

Potential Problems with Re-sale Condos

1. Size ... Who measured & how?
2. Special assessments
3. Not aware of capital repairs coming (unforeseen special assessment)
4. Allergies of buyers that are not compatible with environment
5. Unaware of guidelines / rules concerning renos
6. Furniture doesn't fit
7. Needs updating
8. Small bathrooms
9. Older neighborhoods
10. No in suite laundry
11. Less valuable than new
12. Poor financials
13. Bad management
14. Bad neighbors
15. Poor condo board (they might be crazy re: restrictions)
16. Unrealistic budget
17. Roof in bad shape
18. Confusion regarding parking stalls, storage lockers etc
19. Forget to write titled parking into purchase contract
20. No underground parking
21. Parking stalls changing & being re-assigned
22. Unknown bylaw changes
23. Arrears owed to corporation by the unit
24. Post tension cables
25. Maintenance issues
26. Pest problems
27. Tenants & tenant policy
28. Condo fees inaccurate or too high
29. Condo fees increasing
30. Condo document availability
31. Incomplete condo docs
32. Location of unit in complex
33. Restrictions (pets, age, satellites)
34. Bareland or conventional?
35. Parking not on same condo plan
36. Reserve fund issues (inadequate)
37. Lots of units in condo selling at the same time (perception / price wars)
38. Poor / old infrastructure (no satellite installation possible, no smart wiring)
39. Bylaws grandfathered
40. Changing bylaws
41. External improvements by condo board
42. Problems with sewer system
43. Need for new heating system

- 44. What's included in sale
- 45. Abuse of common property by less diligent owners
- 46. Windows & exterior doors the responsibility of the owners
- 47. New re-assessment by city hall