection limited/prevented by: • Lack of access (too slippery/fragile)

Inspection performed: • By walking on roof • From the ground • Windows

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Observation & Recommendations

OPTIONAL \ Roofing

1. Condition: • The amount of snow in this location can cause damage to roof cladding, gutters, heat tape, and other exterior building components. It is strongly recommended to have an annual (spring) service/inspection on roofing and siding, near roof, to reduce chances of water leaks.

Implication(s): Damage to contents, finishes, and building components

Location: Throughout Roof

Task: Inspect annually

Time: Regular maintenance

ROOFING

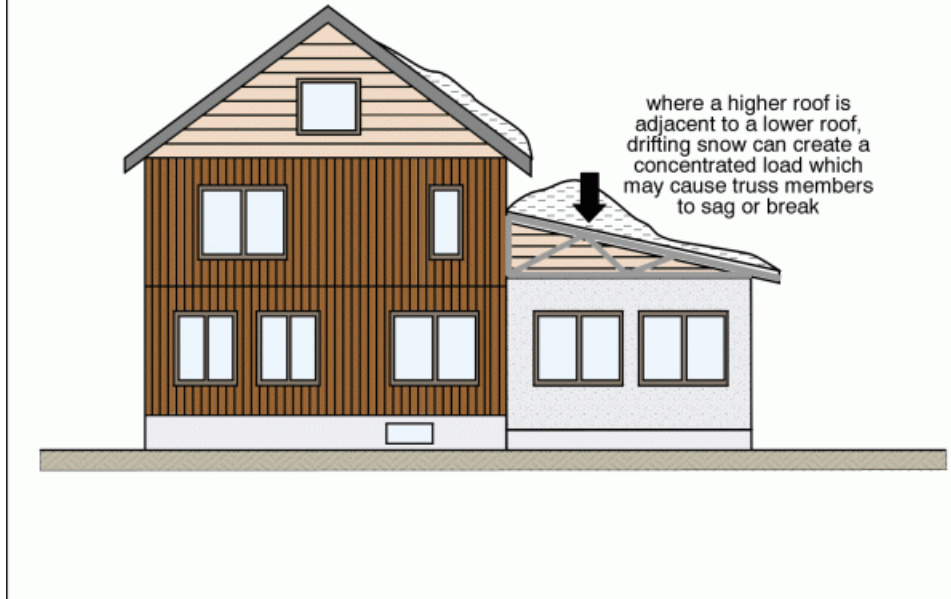
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Drifting snow can cause truss sag/damage



SLOPED ROOFING \ Metal

2. Condition: • Vulnerable to ice damming

Operating and maintaining installed heat tape can minimize damage due to ice dams

Implication(s): Chance of water damage to structure, finishes and contents

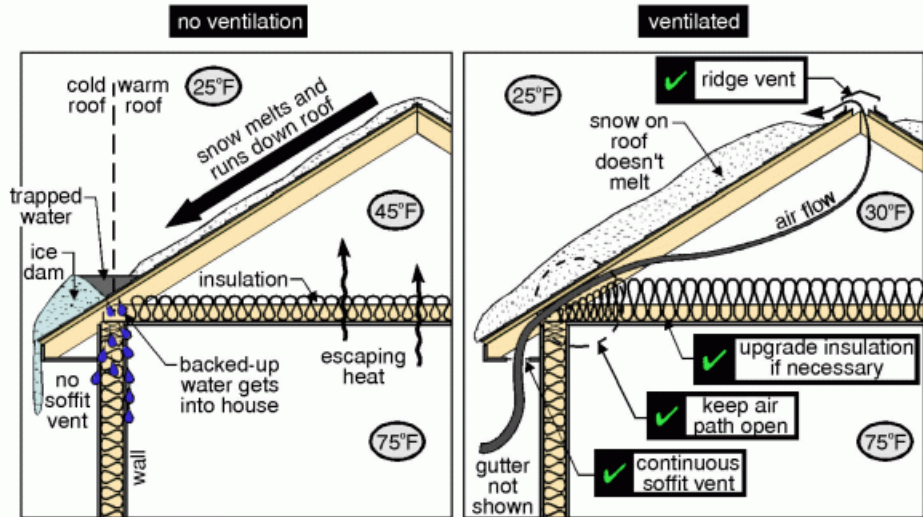
Location: Roof

Task: Monitor

Time: Regular maintenance

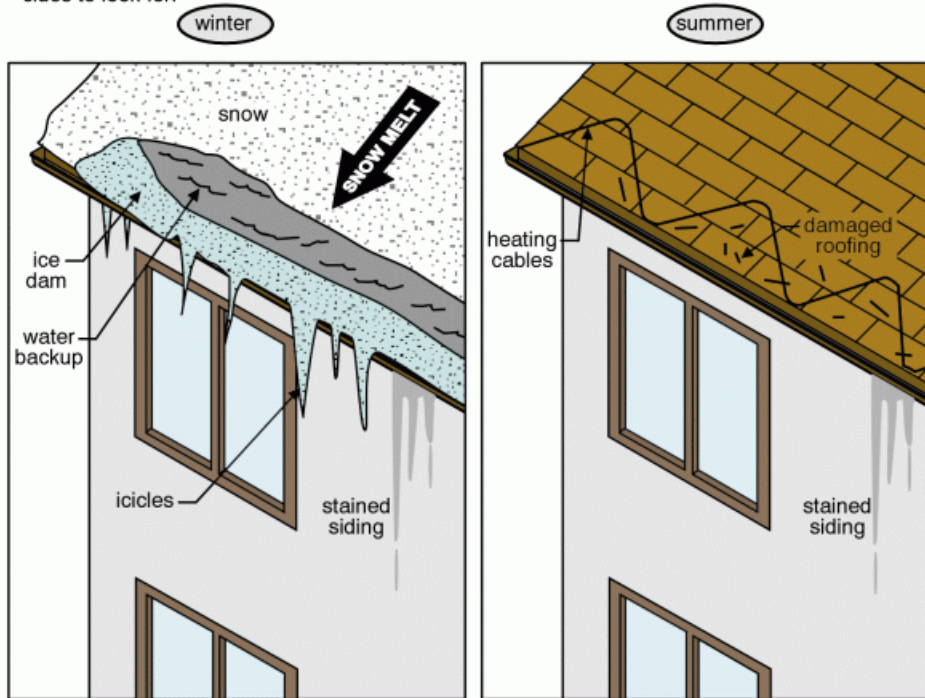
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Preventing ice dams with ventilation



Ice dams

clues to look for:



inside: look for water stains at window tops, wall/ceiling damage and poor insulation/ventilation

ROOFING

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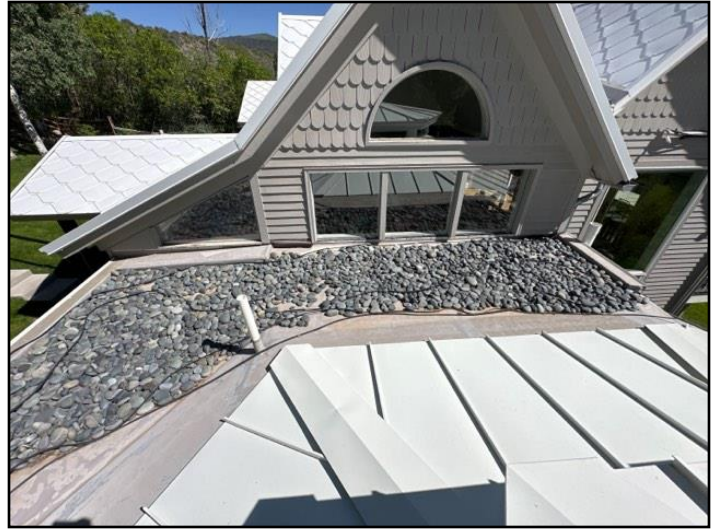
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Vulnerable to ice damming



Vulnerable to ice damming

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Description

- Gutter & downspout material: • [Aluminum](#)
- Downspout discharge: • [Below grade](#) • [Above grade](#)
- Lot slope: • [Hillside](#)
- Wall surfaces and trim: • [Wood](#)
- Driveway: • Gravel
- Walkway: • Concrete
- Garage: • No garage

Inspection Methods & Limitations

- Inspection limited/prevented by: • Storage • New finishes/paint/trim

Observation & Recommendations

ROOF DRAINAGE \ Downspouts

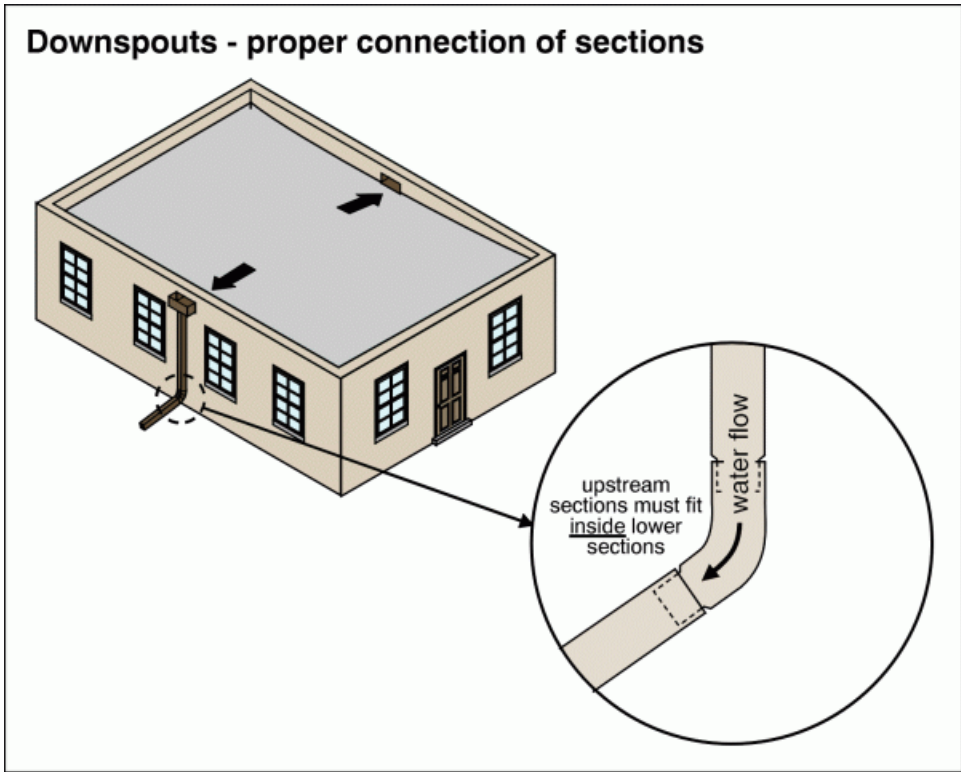
3. Condition: • [Connections loose](#)

Implication(s): Leakage

Location: Various Exterior

Task: Repair

Time: Regular maintenance



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Connections loose



Connections loose

WALLS \ Wood siding

4. Condition: • [Cracked, split or broken](#)

Some of the siding has cupped, split or broken. It is best practice repair/replace broken siding before painting.

