TsT Home Improvement Services LLC
Tip of the Month

By Tom S. Truesdale

The Finished Basement:

The winter season is a great time to complete a finished basement, this month I will provide some tips and ideas specifically directed to this type of project.

1. Begin by considering layout for the space:
   - Will the finished space be an open floor plan?
   - Or separate areas such as a bedroom, living space and a bath.
2. If you are considering separate areas including a bath under slab plumbing routing should be planned.
3. If a lower level bedroom is being considered - fire escape egress also needs to be planned and meet local code requirements.
4. If a basement wet bar is desired planning for plumbing and electrical is critical.
5. Electrical circuits should be considered prior to construction, bringing an extra circuit into the space is generally a good idea.
6. Plan for entertainment space:
   - Audio, visual, monitor, lighting, seating and surround sound layout is critical and can become very complex.
7. Any wood framing in contact with concrete should be treated lumber.
8. Consider a drop in ceiling vs drywall, there are advantages to both.
9. Lighting controls and layout should be considered no matter which type of space you are planning.
10. Make sure that any Mechanical, Electrical and Plumbing valves, dampers and shut offs are accessible via an access door or chase that can be opened in the future.
11. Selection of finishes:
    - Durability and moisture resistance should be considered.
12. Flood planning should not be overlooked:
    - At a minimum a battery back up sump pump system on a dedicated circuit should be installed.

A finished basement provides immediate usable square footage and value to your home. Basement space is easily kept cool in the summer and warm in the winter. Options for use are endless, from bedrooms, bathrooms, open recreational space to entertainment space. Planning and considering all the options is key before beginning your project. As always consult with a local qualified Construction Professional before starting your project. I hope this month's tips are helpful, please do not hesitate to call if you have any questions.

TsT Home Improvement Services LLC

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