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## Q & A

### When Co-op Units Are in Poor Condition

**Q** *If an apartment in a co-op building has fallen into serious disrepair, should a prospective buyer worry that there are other such apartments in the building?*

**A** That is not an unreasonable concern. Howard Schechter, a Manhattan co-op and condo lawyer, says that while there is no way to check the condition of every apartment in a building, it is possible for a buyer to hire a home inspector to assess the condition of the apartment being purchased and to walk through the building to get some measure of the rest of the building.

A buyer or his lawyer could also review the records of the local department of buildings for current violations against the building.

It also makes sense to review the minutes of the board of directors, the offering plan and amendments, and financial statements of the building for several years. Mr. Schechter said that if the board or management resisted providing such information, that in itself might be a red flag.