Implication(s): Chance of water damage to structure, finishes and contents

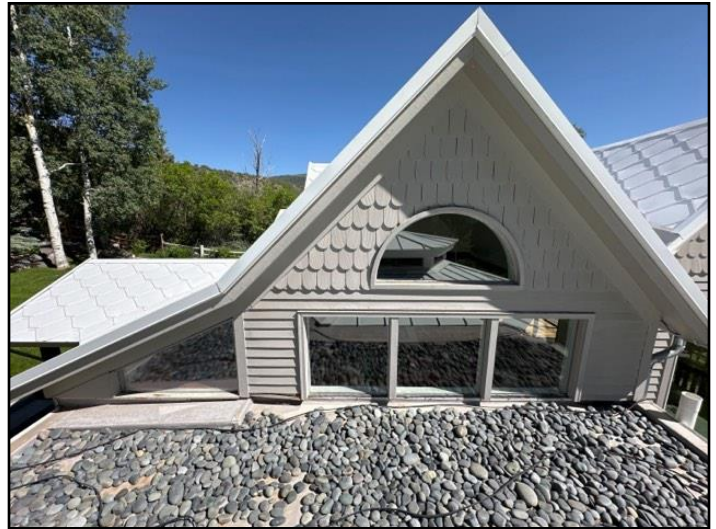
Location: Various Exterior Wall

Task: Repair or replace

Time: Regular maintenance



Cracked, split or broken



Cracked, split or broken

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Cracked, split or broken

5. Condition: • [Cracked, split or broken](#)

Some of the siding has cupped, split or broken. It is best practice repair/replace broken siding before painting.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior Wall

Task: Repair or replace

Time: Regular maintenance

6. Condition: • [Paint or stain - needed](#)

Implication(s): Shortened life expectancy of material

Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance



Paint or stain - needed



Paint or stain - needed

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WINDOWS AND DOORS \ General notes

7. Condition: • Many of the windows or doors have loose/broken hardware, missing weather stripping, and/or broken glass. Recommend qualified contractor repair/adjust. Further details are in EXTERIOR, RECOMMENDATIONS section of report.

Location: Throughout

Task: Repair

Time: As soon as practical

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

8. Condition: • [Broken](#)

Implication(s): Chance of water entering building | Chance of pests entering building | Increased heating and cooling costs | Reduced comfort

Location: South Roof

Task: Replace

Time: As soon as practical



Broken



Broken

9. Condition: • [Broken](#)

There is a small chip in glass, similar to a rock hitting a windshield type of chip.

Implication(s): Chance of water entering building | Chance of pests entering building | Increased heating and cooling costs | Reduced comfort

Location: East Exterior Wall

Task: Repair or replace

Time: As soon as practical

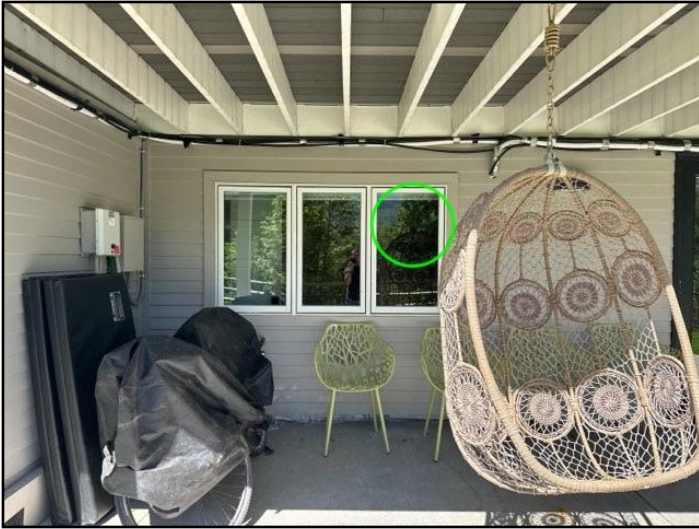
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Broken



Broken

10. Condition: • Safety glass not installed

Tempered glass stamp was not visible on window. Installing tempered glass or safety film should be installed where occupants have an increased chance of slipping/falling, such as stairs and bathtubs. Recommend consulting with contractor.

Implication(s): Physical injury

Location: Basement Staircase

Task: Improve

Time: As soon as practical



Safety glass not installed

11. Condition: • Damage to tinting.

Location: Master Bedroom

Task: Repair or replace

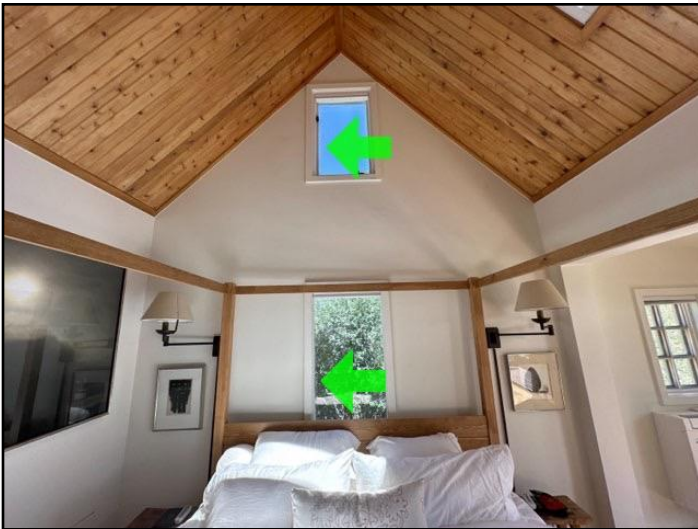
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Time: Discretionary



Damage to tinting.

Spare photos

EXTERIOR GLASS/WINDOWS \ Exterior trim

12. Condition: • [Inadequate sill projection](#)

Window is close to grade and has potential for leaks due to snow and irrigation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Improve

Time: When necessary



Inadequate sill projection

Inadequate sill projection

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Inadequate sill projection



Inadequate sill projection

EXTERIOR GLASS/WINDOWS \ Storms and screens

13. Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various

Task: Provide

Time: When necessary



Missing

DOORS \ General notes

14. Condition: • [Many of the first floor doors have lever type handles. In areas where bears live it is strongly advised to have round exterior exterior door knobs/handles.](#)

Implication(s): Bears entering the home

Location: Various

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Task: Replace
Time: Discretionary



Many of the first floor doors have lever...



Many of the first floor doors have lever...

DOORS \ Glass

15. **Condition:** • [Lost seal](#)

Implication(s): Shortened life expectancy of material | Nuisance

Location: Basement

Task: Repair or replace

Time: Discretionary



Lost seal



Lost seal

DOORS \ Hardware

16. **Condition:** • Missing or damaged

There is temporary piece installed to keep inactive door secure.

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Implication(s): Increased heating and cooling costs | Poor security

Location: Master Bedroom

Task: Repair

Time: As soon as practical



Missing or damaged



Missing or damaged

17. Condition: • Missing or damaged
Inactive is screwed closed.

Implication(s): Increased heating and cooling costs | Poor security

Location: Dining Room

Task: Repair

Time: As soon as practical



Missing or damaged



Missing or damaged

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

18. Condition: • [Rot](#)

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Implication(s): Weakened structure | Chance of movement

Location: East Deck

Task: Repair or replace

Time: As soon as practical



Rot



Rot

LANDSCAPING \ Walkway

19. Condition: • [Cracked or damaged surfaces](#)

It is typical for concrete to crack. If cracks increase in size or elevation changes recommend repair.

Implication(s): Trip or fall hazard

Location: Patio

Task: Monitor

Time: Discretionary



Cracked or damaged surfaces



Cracked or damaged surfaces

EXTERIOR

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20. Condition: • Uneven (trip hazard)

Implication(s): Physical injury

Location: Yard

Task: Improve

Time: As soon as practical



Uneven (trip hazard)



Uneven (trip hazard)

STRUCTURE

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Description

- Configuration:** • [Basement](#) • [Crawlspace](#)
- Foundation material:** • [Poured concrete](#) • [Insulating concrete forms](#)
- Floor construction:** • [Joists](#) • Not visible • Wood columns
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • Rafters/ceiling joists • [Rafters/roof joists](#)
- Location of access to under-floor area:** • Exterior

Inspection Methods & Limitations

- Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation
- Attic/roof space:** • No access
- Crawlspace:** • Entered but access was limited

Observation & Recommendations

RECOMMENDATIONS \ Overview

21. Condition: • Due the age of the home many construction techniques and materials have been used. Remodeling and regular maintenance can have increased cost. Asbestos, lead paint, and other products known to be health hazards increase cost to remove/replace. Repairing, replacing, and updating may take longer than typical for myriad reasons.

Location: Throughout

Task: Upgrade

Time: When remodelling

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Description

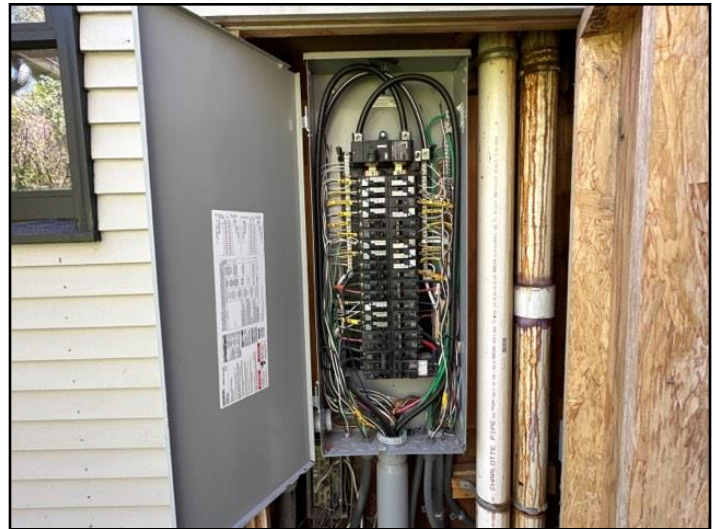
Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



Breakers - exterior wall



Breakers - exterior wall

Auxiliary panel (subpanel) type and location:

- [Breakers - first floor](#)



Breakers - first floor

- [Breakers - exterior wall](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Breakers - exterior wall

Breakers - exterior wall

Auxiliary panel (subpanel) rating: • 50 Amps

Distribution wire (conductor) material and type: • [Insulated copper wire](#) • Aluminum - multi-strand

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Inspection Methods & Limitations

General: • Inspection of the electrical system included a visual examination of the service drop, service service entrance conductors, cables and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub-panels; distribution conductors; overcurrent protection devices; a representative number of installed fixtures, switches and outlets; ground fault circuit interrupters (GFCI) and arc fault circuit interrupters (AFCI).

