Pre-Walkthrough Report

**80 Pierrepont Street, Apt 4, Brooklyn Heights, NY 11201**  
June 25, 2025

# Executive Summary

**Project Overview:** Renovation of kitchen and two bathrooms in a pre-war co-op apartment. **Scope:** Kitchen renovation with existing plumbing and gas locations, two bathroom renovations with fixture updates, and custom millwork integration. **Timeline:** 8-12 weeks total duration, phased approach to maintain one functional bathroom. **Budget:** Kitchen: $55-60k, Bathrooms: ~$30k each.

# Property Details

|  |  |
| --- | --- |
| Current Price | Contact broker for pricing |
| Last Sold Price | Information not available |
| Last Sold Date | Information not available |
| Square Footage | Information not available sq ft |
| Bedrooms | Information not available |
| Bathrooms | 2 |
| Year Built | Information not available |
| Zoning | Residential |
| Property Type | Co-op |

# Client Details

|  |  |
| --- | --- |
| Name |  |
| Contact Details |  |
| Profession |  |
| Additional Details |  |

**Property Links**

* Zillow: https://www.zillow.com/homedetails/80-Pierrepont-St-APT-4-Brooklyn-NY-11201/

## Floor Plan

*Floor plan will be added when available.*

## Building Requirements

• Approval Process: extremely informal  
• Contractor Requirements: licensed contractor required  
• Permits Needed: plumbing permits may be required

# Renovation Scope

## Kitchen

|  |  |
| --- | --- |
| Plumbing | keeping fixtures in same location |
| Gas | range staying in same location |
| Electrical | potential outlet relocations |
| Estimated Cost | 55-60k |

## Bathrooms

|  |  |
| --- | --- |
| Count | 2 |
| Plumbing | keeping fixtures in same location |
| Estimated Cost | 30k each |

# Timeline & Phasing

|  |  |
| --- | --- |
| Total Duration | 8-12 weeks |
| Phasing | Sequential bathroom renovations One bathroom available at all times |
| Occupancy | Clients will remain in apartment during renovation |
| Coordination | Trade sequencing to minimize disruption |

# Budget Summary

|  |  |
| --- | --- |
| Kitchen Total | $55,000 - $60,000 |
| Bathroom 1 | ~$30,000 |
| Bathroom 2 | ~$30,000 |
| Total Range | $115,000 - $120,000 |

**Notes:**  
• Client may source some materials (e.g., tile)  
• Maintaining existing plumbing locations  
• Minimal electrical changes