

Welcome to **Eco Smart Organics** Specialist UK Property Services



Eco Smart Organics ADD ON service menu for 2013



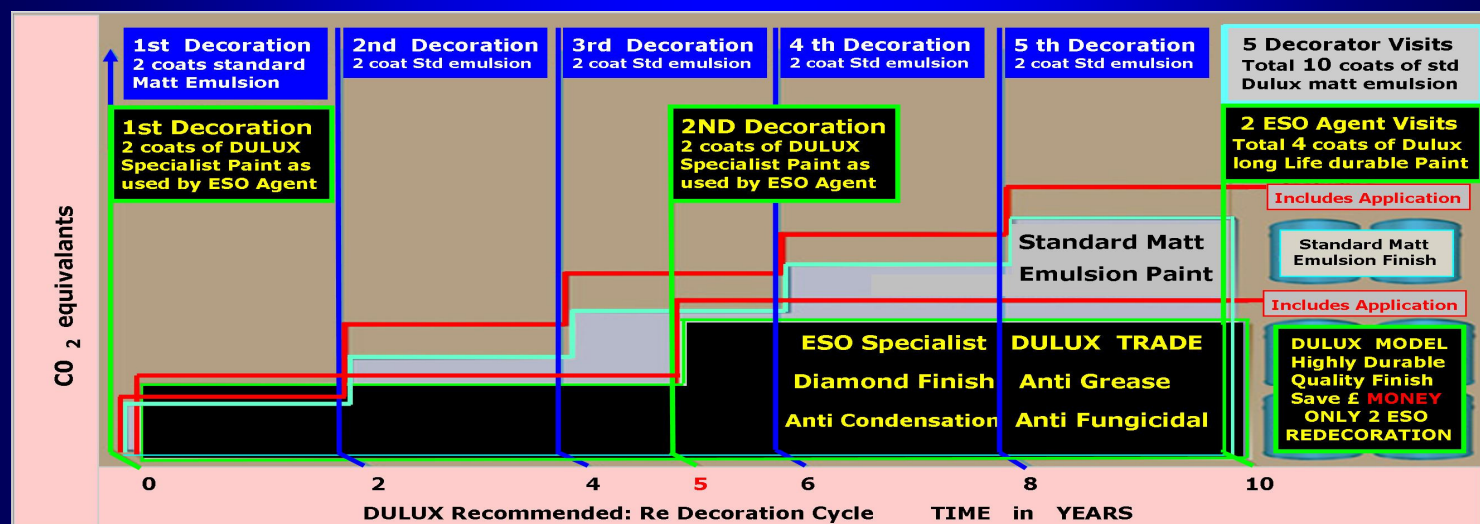
Wallpaper Condensation & Mould Damage
In 2 bedrooms, on walls, in window Alcove



Wallpaper, window sills & Frame, stripped down & mould treated + full repair + Dulux Paint decoration

As Specialists in **UK Property Services**, a **FULL interior Re Decoration** is also highly recommended, on a **3-5 yearly basis** for most **UK properties**, seen as good ongoing **UK standard industry practice**, especially in residential **UK lettings sector**. ESO agents now offer 3 main options for **FULL re decorating interior services**, with a range of extra **PROTECTIVE & DURABLE long term finishes** built in.

ESO now follow **DULUX** specifiers lead, by using only **DULUX paints & ICI sundries**, to allow their **latest materials and paint technologies** to give by far more **durable finishes**, plus also achieve long term extended interior protection. **DULUX model** shows that over a average **10 year period** a properties re decoration using **standard emulsions** should be completed **every 2-3 years**, but if ESO use specified **ICI & DULUX products**, redecoration can be **reduced to every 5 years !! Saving Money !!**



" The extended maintenance cycles offered by the **Diamond range** not only result in **long-term economies**, but also have the added benefit of dramatically **reducing the environmental impact**. "

ESO agents will now offer **ALL new** customers up to an maximum of **2-3 years** ESO workmanship **guarantee**; plus up to **2-3 years** for all **DULUX & ICI products** used in maintaining all our clients **UK properties**. Re-decoration cycles now expected after **5-6 yr's** due to ESO using **new DULUX Model**. **PLS NOTE: Dulux & ICI** sundries used are rated for up to **5 years** as is standard to building industry sector.

Conditions: Should the property have any **underlying building issues**, not allowing this new work undertaken to qualify for any reason for the **full length of guarantees** as advertised, your ESO agent will inform you at the time of our Pre Clean inspection OR during the re decorating if any major issue's found. EG: Main issues are often found in window Alcove areas, damp due to poor outer window frame mastic seals. ESO operates just like the DULUX select decorator guarantee schemes: in that **IF** the work to be undertaken does not qualify for our **2-3 year guarantee**, **ESO agents** will advise you accordingly, and you will be asked to sign an **ESO Workmanship Guarantee Disclaimer form**. *****PLS NOTE:** This is not a common situation, as most Main walls and Ceiling painting, will still qualify for full guarantee terms, but some **Alcove areas** after careful review may be given **shorter guarantees**.

