

What is it?. Oh. are you?? Yes. I'm on the door. Jenny's there. Jenny. Hello. Hello. Oh, yeah, I'm Zach. Zach, nice to meet you. I'm Jenny. Nice to meet you Jenny. Are you, how are you? great. Thank you. Thank you so much for. Of course. doing. I want to do. Okay with them but I will tell you what the project is gonna be. yeah, and right? So this is the.. Good, okay, so I know you want to do a lot of work through the space. you mean people have to look as if it was, basically, so remove popcorn ceiling and make the floor and even as possible. uh it's concret floor in the HE tall. you want new writing of there, or I don't wanna lose any ceiling.. I no. I'm planning to. Sorry. is his house. I'm the broker. Okay, okay. So, no. So we we are currently like, in a in a love like type of environment, we super high ceilings. Okay and we, bye. popcorn, go away, goes away, I would floor throughout the same throughout the kitchen, throughout the rooms, throughout the closet, hopefully then dial thing is the same flood, with the exception of the two bathrooms. that there are that will be tiled. Okay. ice here. this is the only other doors be replaced. doors closets as well as entryways from two rooms. building the the set? What do you when you think of building the closes, what are you thinking of doing? something you show me when you want to do like a full of I'm thinking dies where I'm I'm taking measurements, I'm gonna go and the issue is I don't know if it's gonna be a phase one, the closest end, or there is gonna be a phase two. um phase two, I think I'm gonna run out of budget. what often do we do foruses interiors? Like we'll justide box them? We can basically just take all the existing show enough, that could be compared like ready and then and then do that if that is what you, that's great, then just call it on that basis and that you. And then I take it from that. remember these? Okay. remember that.? AC? for un, yeah. they need to be replaced. I found it a CCI you we will buy AC units and you install it.. Um the guy who would like it to look new co, right? covers, you got it. the kitchen, got. yeah. Uh okay. The floor is our floor, but all gold all the installations and and so forth remain the same in place. We don't want to move anything. We think that we can do much more. The layout a good..m yeah, so up a little and then could be, but I won't I don't want to have the end of the cabinet to see the end of the cabinet. I actually like the. right like if we could open it up a little it in the light and there will be the same story here, like a bridge and cabinets on top, I may take this with the cabinet, but I understand that that's, you know, discussion with the vent far. There will be a a microwave here, uh, but these were sure of this story the range will stay the same gra I'm not playing on I'm.. uh, here. let's a question, right? I heard if you guy is is probably where all the guards and what comes through. but we were thinking of doing probably is building, you know, warm closing this, and integrating the same create the kitchen so that the pantry is for the space here. you could I think it's idea. all or open? I don't know how you would open, but open. and and then this which is kind of be a little like the timeree, this would be I don't know what some additional space, no, no, not contr space, but just just additional stories.. don't. Uh, and what we want is uh stone. I mean, I don't know, or size stone or natural stone or what not. might have a top and also here. matching, I think like I've seen some in your in your battery. So that what color do you think any color of that type of you tell me right? I don't know, maybe or something like that a little bit lighter. My husband is more to, and I'm more into lighter colors because I think that the kitchen salad is small, but but not really, not I'm here. So it could be that and then this could be marvel looking in type

