



PRE-OFFER CONDO CHECKLIST

Twelve questions to ask before you buy a condo in Los Angeles

Ask all 12 before you write an offer. The answers are in the HOA documents, the board minutes and the city's retrofit records.

- 01 What do the monthly dues include, and when did they last go up? ☐
- 02 Is a special assessment underway, approved or under discussion? ☐
- 03 How well funded are the reserves compared with the reserve study's target? ☐
- 04 Has the board deferred any repairs, and why? ☐
- 05 What did the last 12 months of board minutes discuss? ☐
- 06 Does the master policy include earthquake coverage, and what are the deductibles? ☐
- 07 Does the master policy cover interior finishes, or bare walls only? ☐
- 08 Has the building received a city retrofit order, and is there a Certificate of Compliance? ☐
- 09 Was the balcony and exterior stair inspection done, and what did it find? ☐
- 10 Is the association involved in any lawsuit or defect claim? ☐
- 11 What are the rules on renting, pets, renovation and flooring? ☐
- 12 How does the unit live: its layout, light, sound and the condition of the common areas? ☐

BUILDING AND UNIT NOTES

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General information, not legal or insurance advice. For a specific building, consult the documents, a licensed inspector, and an attorney or insurance professional.