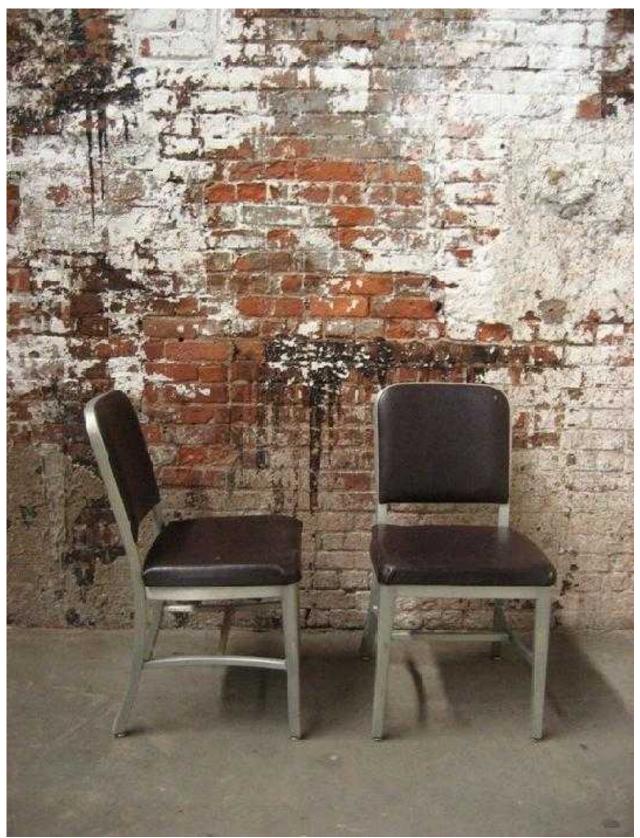# Property Condition Assessment

Prepared by: Belle Isle Engineering

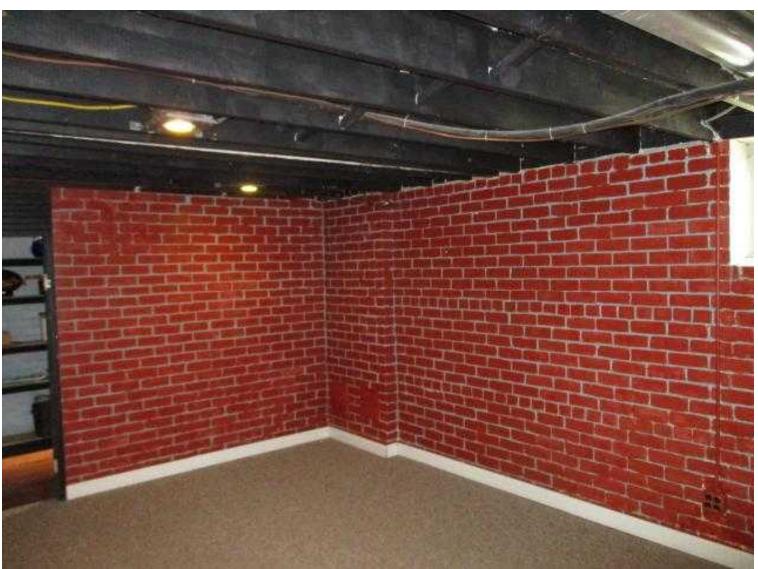#1 Old brick basement foundations can be made beautiful.

#2 Sand or water blast to remove old paint and plaster. Be sure to check for leak paint. Leaving some paint or plaster can give it a nice antique look.

#3 Red brick foundations can be cleaned up, sealed...which brings out the color.
They look great.

#4 LOL

#5 This was actually a white brick foundation and the guy painted it red.   Pretty nice.   Paint the mortar first, then paint brick with a SHORT NAP roller.   Leave a little white showing through and it will look more realistic.

#6

#7

#8 Epoxy floor.

