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Q & A

Who Pays the Plumber?

By [JAY ROMANO](#)

Q I have a problem with the water temperature in the shower of my co-op. Without warning, it shifts from comfortable to scalding. I've learned that a new mixing valve, installed inside the wall, can take care of the problem. The building's managers first told me that since the apartment has its original plumbing, the co-op would be responsible. Then they came back and said it was my responsibility. Who should pay for this?

A While most proprietary leases provide that the co-op corporation is responsible for plumbing within the walls of the apartment — unless the plumbing was installed or modified by the tenant-shareholder — some make the shareholder responsible for the shower assembly, including the mixing valve, said Alexander Suslensky, a [Manhattan](#) lawyer. So, he said, whether the co-op is responsible for installing a new mixing valve will depend on the specific terms of the proprietary lease.

Address questions to Real Estate Q&A, The New York Times, 620 Eighth Avenue, New York, N.Y. 10018, or by e-mail to realestateqa@nytimes.com. Answers can be given only through the column.

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