



Townhouse Strata Checklist

For townhomes, row homes, duplexes and other strata homes with their own front door.

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 Homes in complex First home? ☐ Yes ☐ No

WHO LOOKS AFTER WHAT

Who looks after it?

Ask, then check the bylaws. This catches more townhome buyers than anything else.

Roof	☐ Strata	☐ Me	☐ Not sure	Outside walls	☐ Strata	☐ Me	☐ Not sure
Windows and doors	☐ Strata	☐ Me	☐ Not sure	Decks and patios	☐ Strata	☐ Me	☐ Not sure
Fences and yard	☐ Strata	☐ Me	☐ Not sure	Furnace and hot water	☐ Strata	☐ Me	☐ Not sure

THE HOME

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				
Heating	☐ Gas furnace	☐ Electric baseboard	☐ Heat pump	☐ In-floor	☐ Boiler	☐ Not sure	
	Age or year		Records or notes				
Hot water	☐ Tank	☐ On demand	☐ Shared boiler	☐ Not sure			
	Age or year		Records or notes				
Windows	☐ Vinyl	☐ Aluminum	☐ Wood	☐ Fog between panes	☐ Not sure		
	Age or year		Records or notes				
Deck or balcony	☐ None	☐ Solid	☐ Soft spots	☐ Over a room inside	☐ Not sure		
	Age or year		Records or notes				
Signs of water	☐ None seen	☐ Ceiling stain	☐ Under sinks	☐ Lowest level	☐ Musty smell	☐ Fresh paint patch	
	Where						

Is the complex replacing roofs, siding or windows in phases? ☐ 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

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: thehomediscoveryshow.ca/disclaimer

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