Inspection limited/prevented by:

- Restricted access
- Storage/Furnishings
- Insulation
- Panel is painted/caulked to wall. Removing panel would damage wall.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Panel is painted/caulked to wall. Removing...

Panel is painted/caulked to wall. Removing...

- Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Observation & Recommendations

RECOMMENDATIONS \ General

22. Condition: • All electrical recommendations are safety issues. Treat them as high priority items, and consider the time frame as soon as possible, unless otherwise noted.

Location: Various

Task: Repair

Time: As soon as possible

DISTRIBUTION SYSTEM \ Outlets (receptacles)

23. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

GFCI receptacles reduce risk of shock to occupants in areas where there is increased potential for water and electricity to come in contact with one another. Recommend qualified electrical contractor repair.

Implication(s): Electric shock

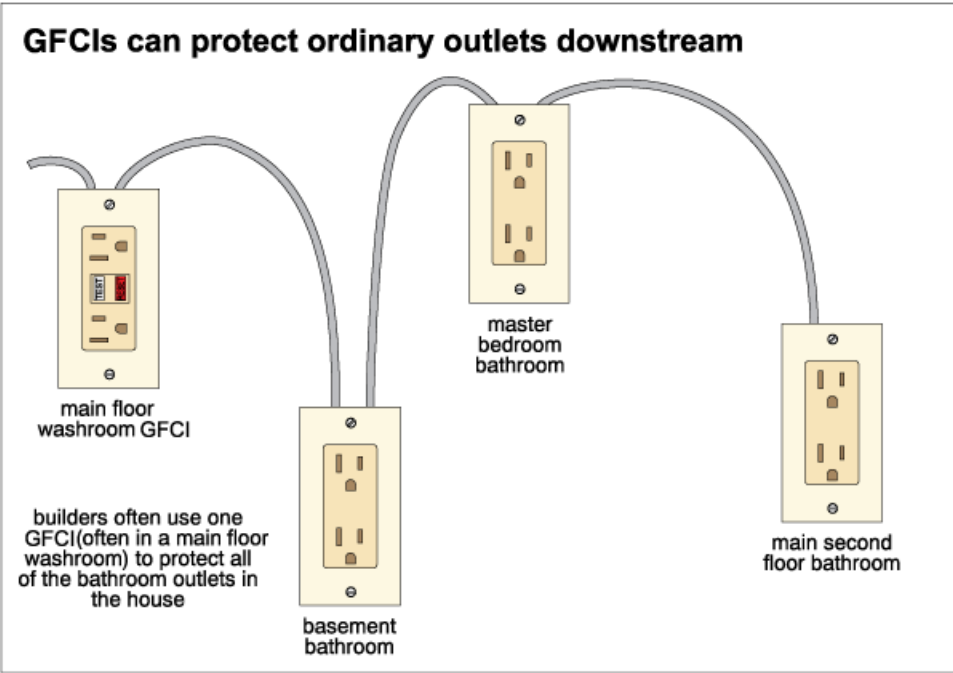
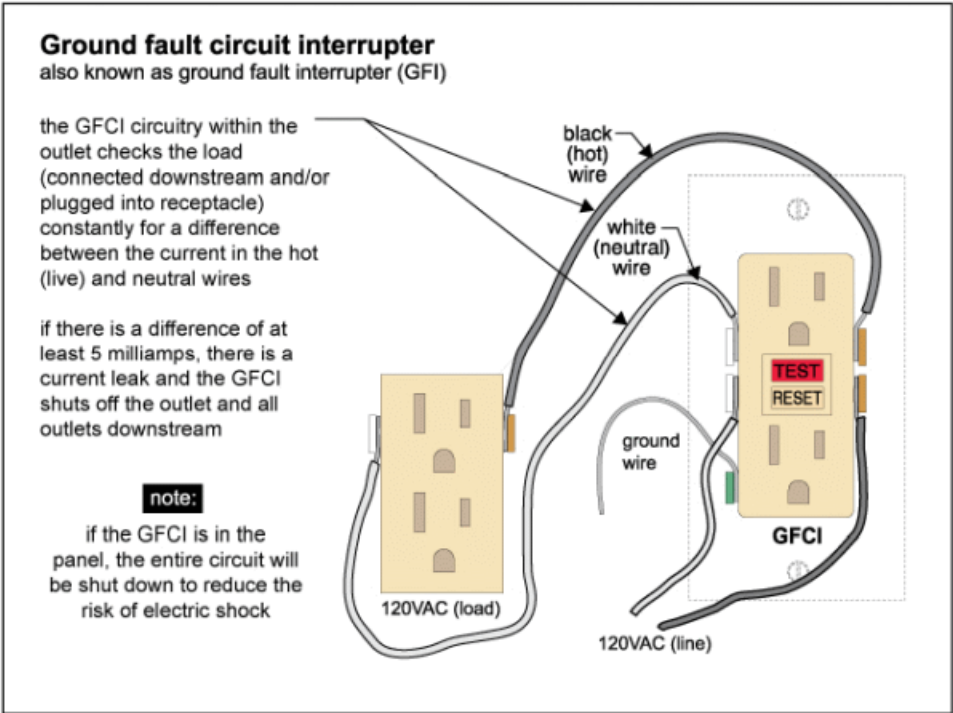
Location: South Ensuite Bathroom

Task: Repair

Time: As soon as possible

Cost: \$150-\$250 each

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ELECTRICAL

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GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

24. Condition: • Damaged, loose or missing

Implication(s): Electric shock

Location: Various

Task: Repair

Time: As soon as possible



Damaged, loose or missing



Damaged, loose or missing

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

25. Condition: • Missing

Implication(s): Safety issue

Location: Various

Task: Replace

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Time: Immediate



Missing

26. Condition: • Manufactures recommend testing smoke and/or co detectors monthly and replacing devices after 10 years.

Location: Throughout

Task: Monitor

Time: Regular maintenance

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

27. Condition: • [CO Alarm recommendations](#)

It is best practice to have a CO alarm on each floor and near sleeping areas for safety reasons. Link is to additional information about CO alarms.

Implication(s): Safety

Location: Throughout

Task: Improve

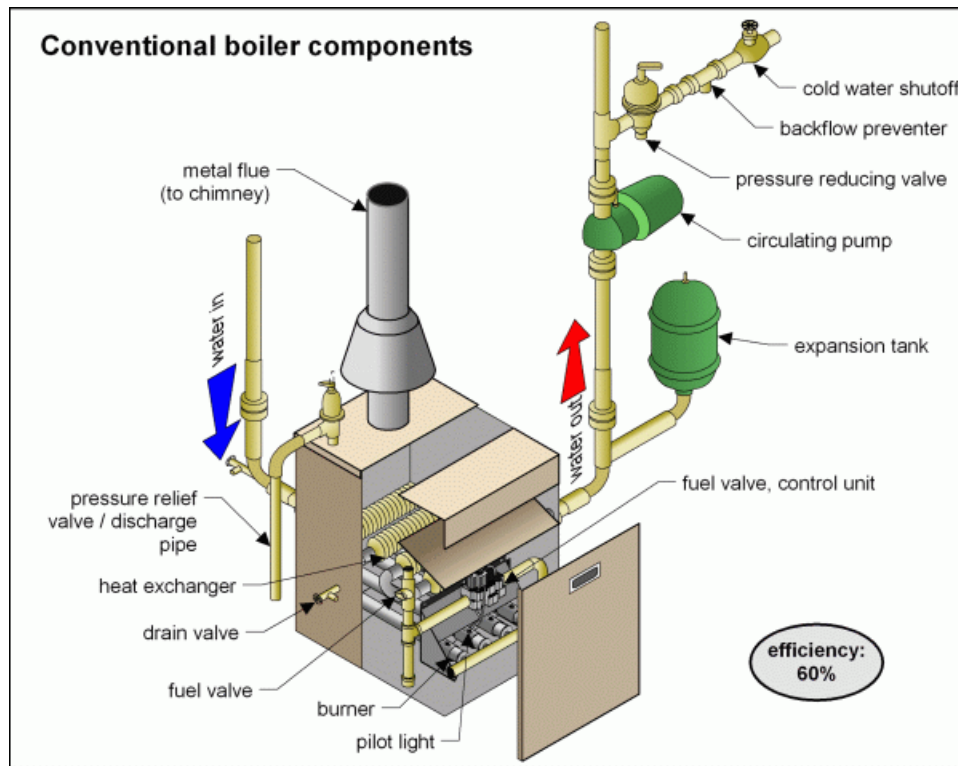
Time: Regular maintenance

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Description

Heating system type:

- Boiler



- Fan Coil

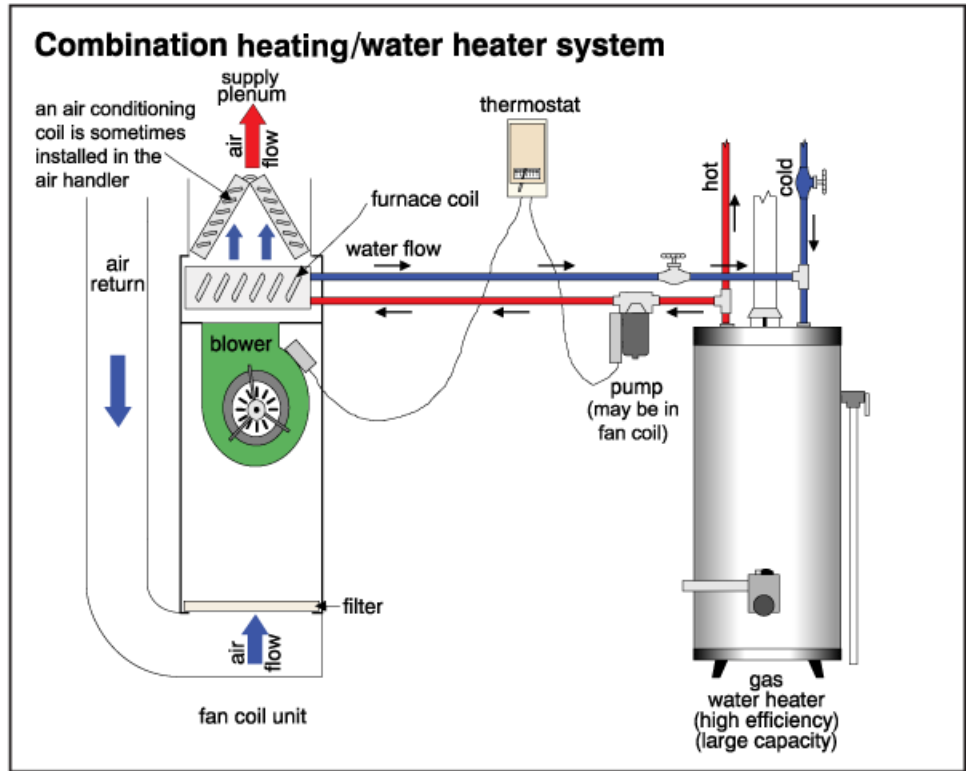
HEATING

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Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- MagicAire



