BUYER CHECKLIST

Condo Due-Diligence Checklist

Use this as a planning worksheet — then bring it to John for a property-specific conversation.

Financial health Reserve fund study, current reserve fund balance, operating budget, arrears and planned capital work.	
Board & management Recent board minutes, management history, complaints, disputes, and upcoming decisions.	
Insurance & assessments Corporation insurance, deductibles, claims, special assessments, and any proposed levy.	
Bylaws & use Pets, rentals, renovations, parking, storage, noise, short-term rentals, and move-in rules.	
Building condition Roof, envelope, elevators, mechanical systems, parkade, balconies, common areas.	
Questions to resolve Write the document pages or issues you want your lawyer, lender, inspector, or John to address.	

Planning resource only. Not legal, lending, inspection, or valuation advice. John Carle, REALTOR® can help you apply it to your specific move.