of like why. you know, yeah, like like ineneer or in, I don't know, but this would be um wide in light in color., bathroom? Wanna take it out? you wanna put a shower in there? Yeah.. So, you know, more thanize the bathroom, please. Hello all day, little dated? When was the Los you think they reated this?, you maybe they put the one paper, kind of about. And so what that we glass door tied on the way up, we thinking, large format ti We' also thinking of the tiles. uh, but we are not yet. It could be that we go with 24 x 48, throughout large styling with with pipe trains, got by train. nice., I. Here is what I would bring down the ceiling. like as little as possible to to put maybe I nearly these uh or maybeout uh, with with here obviously and I repay that. We can refinish for it., I think well, maybe, like, we can reachabish it. That would be fun. That's a nice little detail. I like that. I actually imagine that loud. I don't like the case, but I actually think that the the detail is is fine, but you know, one of the things that that the apartment doesn't have is washing machine. I don't even know why you, I guess.. but a very in mind, this is the only outlet, we. we need to move things around and so so far. I it's gonna be uh, uh medicine cabinet, hopefully recent, because a little bit. definitely be able to do research, but in here, we might have to perhaps some more I think we'll work around.. would be storage here, if not, it could it could just out, um but, you tell, oh, I know a great guy that does medicineavers, made to make sure and I will be recessed, this part will not, but you will see the or something like that. I would love that because I like I want. I want I want the small, I want to reflect the light and everything will go, you how hardware, uh just to make it more. they think I don't know if it's gonna be freestand or. So, for you to consider but yeah, the bottom is gonna be the same. you wanna see it, but it's gonna be the same, the only you so. The the lay of the bathroom is is basically, and the measure the measurements are the same, it's just that it has the part. needs to beU only. paneel then other thing is that we were thinking is everything, right outlets, new. I don't know what? look, usually, it's it's's the electricalets is grounded what they are, so we have the two um two feet here, and then we also have the ground. um it just means it is new new electrical wiring already. So, in most cases, we can reuse it. So I would like to reuse it if we can. Okay. I don't if we don't it, we'll. I don't.. this is and we figure. There's nothing.? I don't. I don't. I don't know. replace doors, replace rock, I think they, the closing, maybe it look nice. is a remote or high or whatever it is with. you flo, right? throughout? I don't or Have you that before? We can't even more in, and everyone says it's horrible and I've been looking at ques it's very difficult to find in New York City. Surprisingly, you can only find this in. You in in the Depot. I mean, Roman their car or something like that? I like, yeah. But you go to the store the carwood floors in my heart. but I'm getting close of like three and a half four per square four. Meanwhile I get. So, it worked beautifully for us and we really like it, maybe you would say, you'll put your life, I don't think I need lights here. I mean, I need lights in there. I don't. No, I think you're probably fine as long as we make sure that we have switch, you know certain outlets, um with with it with the roll. and replace that sky there. look at what they have. yeah. Which we don't know where it. It's too hot, they have so well, that's the wrong way to do it. Basically, what they did, they put a channel on the roof on the ceiling, and you channel, they screwed it to the concrete and they put the the drywall in between not the right wages. I can fix, see that very often, whatever you, do a rep and then what I'm thinking of is building right, like, having, um, doors. to do in or whatever.

Okay. the way up to here? So, you that maybe become. Sorry, I didn't tell you that's what was coming. I forgot. I'm there another AC.?. I think Victor I K, I think he love R M has been married. So.. So, another close, right? Yeah. another cable, we have to be these guys. and aov, I don't know. Can I we might not to remove it because this is this is what this is a hori this is feeding all the.. so we can hide it, but we like to move it of our suits. Roxy, replaces... replace all the can and, all the said from the the only up to the rest is.. and the same in all about? Yeah. So you only wanna tile in the web and whatever, the rest, maybe wallpaper? painted? only to fix this way., I don't. That's event. I don't in bathrooms. both times. You're under heating? like that? And do feet? when I came here, and when I came here, maybe it's because it was, you know, it' right now. It was so hot that I like I think, I mean, it all adds up, right?, I got you guys wanted to do a lot of you right. I'd be right. you remember I told you remember the last side? So I am thinking of doing, I don't know if he's bored or not, is the this well. putting out one here, so on like if I got on you on the side, right? So put wall and turn this into a walking closer. this guy don't worry about that. right, and for me, what I'm missing here is space to put sounds of dig. The space to put my vacuum clean. space to that. So I want this to be converted into like two areas. Oh, okay. So maybe even creating here maybe a fly window or two flying, okay. so that I can access one side for probably like shoes and stuff like that, and the other tie. So maybe I would even pro. But I like that. I like one big one big and then put a perhaps break it out of this, you know a door in here, maybe. that? I like the that turn my office, all do I want, you know, with a bad thing, it's not, right, but brings down this. and then you can put the back here and then glass and stuff. So. But for these ones, my vision is sort of like a wall you know, which is what he doesn't want is to waste. any space. He's saying, walking closes, you're gonna waste or space, right? But I'm just I need to measure it and I what I would do is put a wall here, allow for opening to here. okay, so you just space. I have a representation in my laptop if you want to take a take a look at this. I wanted to have you to have. in the documents provided by the board. And that would be the house rules and the board. It will be the.all we have with my is this is not is this is it right now easiest and what I do is these guys and start here, because I think this right, like you see that I mean isiding or what I would do I need to make sure that we work. It works or right? I have less space because this is all the all this 20 days to box of this in the box with this is to be found out for gray boxes, like things thatual dis split with isiding down on inside, as those all that, you know, can this light one side or the other and then have the space as the storage room. mic. and this space for my shoes, or maybe maybe my my my lager, maybe things that are not global. So would you be okay with um your fine with getting access from both of these from the bedroom? You don't mind? No.. Yeah, we can definitely and it could it doesn't need to be a law. but it could just be like a a a pration made out of flywwood that looks nice and very size. We have built or something like that. okay. Yeah, um look, I think I think the reality is the the actual scope itself, the work to do it, we demolish the wall in the flames. maybe build a possible wall in the train, it's simple, you know, even during construction, if we if we need to make a slide change to this, you know, it's it's very simple, yeah. So that that's the idea, you doing everything makes everything looks now is and now that I'm seeing, the removal. Yeah, you like so already. no window. This is I would go pretty, but this remains. I assume, right?. I have to like, but I don't. We