MagicAire

Boiler manufacturer:

- HTP

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HTP



HTP

Heat distribution: • [Ducts and registers](#) • [Baseboards](#)

Approximate capacity: • 200,000 BTU/hr

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [9 years](#)

Typical life expectancy: • Boiler (high-efficiency condensing) 10 to 20 years

Main fuel shut off at: • Meter

Air filter: • Disposable • 16" x 20" • 1" thick

Auxiliary heat: • Radiant floor heating (electric)

Fireplace/stove: • [Wood-burning fireplace](#)

Chimney liner: • [Clay](#) • [Not visible](#)

Location of the thermostat for the heating system: • Thermostats in multiple locations

Inspection Methods & Limitations

Safety devices: • Not tested as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Only a small portion visible

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heating systems using ground source, water source, solar, and renewable energy technology

HEATING

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Observation & Recommendations

OPTIONAL \ Heating

28. Condition: • Due to the complexity of HVAC system it is recommended to obtain a service contract with a qualified HVAC contractor to perform annual or biannual check ups and perform routine maintenance.

Implication(s): Increased life span

Location: Throughout

Task: Service

Time: Regular maintenance

CHIMNEY AND VENT \ Inspect/sweep chimney

29. Condition: • Creosote build-up

Implication(s): Fire hazard

Location: Throughout

Task: Clean

Time: Regular maintenance



Creosote build-up



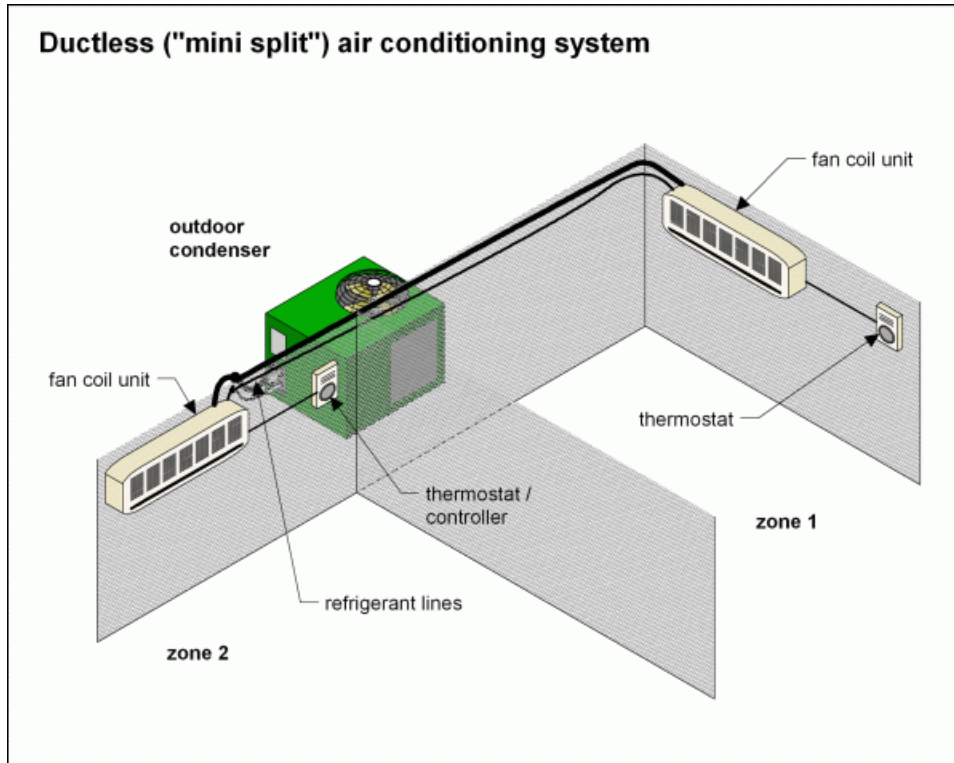
Creosote build-up

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Air conditioning type:

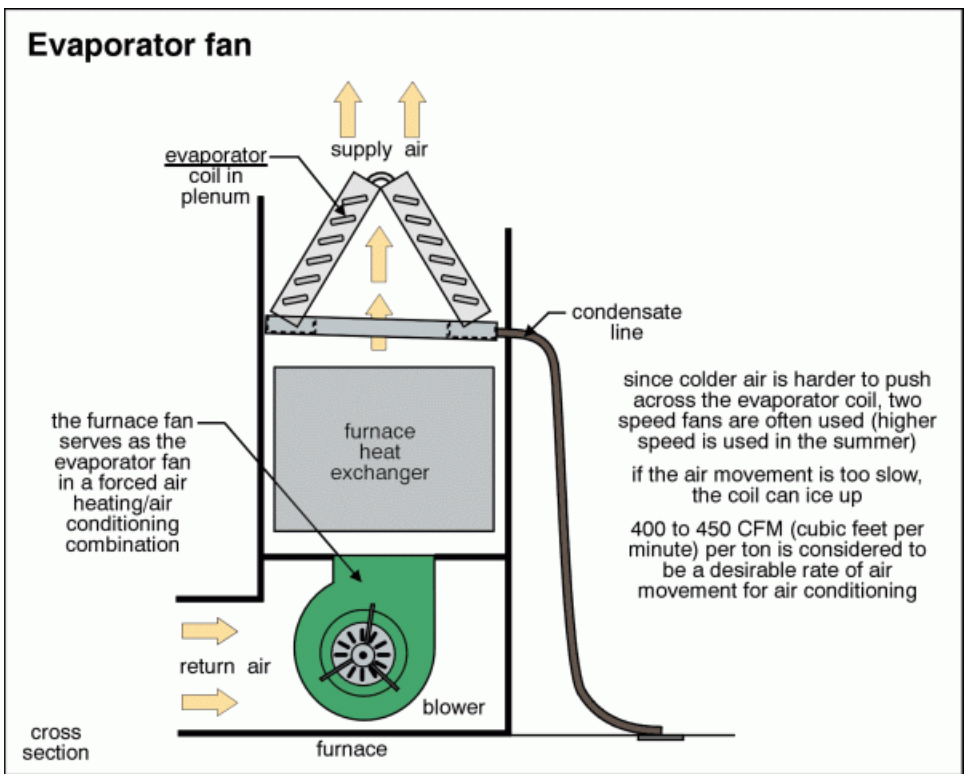
- Ductless (Mini split) system



- Fan Coil

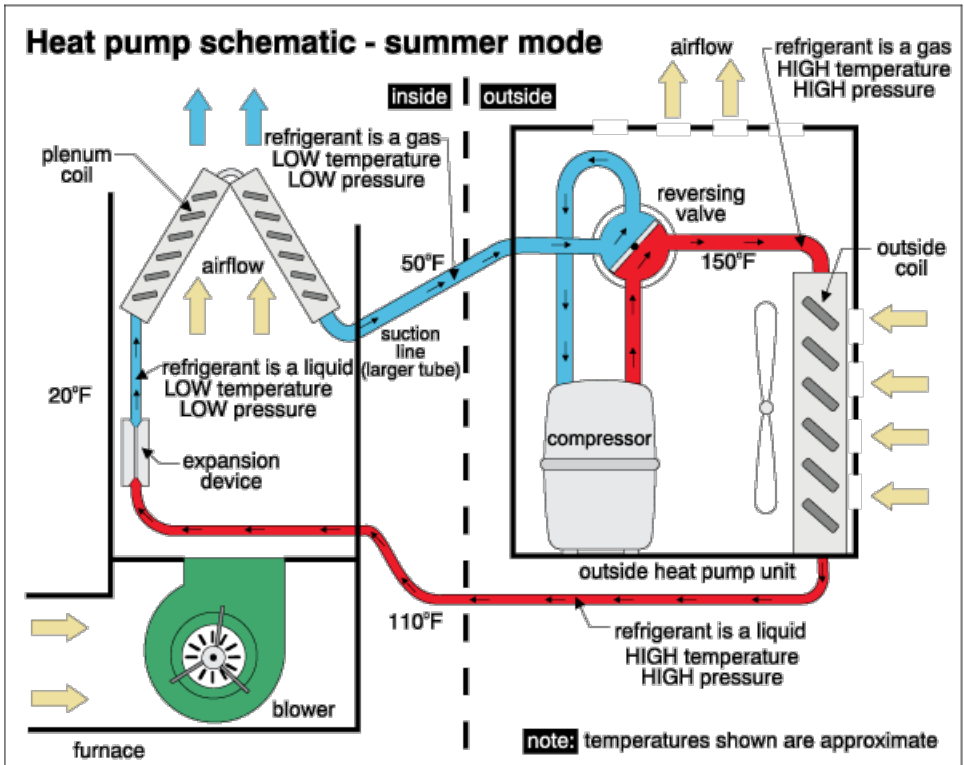
COOLING & HEAT PUMP

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							



Heat pump type:

- Ductless (Mini split) system



COOLING & HEAT PUMP

334 Twining Flats Road, Aspen, CO June 17, 2024

Report No. 1906

<http://www.klinehomeservices.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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INSULATION

PLUMBING

INTERIOR

RADON

RECALLS

REFERENCE

Manufacturer:

- American Standard



American Standard

- American Standard



American Standard

Cooling capacity: • 3 Tons • [5 Tons](#)

Compressor approximate age: • 2 years • 3 years

Typical life expectancy: • Mini-split system, 10-30 years

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Thermostats in multiple locations

