ALPHA QUADRAT

CONDO CHECK · SOUTH FLORIDA · FIXED FEE

Condo Check. Know what a Florida condo will really cost before your review period ends.

Since the Surfside collapse, older condominium buildings in Florida must be inspected, fund their structural reserves and pay for the repairs. For a buyer, the price of the unit is only the first number. We read the association's inspection reports, reserve study, budget and repair contracts and tell you, in plain language, what is likely to come next and what it may cost you.



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Florida's older condo towers are in a repair cycle, and buyers pay for it.

Buildings of three or more habitable stories must pass milestone inspections once they reach 30 years, or 25 years near the coast. Associations need a structural integrity reserve study and may no longer waive reserves for structural components. The repairs that follow are financed by the owners, often through special assessments.

8,736

phase one milestone inspections reported by Florida building officials for 2024 and 2025, plus 1,575 phase two inspections.

903

permit applications for repairs found in phase two inspections, with estimated values from under $1,000 up to $30 million. Concrete, electrical and structural work lead the list.

54

buildings identified as unsafe or uninhabitable through milestone inspections in 2024 and 2025.

Source: Florida OPPAGA, Report 26-04, Milestone Inspection Reporting Data 2024 and 2025, July 2026. Reserve rules: Florida Statutes chapter 718 as amended through 2025.

Six questions we answer for every unit.

01

What did the inspections find?

Milestone inspection status, phase one and phase two findings, deadlines set by the building official, and whether the work has started.

02

Are the reserves real?

The structural integrity reserve study against the adopted budget: is the association funding the plan, or is there a gap that owners will have to close?

03

What has already been decided?

Special assessments approved or under discussion, loans, and the board minutes that show where the money is going.

04

Are the repair costs under control?

Contracts, change orders and paid invoices of ongoing restoration work, checked for gaps between scope, schedule and payments.

05

What do you pay each year?

Maintenance fees, insurance and the budget trend over recent years, translated into your expected annual cost of ownership.

06

What should you still ask?

A short list of open questions for the seller, the association and your attorney before the contract binds.

Every statement in your report points to the page of the association document it comes from. You can check us.

We work inside your review period, in seven days.

DAY	STEP	WHAT YOU DO
Day 1	Order, fixed fee confirmed, document list sent to you	Forward the association documents you received with the contract
Days 1 to 2	We request missing records through you or your agent	Nothing, unless the association needs your written request
Days 2 to 5	Review of inspections, reserve study, budget, minutes, contracts and invoices	Answer questions by email if we need context
Day 6	Written report with cost outlook and open questions	Read the report
Day 6 or 7	30 minute video call to walk through the findings	Decide with your attorney and agent

The report is available in English, Spanish, Portuguese, German, Italian, French or Dutch. Where a structural question needs an engineer's judgment, we say so clearly and name the question for a Florida-licensed engineer.

7 days

from order to report and call. Since July 2025 a resale condo buyer has seven days to cancel after receiving the association documents.

1 fixed fee

per unit, confirmed in writing before we start. No hourly surprises.

7 languages

English, Spanish, Portuguese, German, Italian, French or Dutch.

Rescission period and seller disclosures: Florida HB 913 (2025), in force 1 July 2025; summary by Kovitz Shifrin Nesbit, 27 May 2025. Check the dates in your own contract with your attorney.

One page that tells you what to expect, then the evidence behind it.

TOPIC	FINDING (SAMPLE)	RATING
Milestone inspection	Phase two completed, concrete spalling on balconies and garage, repairs due within 365 days	Watch
Reserve study	Baseline funding adopted; structural reserve 62 % funded, gap about $1.9 million	Watch
Special assessment	$14,800 per unit approved, three installments, first due in four months	Cost
Restoration contract	Unit-price contract, two change orders so far, quantities not yet tied to inspection report	Ask
Annual cost of ownership	Maintenance up 21 % over two years, insurance renewal pending	Cost

Sample building, figures and findings are invented for illustration. Your report covers the real documents of the unit you plan to buy, with every statement tied to its source page. Want a first estimate yourself? Our free Condo Cost Outlook: alpha-quadrat.com/tools/condo-cost-outlook

Independent, document based, paid only by you.

01

What Condo Check is

An independent review of the association's documents from the buyer's side, with a cost outlook and a list of open questions. We take no fees from sellers, agents, associations or contractors.

02

What it is not

It is not an engineering inspection of the building, not a legal opinion and not a brokerage service. Structural questions go to a Florida-licensed engineer, legal questions to your attorney.

03

Who we are

Alpha Quadrat is a building planning and project management firm from Wuppertal, Germany. We check construction invoices, change orders and building processes with our own tools and work with Florida-licensed architects and engineers.

04

Fee and contact

Fixed fee per unit, confirmed in writing before we start.
info@alpha-quadrat.com · alpha-quadrat.com
Free cost outlook online: alpha-quadrat.com/tools/condo-cost-outlook

Planning to buy a condo in South Florida? Send us the listing.

INFO@ALPHA-QUADRAT.COM