

ARTICLES OF INTEREST

Are Condo Inspections really necessary?

Much of the appeal of owning a condo comes from the “convenience factor” and the limited responsibility for maintenance. While a suite is generally smaller in terms of square footage and therefore requires fewer repairs than a detached home it doesn’t mean that you can skip the inspection prior to making an offer. If there are potential issues, you can make repairs a condition of the sale of the property, saving you time, money, and aggravation in the future. The following outlines which areas of the building a professional Condo Inspection does and doesn’t include.

The Suite

A Condo Inspection consists of a walk-through to examine the interior of the suite with the potential buyers, their real estate agent, and a licensed Inspector. The inspector will complete visual checks of the electrical, heating, and plumbing systems and to ensure that everything meets or exceeds Code. Duct work, exhaust fans, and vents will be inspected for proper operation. The interior structural elements (floors, walls, doors, and windows) will be looked at to ensure proper installation, operation, and maintenance. While it’s not mandatory, some Condo Inspections include appliances and service history. Concealed systems, like some parts of the electrical, heating/cooling, and plumbing can’t be inspected as they’re part of the building’s infrastructure and/or otherwise inaccessible.

The Common Areas

Most Condo Inspections do not include common or shared areas such as lobbies, elevators, stairwells, or the roof as these areas are generally monitored by the corporation’s engineers. Instead, if possible, review the building’s Status Certificate to see if any issues have been noted. The Condo’s website, Annual Reports, and Newsletters may also provide insights regarding common areas and specific suites.

The Verdict

An inspection is recommended if documentation has indicated a history of issues, or if the building is more than five years old. Regardless, even brand-new builds come with defects, deficiencies, and potential problems, so obtaining an inspection can provide peace-of-mind. For a few hundred dollars, an inspection could more than pay for itself if issues are found prior to purchase and reflected in the final sale agreement.

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