COOLING & HEAT PUMP

334 Twining Flats Road, Aspen, CO June 17, 2024

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Inspection Methods & Limitations

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

Not included as part of a building inspection: • Cooling system adequacy • Cooling system distribution balance • Heat gain or heat loss calculations

Observation & Recommendations

RECOMMENDATIONS \ Overview

30. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Task: Service annually

Time: Regular maintenance

INSULATION AND VENTILATION

334 Twining Flats Road, Aspen, CO June 17, 2024

Report No. 1906

<http://www.klinehomeservices.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Description

Attic/roof insulation material: • Not visible
Attic/roof insulation amount/value: • [Not visible](#)
Attic/roof air/vapor barrier: • [Not visible](#)
Attic/roof ventilation: • [None found](#)
Wall insulation amount/value: • Not visible
Floor above basement/crawlspace insulation amount/value: • Fiberglass
Mechanical ventilation system for building: • Bathroom exhaust fan

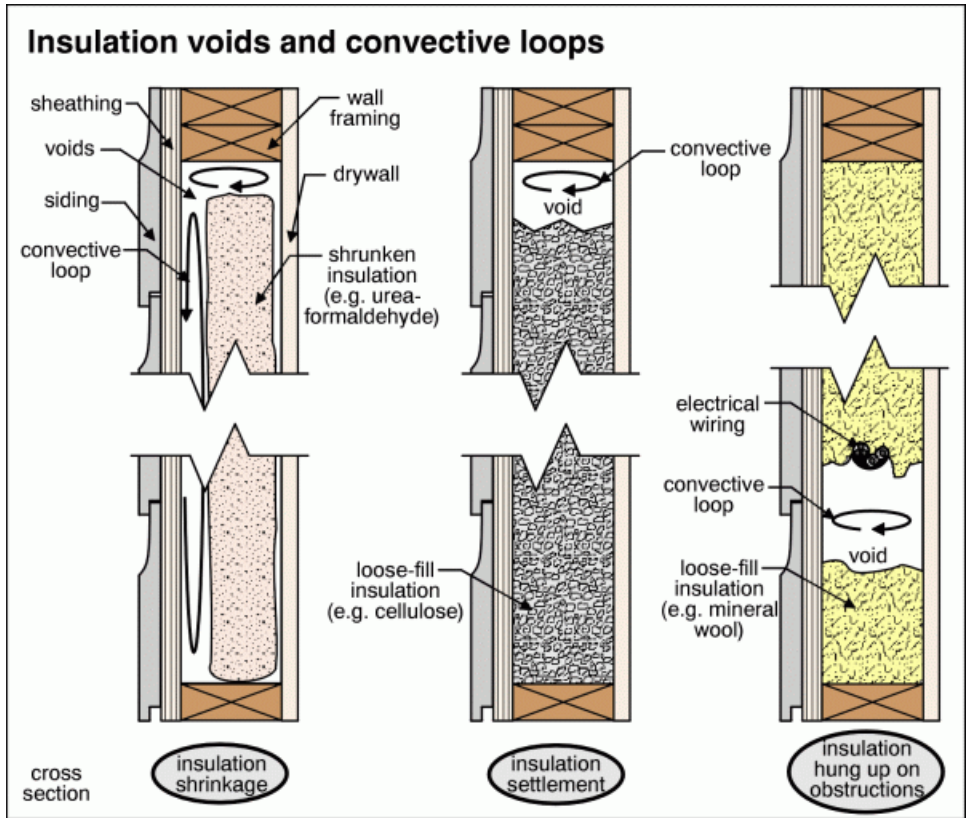
Inspection Methods & Limitations

Inspection limited/prevented by lack of access to: • Walls, which were spot checked only
Crawlspace inspection performed: • By entering crawl space, but access was limited

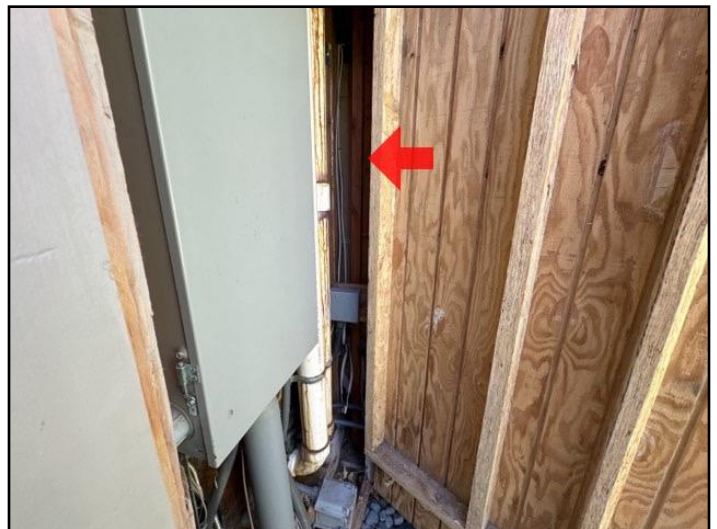
Observation & Recommendations

WALLS \ Insulation
31. Condition: • [Sagging or voids](#)
Implication(s): Increased heating and cooling costs | Reduced comfort
Location: West Exterior Wall
Task: Repair
Time: As soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							



Voids



Voids

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

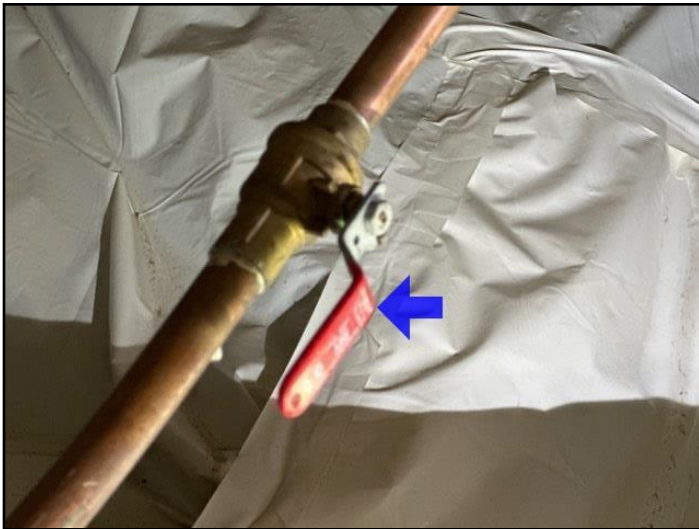
Description

Service piping into building: • Not visible

Supply piping in building: • Not visible

Main water shut off valve at the:

- Crawlspace



Crawlspace

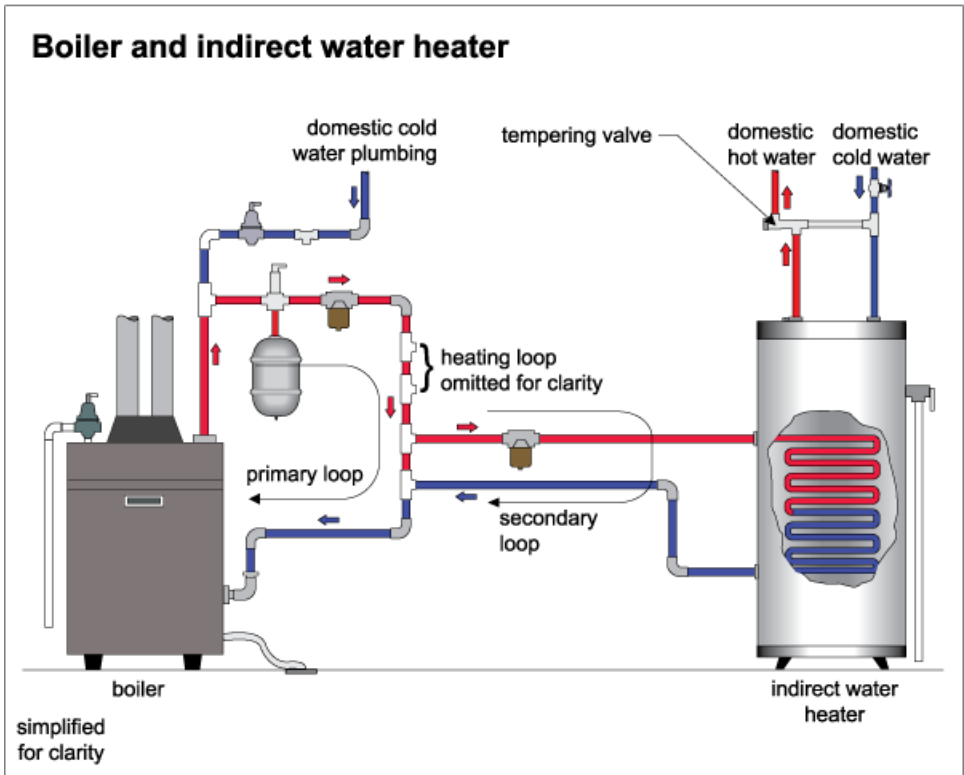


Crawlspace

Water heater type:

