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Pre-Contract Inspection



It depends on the circumstances... With co-ops and condos in NY, the buyer completes his or her due diligence before the contract gets signed. That due diligence may include having someone give the apartment a once over, to make sure there aren't any conditions or issues that are not readily apparent to an uninformed buyer. In my experience, many brokers will tell their customers that an inspection isn't necessary or "they've never heard of it". That's simply not so. Depending upon the condition of the apartment, number of units in the building, intended renovations, or known conditions or problems, a pre-purchase inspection may be a good idea, and in some cases, is absolutely necessary. Of course, the value of the inspection depends upon the quality of the inspector...

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