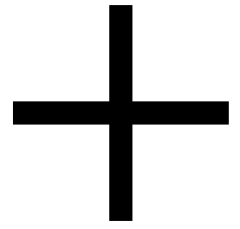


# Basement Finish Planning Guide



## Why Finish the Basement

A custom basement finish can add significant value to your home. The new space can provide years of personalized enjoyment for you and your family. Below are several considerations to properly prepare for a custom basement finish and the steps to the entire process.

## Set Goals

Consider what you are trying to achieve with a basement finish. Are expanding for an additional bedroom, bathroom, or maybe need more space for home office or gym, entertainment area, game room, wine cellar, rec room, theater room, the possibilities are endless and entirely up to you and how your family will best use the space.

# Set a Budget

Pricing varies based on square footage and amount of work to be done, special items such as wet bars, wine rooms, cigar lounges, and mart home technology. A general rule of thumb for a basement finish would be \$50.00 per sq. ft. to \$75.00/ sq. ft.. Don't forget to include the cost to furnish your new basement! Consider how you will pay for the finish, will you use savings, a home equity loan, etc....

# Work Through the Details

Your Elevate Team will help you determine the correct placement of mechanical systems such as plumbing, HVAC, and electrical. It is important to consider these systems when laying out the floorplan to ensure proper ventilation, keep plumbing costs down, and ensure you have outlets where you need them. For example if you are planning for a bathroom or wet bar it will be important to consider where the current plumbing system is at and plan to keep these wet areas close to the existing plumbing to reduce extra piping costs. Other items to consider include the type of ceiling you prefer, such as open, drywall, or drop ceiling. Will you want to sound dampen the basements to keep out footsteps and noises from the level above? High-tech built-in sound systems and smart home components should be considered up front.

# Design Details (The Fun Part :)

Consider the space and the experience you want to have in that space. Choose your cabinet layout, cabinet hardware, door style, flooring, paint colors, textures, tile, etc... around that experience. Our in-house design team can walk you through the process and assist you in finding just the right details.

# Let's Get to Work!

Our team will move through proven processes to bring your basement finish in on-time and on-budget. We will work harmoniously around your daily schedule to ensure the least amount of disruption. Generally a Custom Basement Finish will take 6-8 weeks to complete considering work time, wait time for items like permits, etc..

OBTAIN PERMITS	Work cannot commence without a permit from the municipality in which you live. We will work to obtain the proper permits before work begins.

MOISTURE MANAGEMENT	This is a must when finishing a basement as most basements have higher levels of humidity, or may have underlying water issues to address before work gets underway. This step will ensure the integrity of the finish. We will start with a review of the home's exterior to ensure positive drainage away from the foundation and items such as splash blocks are properly placed.
FRAMING	This is the step where the walls and potential ceiling will be built.
MECHANICAL SYSTEMS	Plumbing and HVAC systems will be extended to cover the newly finished areas.
SOUND DAMPENING	If you chose sound dampening, special materials will be installed to insulate the basement from upper level noise such as footsteps.
ELECTRICAL	We will walk through the space with you to confirm and or make any changes to the electrical layout prior to this step.
INSULATION	Insulation will be installed per codes to all walls.
DRYWALL / CEILING	This is the step where it all starts to come together. This process includes hanging, mudding, taping, sanding and finishing the drywall takes time and can be messy. Our team will be diligent about keeping the dust to a minimum but be prepared, there will be dust!
CABINETS / TRIM	If cabinets are a component of your custom basement finish, we will work with you to determine the proper layout for the cabinets that will provide the best form and function to fit your needs. The cabinets will be installed per the approved layout.

PAINT	Standard flat paint is applied to walls, enamel or stain will be applied to all doors, cabinets, and trim.
MECHANICAL FINISHES	HVAC, plumbing and electrical finishes will occur at this step of the process. Think floor and ceiling registers, plumbing fixtures, and light switches.
FLOORING	Your selected flooring will be installed along with any tile work that you have chosen. The flooring will be covered to protect it from the continued work that is occurring.
COUNTERTOPS	Your chosen tops will be delivered and installed.
TOUCH UPS	We will go through and take care of any final touch up work that needs to be completed prior to our final walk through.
NEW BASEMENT ORIENTATION	We will do a final walk with you to review the function and care of your new basement.
ENJOY	Finally, it is time to enjoy your new space and have peace of mind that your new basement is covered with the same one-year warranty that we provide with all of our new homes.

## Let's Talk Custom Basement Finish!



# Thank You!