have 35 for the that can be extended by two weeks, we're not a un, we're you to close. financ. Oh, yeah. or Tuesday? Tuesday. Okay. so, no, actually, Wednesday, so will you need our bar on on Tuesday, they seller with the b on Wednesday.. Thank you.. We're living in downtown Brooklyn like 15 to the other but well, I have about your financial statement? It's gonna look different in a different form than this. I use this format year, I would you remove you would just skin? Well, we can possiblymit, but either., you can also. every something like a little bit more, very feel so much, they have cold and look at all the had nothing, so.? um so um they've done before when do you get this on how many years ago a lot. Oh, the contractor. I want to have lultaneously, as soon as I close because I somewhere. So I want to as soon as we drove, we buy the mermaid for for for the sacrific by of the I think I will be able to an agreement with the contractor and try to get everything ready so that the day that we closed, the day that we find will we need to find permit with the GOP and Mr. has still have one thing here with this wall um where usually wall demolition, any low emolition it needs to be filed within the city. because this doesn't and and the reason they want you to do that is they want if you make any change of egress, if you change a door with this door here, this is you move through the space differently and the city wants to make sure that um, you know, fireproofing and lighting and all the different requirements of the met, that's it. don't think we're gonna need to put this and if it was, you know, we'll could have a conversation with you and say, hey, if you wanna do this, you're gonna need an architect, it's gonna cost this much money, it's gonna take this much time. And then you can weigh out the option if it was even worth it, but I don't think you'll need this. Now, what you will need is a flowingon and then electrical permit. Now they only take one or two weeks to pull, from the city, but you need to get board approval, you have to submit this renovation scope of plan to your building like you're doing now, you going to the process of the resident yet., once you're resident closed, every tenant who intends to do a renovation submits to the building and says, hey, we wanna do a kitchen bathroom floor all the things we wanna do? And the building reviews it, they approve it, and they say, you know, well give you the good quiet. I do all? Yeah, but before you can do that, you have to compile the scope of work. a floor plan, umurances, uh licenses, um additional documentations, so there's a lot of work that needs to be done before, you can even submit it. So we have a lot of clients in similar situ situation where we do, what we encourage them to do, uh if they're trying to move as quick as possible is to try and sign on with the contractor before you even close, you can do it little refundable deposit so there is no risk.. Hi, no but, you know, I definitely, I'm Zach. I'm. I meet. How are you? good, how are you doing? you?. Yeah, we're just talking about, so me that early we will not need any DOB file per. but we will need people and the you seen an operation agreement yet? This is a co, right? Yes, we just got it today that the broker has gone today.. Could you send it to me? I.. So, um what are you know what I was just mentioning is, um often folks who are in contracts that haven't closed, you have that way windows. now in a roughly 45 days, but give a take whatever you can find find is there a what they can be done during that time, uh, and like, if people are comfortable doing it, we are always recommend to try and do as much of the preconstruction like as possible during that time, we can also start on design, but I just talking about the um the approval of the renovation rebuilding and and so we have

to compile stiffies and insurance, sliceense, the scope of work, on the usually additional somethingation that they want, um, to put a package together and ideally the day that you closed, our package is full and we submit it to the building, that day, um, but again, that cont takes a few weeks together. um and, you know, um that's definitely something we encourage trying to do before at the same time, um you can also start on design, so so I feel materirial flooring paint colors, doors, um a finiances, cabinets, tiles, all those things. um, because again, like, in most cases, um, the preconstruction time on the renovation was like the more challenging time. One Jess gets a construction, that's an easy bit. um food rules and I and the bathroom. So I have a very rough sand, so I can talk all reason for information that I getting over time, right? So I you know, I I have a bunch or ideas or really, um but, yeah, so yeah, you know, so I think we we're good say, but I think that for me, the next step would be to get your phone. uh you already talked about. Pretty much to everything.. Did you about this? Because this is probably the one that I struggle with the most. Would my concern is that my concern is I get the point about how we're pulling that in would be good, but we do need someplace to put, you know, extra toilet paper that the dishwashing like we vacuum and rooms and so on. and and and fine. If you close it over there, then you have need a door here, and I worry that you would then lose this part, right? You're actually losing space because right now you can have things all over, but then you're gonna need a door to walk through. And that's I don't know how I can make that up. Yeah. Look, I think, um it it's utilizing small spaces is always hard, you know? It just is. It's a challenging thing to do. Um, but you do actually have a decent amount of space in here, like maybe be twice as big as it's actually much deep, because the other closuses is different here is a full walk in, right?, but but so we still wanna keep have someplace to put our garbage. like this all this way in the vacuum and all stuff, yeah. look, I think, um, have a lot of space in here, I think we can make it really, like, well closed off on I canal that well, you could also do, you can just have one side and it full be closed, and you know, and have a little doors in here, when you come in here, you still have, you know, full, you know, set of shells and hanging rows on the side, maybe yourap around the back then inside here, there's just some additional um, again, storage or areas where we can photograp, so it doesn't feel as um because this is is that the father does not this big, right? It's it's uh, no, but it's much deeper.. let's a look, you just make sure we're where it goes. It goes size, yeah. It is the same size, the same size measure it imagine that you have these walls, you have a little bit bigger ugly doors, a little bit bigger. all of these is walls, all of this is up to here. And then you have two sliding doors that one slides over here and then you access these tis bucket. It's more like the right now and he's. Right? So you this and and that is how you could do a wrong here or across. could do a wall here, somehow, and then you access and you have still all this space, like you have a nail and you have space here and on top of that, you could do you could put throughout the space of the entire process. I got like um like a meanine diot situation to boot from your your at least one of them to put all your luggage and stuff like that as we have in in our environment right now orvironment right now, the issues that I mean, the ceilings are how high, maybe this is a well. right? So, should we have like all of our suitcase this? we have. I went outside, too, don't forget. is the having a space here that goes not throughout, but open open space in time, here right

