

## CONDOMINIUMS

### (Strata Properties)

Depending on the style of condominium or strata that is being purchased, there will be a difference in the areas that your home inspector will be observing. Townhouse type buildings and apartment type buildings each have their own concerns and special issues to address.

When performing an inspection on a strata property, we normally have access only to the inside of the unit you are purchasing and to the outside of the complex. Often, we have limited access to other areas, including the upper or lower floors, roofs, heating and cooling systems, electrical, irrigation and other mechanical facilities. In many cases, the internal structure and foundation is completely enclosed and is not visible. Access to many of these areas must be granted by the strata manager or management company. These areas may be locked and accessible only by making an appointment in advance.

Generally, the exterior of a strata is maintained by the strata council. These areas include siding, roofs, attics, sidewalks and driveways, fences and gates, lawn areas, gutters and downspouts, roof attachments and irrigation systems. Depending on the complex, there may be other common areas that they are responsible for as well. We have identified some of these areas in our report as “strata responsibility”. Sometimes, roofs, lawns, fences, etc., will be your responsibility - so we suggest you find out in advance which items you will be financially responsible for.

We encourage you to seek out additional information by asking the present owner, your real estate agent, the property management group, or members of the strata council. Information should include the dates various assets were replaced (roofs, driveways, fences, etc.) and a list of those items that are presently being considered for replacement. It is a good idea to get a copy of the **minutes of the corporation** for the last year. You should also get a copy of the present budget and see what they are planning on spending money on in the coming year. **Form “B”**, a legal “*Information Certificate*” issued by the strata council (or strata management group), will have much of this information.

For further information explaining your responsibilities regarding repairs, contingency funds and other important concerns see [www.fic.gov.bc.ca/strata/guides.htm](http://www.fic.gov.bc.ca/strata/guides.htm)