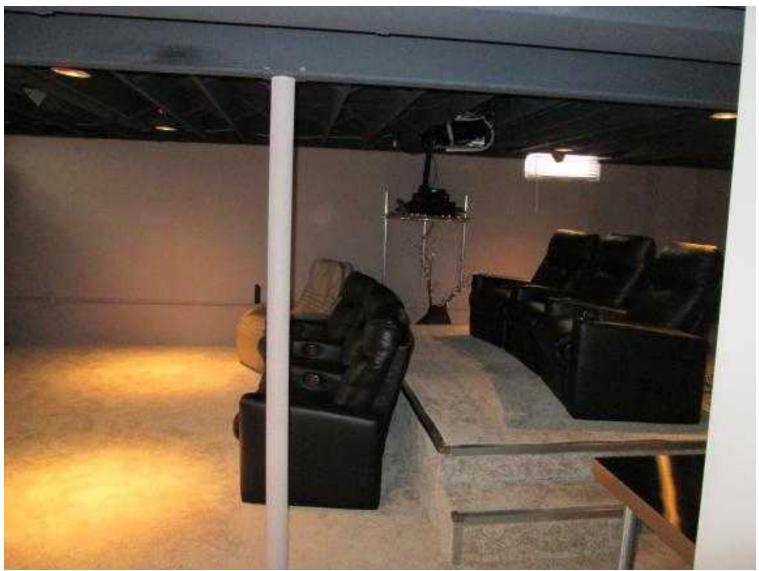#9 Nice job except for the carpet. Black open ceiling, painted concrete walls.

#10 Dark gray ceiling.

#11 Super nice bar. Those walls are bare concrete.

#12 Super nice basement except for the carpet. Those walls are bare concrete.

#13 Nice home theater....except for the carpet. Never put carpet in a basement.
Vinly tile or epoxy are the way to go. Small area rugs of you must.

#14 Great basement theater.   Ceiling black, painted concrete walls.   Love everything
but the carpet.

#15

#16

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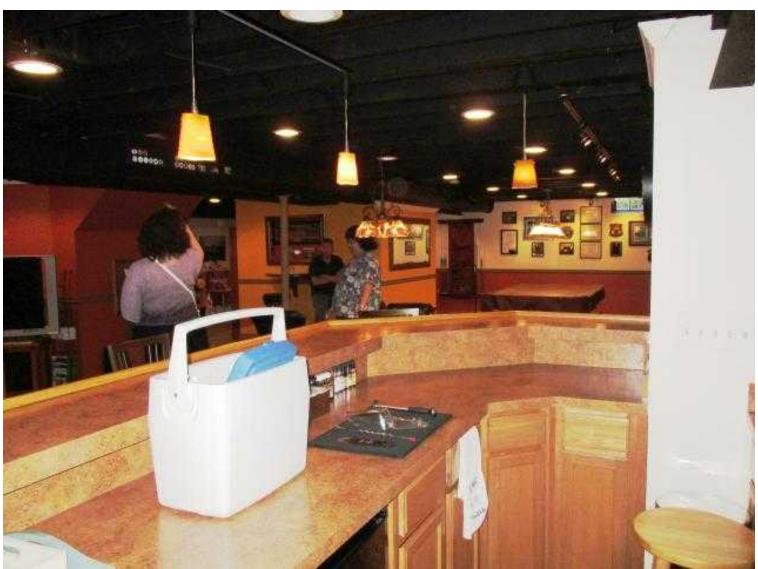#25

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#33 Notice all the lights. Lighting is critical to a nice basement. Don't spare expense on this. You are saving plenting by not studding out, insulating and drywalling.

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#34 Not enough lights!

#35

#36 Not enough lights!!!! I would put a row of recess cans in the ceiling, against the wall to get a wash of light. Nice effect, put them on a dimmer switch.

#37

#38

#39

#40 Close up of what the pipes and structure look like once painted.

#41

#42

#43

#44 laminate floor, bad idea.   It will absorb moisture through the concrete floor and swell then buckle.

#45

#46

#47 These are good reasons to NOT stud out, insulate and drywall your basements. Rod hole leaks which will not be seen if you cover them with drywall. This will allow mold to grow.