



Condo and Apartment Checklist

For condos and apartments in a strata building. Take it on your visit, or fill it in on your phone afterwards.

Tick what you see or what the seller or agent tells you. Leave anything you don't know blank. No technical knowledge needed.

Address or MLS # Date of visit Year built
Asking price Monthly strata fee Floor First home? ☐ Yes ☐ No

THE SUITE

Heating	☐ Electric baseboard ☐ Heat pump ☐ In-floor ☐ Hot water ☐ Fireplace ☐ Not sure
	Age or year Records or notes
Hot water	☐ Tank in suite ☐ Building supplies it ☐ On demand ☐ Not sure
	Age or year Records or notes
Windows	☐ Vinyl ☐ Aluminum ☐ Wood ☐ Fog between panes ☐ Not sure
	Age or year Records or notes
Balcony	☐ None ☐ Solid, no soft spots ☐ Cracks or bubbles ☐ Rust stains ☐ Not sure
	Age or year Records or notes
Signs of water	☐ None seen ☐ Ceiling stain ☐ Under sinks ☐ Below windows ☐ Musty smell ☐ Fresh paint patch
	Where

THE BUILDING

Roof	☐ Asphalt shingle ☐ Metal ☐ Tile ☐ Cedar shake ☐ Flat or low-slope ☐ Not sure
	Age or year Records or notes
Outside walls	☐ Stucco ☐ Vinyl ☐ Wood ☐ Fibre cement ☐ Brick ☐ Concrete ☐ Not sure
	Age or year Records or notes
Has the outside of the building been repaired or rebuilt?	☐ Yes ☐ No ☐ Not sure
Any notices about repairs, levies or meetings posted?	☐ Yes ☐ No ☐ Not sure
Any leaks, drips or buckets in the parkade or hallways?	☐ Yes ☐ No ☐ Not sure

STRATA RECORDS TO ASK THE AGENT FOR

Tick each one off as you receive it. Send them with your request if you'd like them reviewed in your report.

☐ Form B Information Certificate	☐ Latest depreciation report
☐ 2 years of council meeting minutes	☐ 2 years of AGM and special meeting minutes
☐ Current budget and financial statements	☐ Insurance summary, with deductibles
☐ Bylaws and rules	☐ Engineering or repair reports
Any special levy being paid now or being discussed?	☐ Yes ☐ No ☐ Not sure
Insurance deductible for water damage	☐ Known ☐ Not sure
Did the seller offer paperwork for any repairs?	☐ Yes ☐ No ☐ Not sure

What bothered me, what I loved, and questions I still have

Save a copy in your PDF app, or print it. After you request your report, reply to our email and attach this checklist, your photos and any documents.

This is a buyer's worksheet for gathering information and questions. Filling it in is not a home inspection and doesn't replace an onsite home inspection or an assessment by a qualified tradesperson. Only go where you've been invited, and never open panels or equipment. Full disclaimer: themediscoveryshow.ca/disclaimer

Open the door. Look around. Ask questions. Be empowered.