

Decorating Standard Information Sheet

Prior to commencing decorating, clients should clarify with Proudhouse what colour they require

We offer 2 colour schemes, magnolia or white (with magnolia being the default option in the absence of other instructions). Proudhouse make efficiencies and savings in costs of paints by using exactly the same paint everytime, therefore, if clients request other colours or brands then costs to the client are likely to increase. The paints used are:

1. Magnolia matt emulsion for walls (minimum 2 coats).
White matt for ceilings (min 2 coats).
Undercoat (2 coats min) and gloss all woodwork i.e. windows frames and doors

All stains are to be treated with zinsser shellack based stain block

2. Kitchens and bathrooms:
White acrylic eggshell or vinyl silk emulsion for walls
White for ceilings
Undercoat 2 coats min and gloss all woodwork i.e. windows frames and doors

All stains are to be treated with zinsser shellack based stain block

The operative carrying out decorating will take the following precautions:

- Ensure landlord and all tenants are aware of work starting
- Before undertaken any work any operative must check for asbestos via survey/reports
- All flooring and hallways leading to work area are protected via sheets/carpet protector
- All furniture if possible to be removed or covered over
- Cover any smoke detectors if creating dust
- Ensure all P.P.E is available to hand and fit for purpose.
- Ensure all walls and ceilings are smooth and clean prior to application of finishes i.e. any Holes/cracks filed and dirt/grease cleaned.
- All wood work is to be filled, sanded and undercoated with 2 coats of quick dry water based undercoat prior to gloss

The make and manufacturer of paint will always be (subject to availability):

- Johnson's matt emulsion
- Johnson's contract white emulsion
- Johnson's quick dry undercoat and primer water based
- Johnson's pure brilliant white high gloss
- Johnson's pure brilliant white once gloss

These are trade quality - their coverage is superior to the paints (often found by the same brand) purchased in places like B&M, Wilkinson, etc.



This document is authored by Chris Chambers of Proudhouse Property Management.

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