- [Induced draft](#)
- Indirect

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

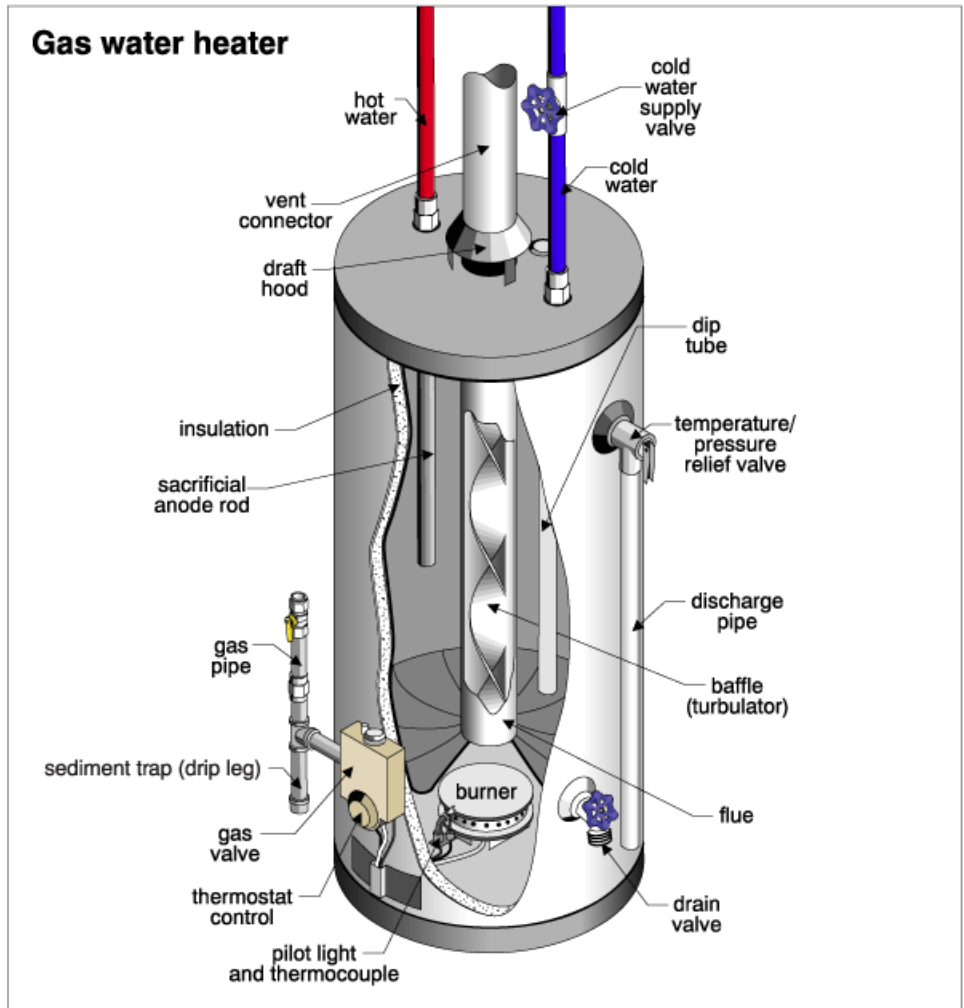


Water heater location: • Crawl space • Utility room

Water heater fuel/energy source:

- Gas

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							



- Indirect

Water heater manufacturer:

- State

PLUMBING

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State

- IBC



IBC

Approximate water heater capacity: • [40 gallons](#)

Water heater approximate age:

- 4 years
- Crawl space water heater

Water heater typical life expectancy: • 8 to 12 years. Electric and Gas water heaters • 15 to 20 years. Indirect water heaters

Hot water temperature (Generally accepted safe temp. is 120° F): • 135° F

Waste and vent piping in building: • [ABS plastic](#) • Not visible

Water treatment system: • Water softener • Carbon filter

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Main gas shut off valve location: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Inspection Methods & Limitations

Fixtures not tested/not in service: • Data tag not visible on water heater

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

Not included as part of a building inspection: • Washing machine connections • Fire extinguishers and sprinkler systems • Landscape irrigation systems

Observation & Recommendations

RECOMMENDATIONS \ Overview

32. Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every ten years.

SUPPLY PLUMBING \ Water supply piping in building

33. Condition: • [Leak](#)

There was water on the floor indicating a slow leak. Exact location/source of leak was not found.

Implication(s): Chance of water damage to structure, finishes and contents | System inoperative

Location: Basement Utility Room

Task: Repair

Time: As soon as practical



Leak



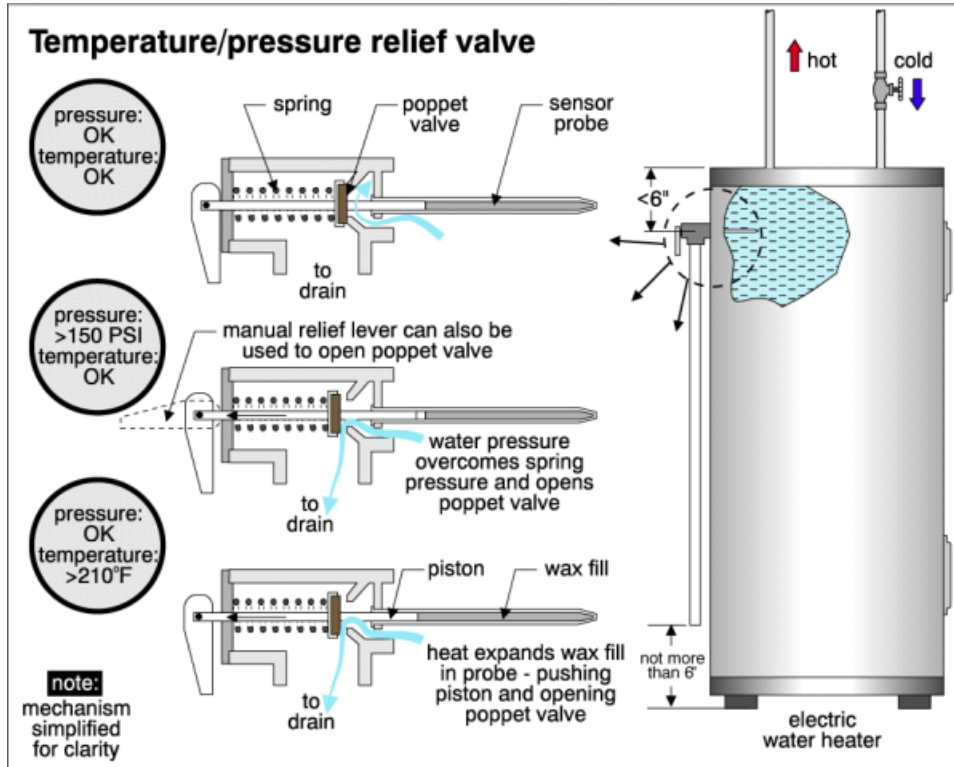
Leak

WATER HEATER \ Temperature/pressure relief (TPR) valve

34. Condition: • [Discharge tube missing](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Implication(s): Scalding
Location: Crawl Space
Task: Repair
Time: As soon as practical



Discharge tube missing



Discharge tube missing

WATER HEATER - GAS BURNER AND VENTING \ Gas piping

35. Condition: • No drip leg (sediment trap/dirt pocket)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

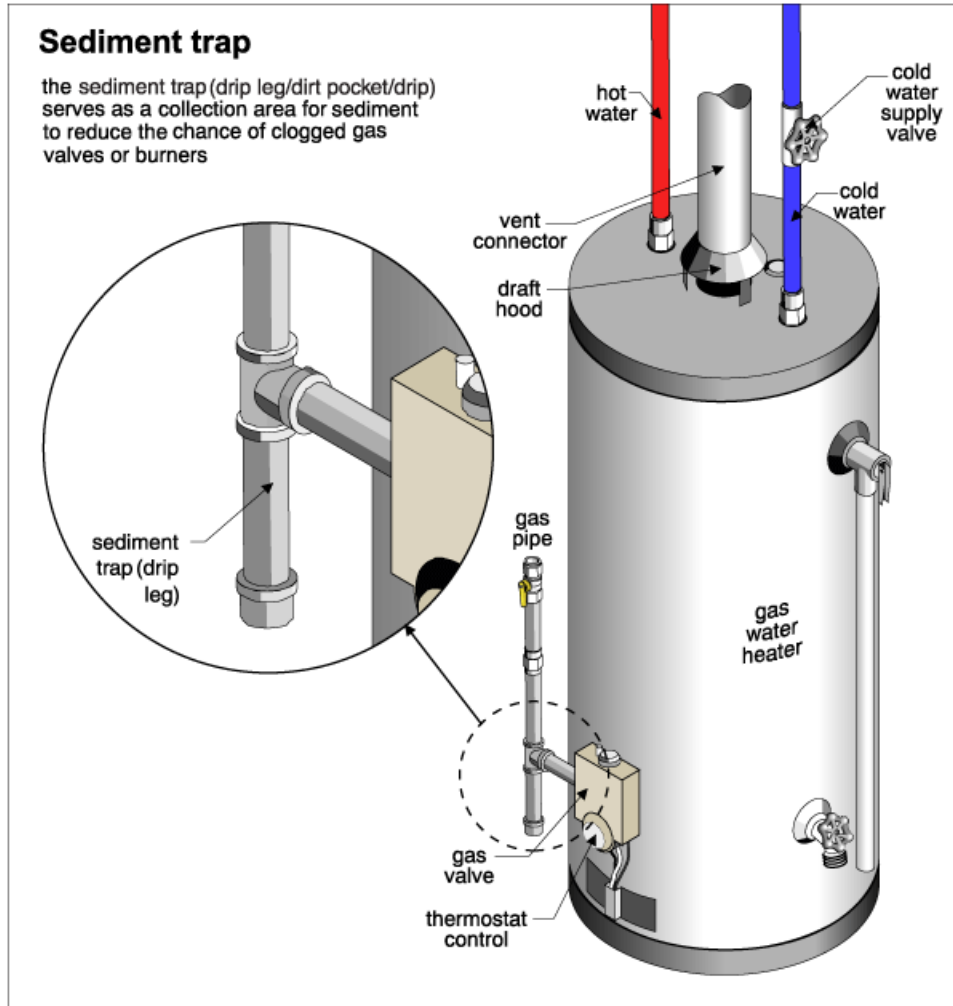
Drip legs minimize debris getting into gas burner causing issues.

Implication(s): Equipment failure

Location: Crawl Space

Task: Repair

Time: As soon as practical



PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							



No drip leg (sediment trap, dirt pocket)



No drip leg (sediment trap, dirt pocket)

FIXTURES AND FAUCETS \ Faucet

36. Condition: • [Aerator obstructed](#)

Implication(s): Reduced water pressure and volume

Location: South Ensuite Bathroom

Task: Clean

Time: Regular maintenance



Aerator obstructed



Aerator obstructed

FIXTURES AND FAUCETS \ Bathtub enclosure

37. Condition: • [Caulking loose, missing or deteriorated](#)

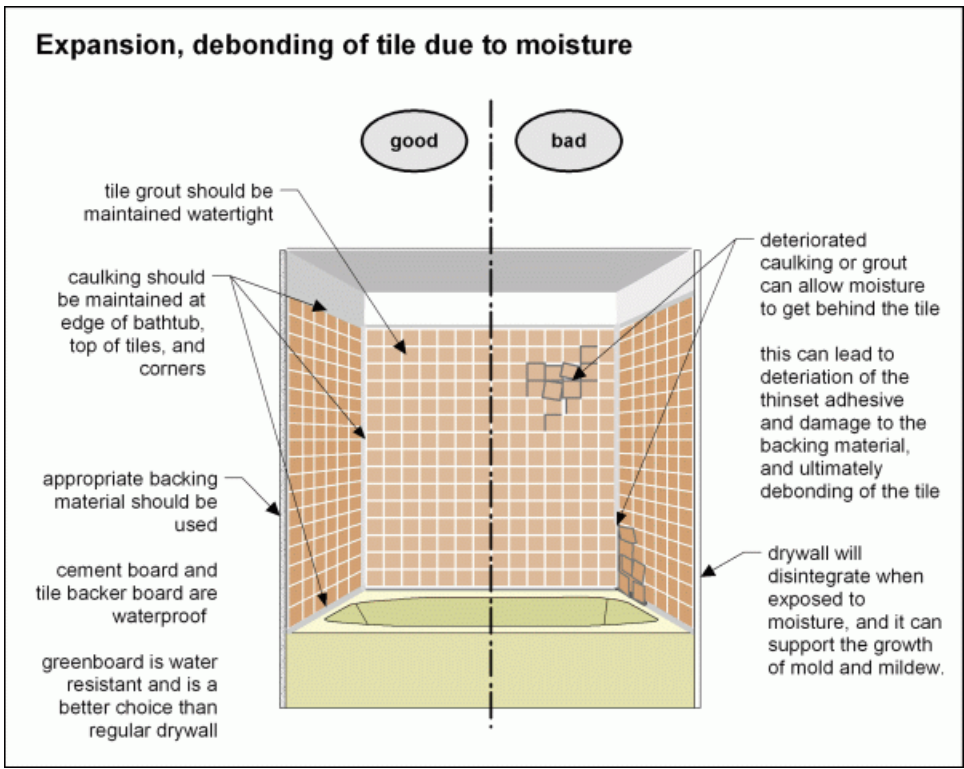
Implication(s): Chance of water damage to structure, finishes and contents

