

# The Condo Interrogation List

Eleven questions to ask about any Florida condo before you offer.

- 1 Is the building required to have a milestone inspection — and has it been completed?**  
*Ask to see the report itself, not a summary of the summary.*
- 2 Did Phase 1 trigger a Phase 2? Where do the repair timeline and cost stand?**  
*Substantial deterioration means deeper inspection — and repairs must begin within a year of the Phase 2 report.*
- 3 May I see the SIRS — and is the current budget actually funding its schedule?**  
*The gap between what should be funded and what is being funded is your assessment risk.*
- 4 What is the reserve balance today, in cash — and what committed funding backs the rest?**  
*Approved assessments and signed financing count. A plan nobody has voted on does not.*
- 5 Any special assessments in the last 5 years? Any approved, proposed, or discussed in board minutes?**  
*Boards talk about big bills long before they send them.*
- 6 When was the replacement cost last determined — and is the building insured to it?**  
*Florida requires it at least every 3 years, via an independent appraisal or an update.*
- 7 What are the wind and flood deductibles — and how would an assessment for them be split?**  
*The deductible, not the premium, is what surprises owners after a storm.*
- 8 Does the building carry flood insurance, even if not federally required?**  
*Storm surge does not check FEMA maps before arriving.*
- 9 What wind-mitigation work has been done — and are the engineering credits documented?**  
*Impact glass and doors only earn insurance credits when the paperwork proves them.*
- 10 How does the association pay its premium — cash, or financed?**  
*Financing seven-figure premiums is normal. It still belongs in your monthly-fee math.*
- 11 Are the official records posted online and current — and is there pending litigation?**  
*Associations of 25+ units must post records online as of January 2026. Read the minutes.*

*The truth about Florida condos isn't scary — it's just written in documents most buyers never read. I read them for a living.*