now and there's a big wall here. I could review these wall to here and to here or here, sliding doors that close and so so forth. And then I would you could get storage space up all of these could be storage space. and this become your storage room part of the project, if you will, at least could be when you board shows and and Okay, well, so it's a big box, it's a big a big box, yeah. you maximize in space by splitting in and by putting these two things here. It's just we need to measure it. to make sure that it don't work.. So, anything help to? No, you guys need design assistance, right? You come to the material collection, the cabinets, the countertops. Maybe, maybe not. He's already been doing a lot of that work. I think in trying to selecting things, I think we trust me. I would quote you.. There's a lot of materials. Yeah, yeah, so, so maybe we have like, I'm just saying, we have in house designed, some people have their own designers, but it's we have a friend design, like we might pull her in as a.. I but maybe if you could share with ours, uh quote, we did designed service and without it's. have a, if you wanna use it, you can, I would recommend it. They're really good designers.. So, maybe there's a way to, you know, balance back idea or something. Yeah, and if you mentioned that you have a a friend that does it um can be into a team working on um so that's great to know um and I think that's it, right? warehouse or, so I mean, it really depends on um, what materials like select, so, um, we have different membersendors. um, and so we'll have a brand, we have a company, you would like to use, we can procure that, purchase it, um, we get delive it, we bring it up to the apartment. um kind of handle the whole protest well. So might expectation is that why don't we get a approach from you I will review or we review, who will have a lot of questions we ask uh I need the question would be from would you replaced in the otheras, how would you manage making sure that things come in and the right time? and so fors by, like will you share with us as can you of construction? So that we see what happens when? uh I'm I'm you will you will see the questions that he thinks I'm impossible, right? No, I mean, it's important to ask all these questions, right? and in all seriouss, if you want the construction to go quickly, you have to execute the preconstruction really, really efficiently and really thoughtfully like you have to you have to plan it. um and we need whole materials finalized, we need all materials basically ordered before we even start swing hammers, because as soon as we come in here and start demolition, we move really quick and we need to have all those decisions in preconstruction, finalized. um and there is another thing why I'm saying if you wanna move quick, using the time between now and when you close to do as much preconstruction or as possible, um This is gonna be s about four months, yeah? for what, yeah. From the day, construction time, yeah.. But the preconstruction realistically, um board approval, uh, well, you haven't gone through approval, the approval yet for the phone, right? So I'm not sure. Do you know what the building is like is it well, I I'm not sure. I'm waiting even alteration agreement, you know how much insurance you currently hold. We have like a eight million go. cool. It's like a four by minute, I think. Yeah. I don't know what that means, but do you know what they building required interest? so sometimes they say three and sometimes they sayri. So and and I think it's overhaul that umbrella umbrella, but then there's another type, that is? No, the wordover was used Uber yoga? Ober, yeah. O. We have we have the high insurance to work, what's your company name? I mean that work in this building? This building specifically know. few projects in Far Hill. let's the other next one right here.

Cobble Hill. uh, we've done a couple in Dumbo, so familiar with the area. We do a lot of work in Manhattan, huh. Okay, cool. So you're familiar with co op style and I' excessive for no reason. They're very. Unfortunately, they'. condo right now. Oh, amazing. The we're choosing, we do this. It'll be fine. I mean, this is a stunning about it.. Great views in the protective views. Which is great. Oh, Brooklyn does something a lot of protective uses, isn't it?? I don't amazing. There you go. So. cool, okay. So, um, I'm gonna take a scan and a video? I'll be Um, uh they're not full, huh I I, I like, and, um, the.. Oh, they might be.. I hear you saying, but then. It. I don't think people doing, so it might have to Is there work on the exterior? Why would just saying should we ask you pain typically build one that you work on the.