Location: Master Bathroom

Task: Repair

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Time: Regular maintenance



Caulking loose, missing or deteriorated



Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Shower stall

38. Condition: • [Entrance problems](#)

Glass door hits glass panel when opening closing.

Implication(s): Difficult access

Location: South Ensuite Bathroom

PLUMBING

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Task: Repair

Time: As soon as practical



Entrance problems



Entrance problems

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

39. Condition: • [Inoperative](#)

Jets did not turn on when button was pressed. Home owner stated tile needs to be removed to repair.

Implication(s): Equipment failure

Location: Master Bathroom

Task: Repair

Time: Discretionary



Inoperative



Inoperative

FIXTURES AND FAUCETS \ Toilet

40. Condition: • [Loose](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

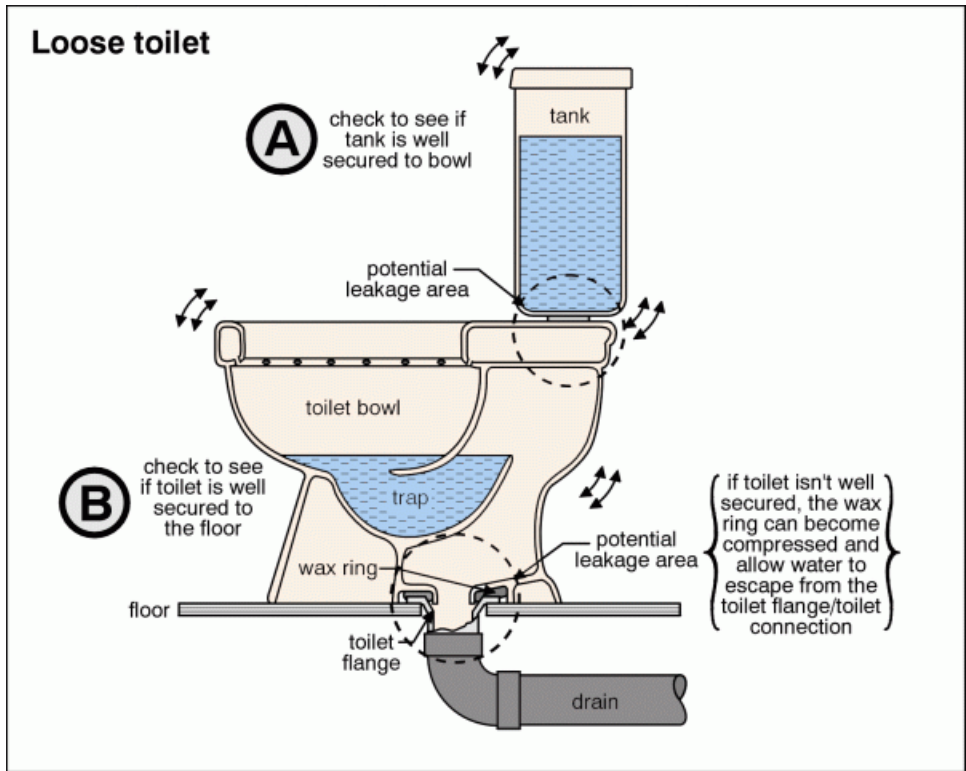
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: South Ensuite Bathroom

Task: Repair

Time: As soon as practical

Cost: \$300 - \$500



Loose

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

POOL / SPA / HOT TUB \ Observations

41. Condition: • Swimming Pools, Spas, Hot Tubs and Equipment are discussed in the information that follows. Hot tub was being serviced/repared at time of inspection. Recommend consulting with home owners

Location: Southeast Yard

Task: Repair

Time: As soon as practical



Being serviced



Being serviced

INTERIOR

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Report No. 1906

<http://www.klinehomeservices.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Description

- Major floor finishes:** • [Hardwood](#) • Tile
- Major wall and ceiling finishes:** • [Plaster/drywall](#) • [Paneling](#)
- Windows:** • [Fixed](#) • [Single/double hung](#) • [Casement](#)
- Exterior doors - type/material:** • Hinged • [French](#) • [Sliding glass](#)
- Cooktop fuel:** • Gas
- Appliances:** • Refrigerator freezer unit • Dishwasher • Waste disposal • Microwave oven • Cooktop • Wall Oven (or Oven)
- Laundry facilities:** • Washer • Dryer • Hot/cold water supply • Waste standpipe • Vented to outside • Gas piping
- Kitchen ventilation:** • No exhaust fan
- Bathroom ventilation:** • Exhaust fan • Window
- Laundry room ventilation:** • Clothes dryer vented to exterior
- Stairs and railings:** • Inspected

Inspection Methods & Limitations

- General:** • Appliances are tested for basic operation only. For example, the accuracy of the oven temperature is not tested, nor is the self-cleaning feature. Defrosting features on refrigerators and freezers are not tested. Dishwashers are not put through a full cycle, and the effectiveness of the drying cycle is not tested.
- Inspection limited/prevented by:** • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards
- Restricted access to:** • Closets and cabinets / cupboards
- Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Window treatments • Not included as part of a building inspection: Cosmetic issues Security systems, intercoms, central vacuum systems, chimney flues, elevators, smoke detectors and carbon monoxide detectors. Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.
- Cosmetics:** • No comment offered on cosmetic finishes
- Environmental issues are outside the scope of a home inspection:** • [Ways to improve indoor air quality](#)

Observation & Recommendations

- RECOMMENDATIONS \ General**
- 42. Condition:** • [Appliances and exhaust fans have life expectancies in the range of 10 to 15 years, although there is considerable variance based on a number of factors.](#)
- WALLS \ Plaster or drywall**
- 43. Condition:** • [Cracked](#)

INTERIOR

334 Twining Flats Road, Aspen, CO June 17, 2024

<http://www.klinehomeservices.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Location: Entry
Task: Repair
Time: Discretionary



Cracked



Cracked

FLOORS \ General notes

44. Condition: • [Trip hazard](#)

Implication(s): Physical injury

Location: Basement

Task: Improve

Time: Discretionary



Trip hazard



Trip hazard

WINDOWS \ General notes

45. Condition: • Painted shut

INTERIOR

334 Twining Flats Road, Aspen, CO June 17, 2024

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Implication(s): Nuisance | Equipment inoperative

Location: Kitchen

Task: Improve

Time: As soon as practical



Painted shut

WINDOWS \ Hardware

46. Condition: • [Broken](#)

Handle did not turn gear. Possibly stripped in which case it needs a new handle

Implication(s): System inoperative or difficult to operate

Location: Master Bathroom

Task: Repair

Time: Discretionary



Broken



Broken

INTERIOR

334 Twining Flats Road, Aspen, CO June 17, 2024

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							



Broken



Broken

DOORS \ Doors and frames

47. Condition: • [Installed backwards](#)

Implication(s): Chance of damage to finishes and structure | Reduced system life expectancy

Location: Basement Living Room

Task: Improve

Time: When remodelling



Installed backwards

48. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: South Bedroom

Task: Repair

Time: When necessary

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							



Weatherstripping missing or ineffective



Weatherstripping missing or ineffective

49. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom

Task: Improve

Time: Discretionary



Binds



Binds

STAIRS \ Spindles or balusters

50. Condition: • [Too far apart](#)

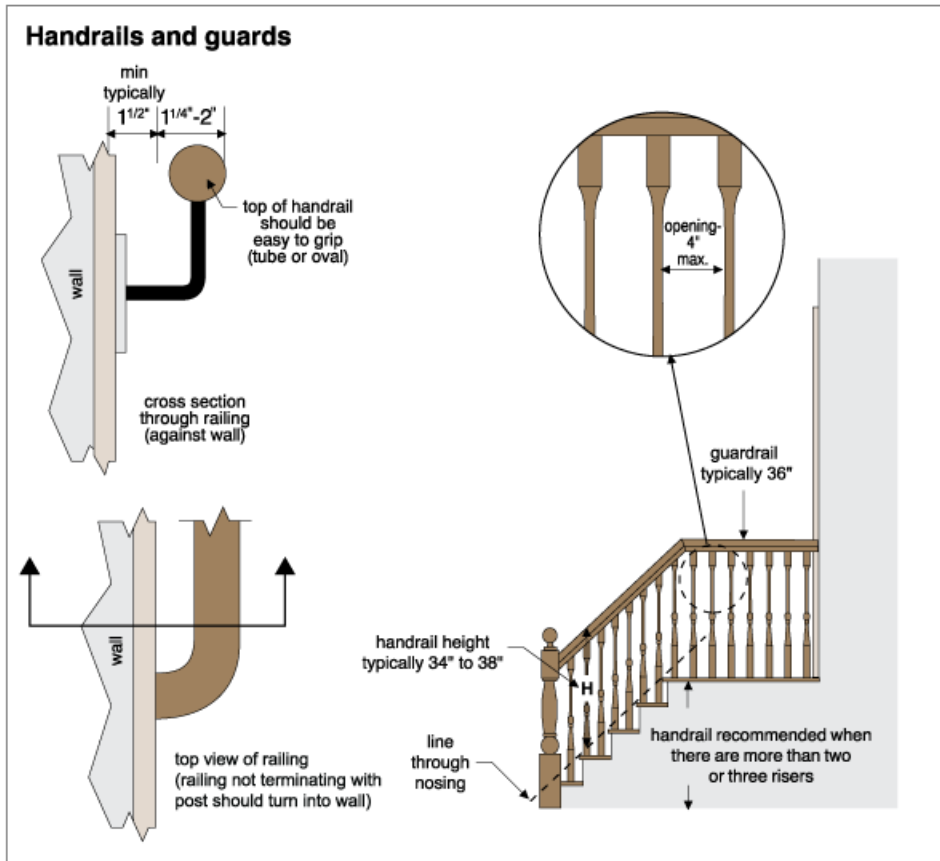
Implication(s): Fall hazard

Location: Staircase

Task: Improve

Time: As soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							



Too far apart



Too far apart

RADON

334 Twining Flats Road, Aspen, CO June 17, 2024

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

Description

General: • [Link to further information about radon.](#)

RECALLS

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- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- RADON
- RECALLS**
- REFERENCE

Description

General: • The data tags below are for recall search purposes only. Actual recalled items will appear on a separate report from "Recallchek"

Air Conditioner / Heat Pump:

- American Standard



American Standard

- American Standard



American Standard

Furnace:

- MagicAire

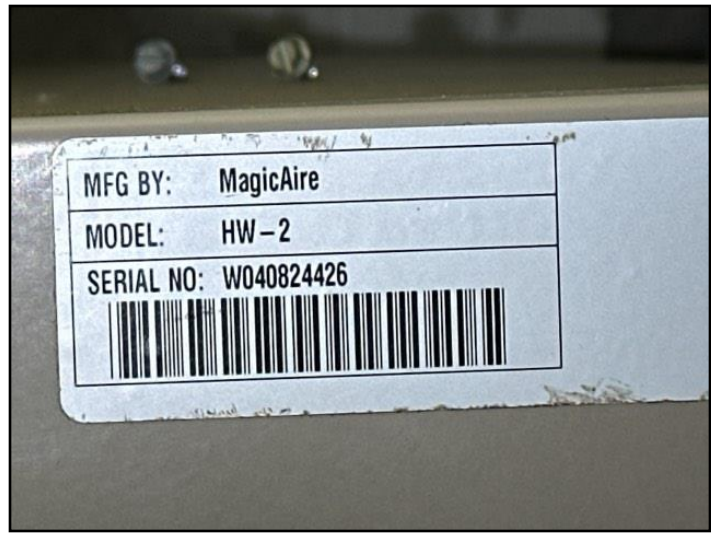
RECALLS

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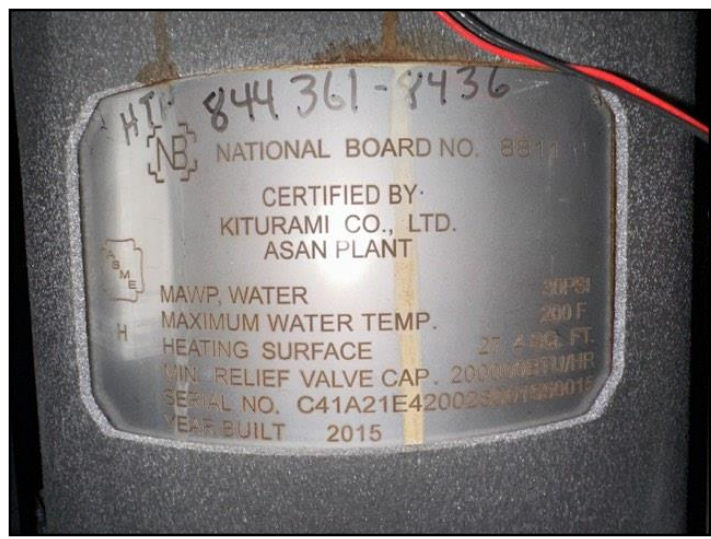
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- RECALLS**
- REFERENCE



Spare photos

Boiler:

- HTP



HTP

Water Heater:

- State

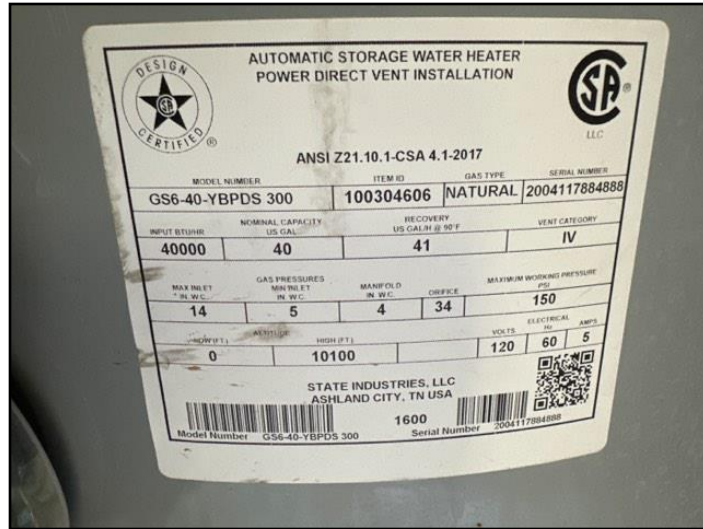
RECALLS

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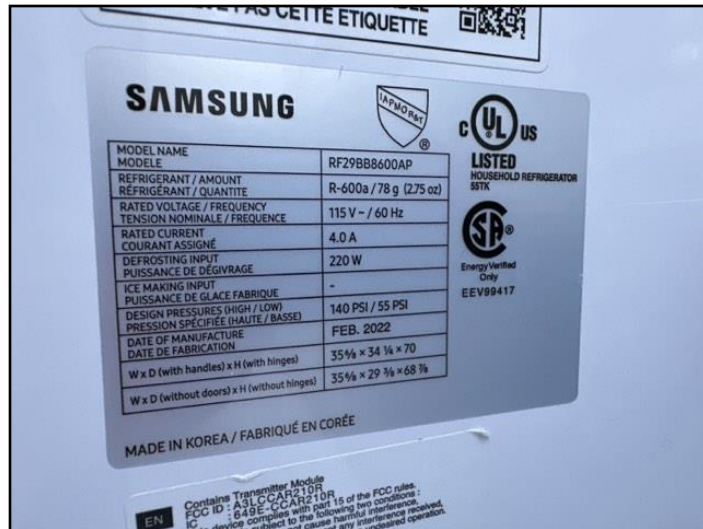
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State

Refrigerator:

- Samsung



Samsung

Cooktop: • Data tag not visible

RECALLS

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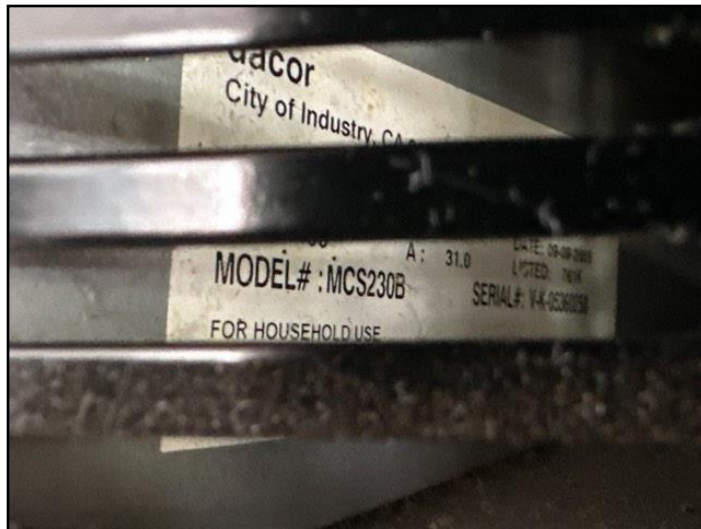
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DCS

Wall Oven:

- Dacor



Dacor

Dishwasher:

- Bosch

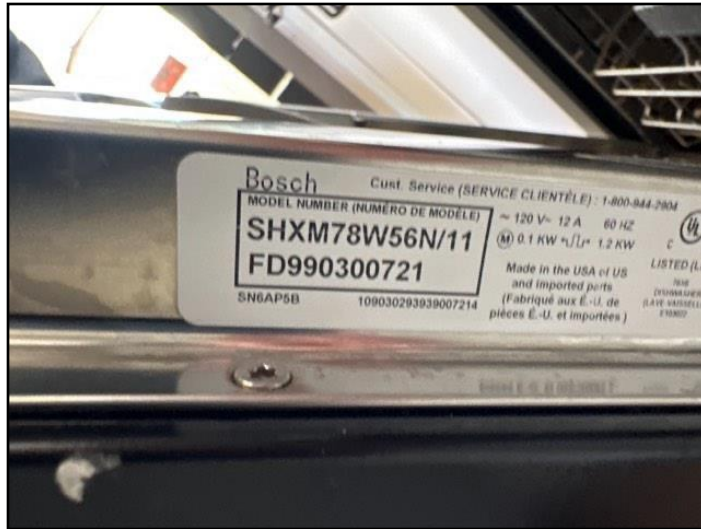
RECALLS

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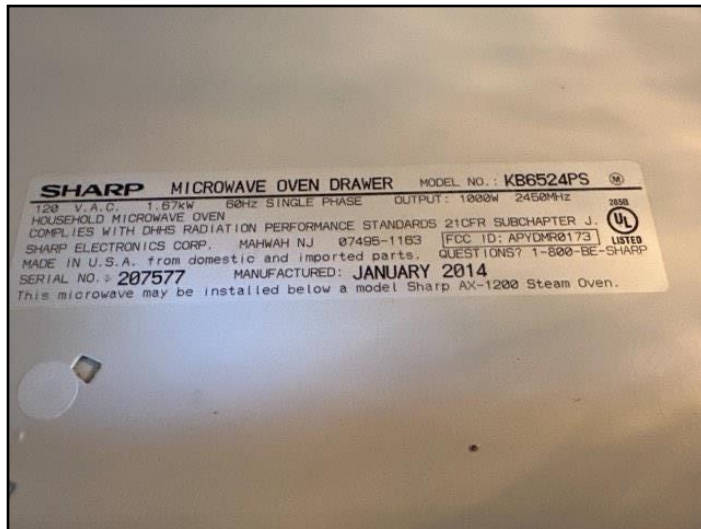
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Bosch

Microwave:

- Sharp



Sharp

Washer:

- LG

RECALLS

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LG

Dryer:

- LG



LG

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RADON	RECALLS	REFERENCE							

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