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To save money & simplify choices we usually offer 2 base paint colours **White/Magnolia** in UK let sector; Full range for homeowner's. It's their combined properties that give **major benefit** over **standard** decorating:



" **GOOD LOOKS** that **LAST LONGER** "

" Compare the **DIAMOND** range to traditional products. **NO CONTEST**. Whatever the interior job, there's a **DIAMOND** finish that'll do it better, faster - and make sure those Good Looks last long into the future "

IDEAL for: Busy Living Areas, Stairways & Hallway Kitchens, Bathrooms & communal areas. All doors, window frames, skirting boards. Diamond Glaze use for Floors, doors, trim, furniture and joinery.

ALL finishes 10 x tougher than conventional re-decoration + Washable, Scrutable + Hi stain resistance. Eggshell is perfect for Hi humidity.

Extend Maintenance Cycles + long term saving

DULUX model Re-decoration will over the long term better protect ALL UK properties, both the homeowner & especially landlords from hard wear & tear "Lifestyle" issues in letting UK properties



"**ICI** value for money with great quality"

" Trusted by decorators and contractors across the country to provide consistent coverage and opacity that they can rely on. A comprehensive range that combines excellent value for money with great product quality, all from **ICI** paints "

IDEAL for: Busy Living Areas, Stairways & Hallway Kitchens, Bathrooms & communal areas. All doors, window frames, skirting boards. Diamond Glaze also is used for Floors, doors, trim, furniture & joinery. **ESO** agents have carefully selected the hardest wearing most durable paints available eg. acrylic eggshell, vinyl soft sheen for long term performance **High quality finish, less protective but lower cost**

Interior Re-decoration - Durable Paint Finish + anti mould protection

The type of servicing on offer is very flexible, at the time of our free **ESO Pre Clean Inspection**, the interior decoration is inspected, plus feedback from homeowners, landlords or Property managers used to determine if re-decoration is due. **ESO** agents recommend using **DULUX** decorating **MODEL** to save your clients money, plus achieve low maintenance easy clean results, by only using these specified **ICI & DULUX** paint products & sundries combined, for long term guaranteed results !!

Option 1. Specific rooms, individual ceilings, walls, hallways and/or stairways, receptions, other main areas, including window alcoves, will be priced individually at time of **ESO** agents full Pre clean inspection. For any combinations of 3 or more larger areas to be catered for, up to **10% reduction** in overall quoted pricing can also be made, upon the **ESO** agents discretion; having checked overall building material conditions are sound.

Option 2. Multiple full room by room re-decoration, including all woodwork, plus all painted areas, fully prepared, primed and given suitable paint finish eg. Kitchen: anti condensation & grease, Bathroom: anti condensation, hallway, stairs & lounge areas: long life, durable, anti high human traffic, easy to clean will be used. Every property interior condition is different, normally for ALL reasonable condition material surfaces our standard costing is applied. (see table 1). **Note: Any** Material found to be **unsound** reported; price & job requested

Option 3. Combines ANY areas, fully defined in **option's 1 & 2**; but in addition Anti mould root killer wash is applied + anti mould sealants + paints from Diamond/Glidden range have **ESO** anti mould additives mixed in.

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In order to keep the costs down, ALL the DULUX paints & ICI sundries charged @ Current UK £ Trade prices + VAT (at time of ESO quotation)

Current 2013 Paint types used/Avg. coverage/client savings Chart:

DULUX TRADE PAINTS High DURABILITY Finish	DULUX — 2 COATS Paint coverage m2	RRP + VAT WHITE	RRP + VAT MAGNOLIA	ESO Trade £ incl. VAT	TOTAL Savings for ESO 2.5L or 5L Dulux Paints	
Dulux Diamond MATT	8m2 sealed surface	£50	£52.50	£43 & £45	5L W £7	5L Mag £7.50
Dulux Diamond eggshell	8m2 sealed surface	£70	£75	£55 & £60	5L W £15	5L Mag £15
Diamond Satinwood	16m2 wood/metal	£40	N/A	From £35	2.5 L Brilliant White £5	
Glidden Acrylic eggshell	8m2 sealed surface	£50.50	£50.50	From £37	5L W £12	5L Mag £13
Glidden vinyl soft sheen	7m2 sealed surface	£30	£30	£18 & £19	5L W £8	5L Mag £9
Glidden High Gloss	16m2 wood/metal	£18	N/A	£16	2.5L Brilliant White £2	
Dulux/ICI Sundries	Filler, Sealants etc	-----	-----	30% OFF	Avg. Per Property £12	

As a guideline we also use ICI/DULUX specified paint coverage table guidelines, as defined ABOVE Average per m2 coverage of (**2 COATS**) for ALL room by room interior's fully redecorated painting requirement. ESO agents carefully measure up each interior before any overall quotation is raised. Includes ALL plastered walls & ceiling areas, plus woodwork, window alcoves, doors and frames as required; in addition clients' choice of products to be used, plus which Option is most applicable (**see table 1 below**) for 2013 ESO agents decorating rates with (**No VAT to ADD**) + guarantee terms

Table 1: Full/Part Interior Redecoration - ESO agent 2013 job rates

Type of Decoration	Lounge / Dining Rooms Small/Medium Bedroom	Kitchen / Bathroom & Toilets	Receptions & Hallway, Stairs + Landing
Option 1 DIAMOND Dulux Trade	ESO std rate @£18 per hour Up to 3 yrs ESO Guarantee	ESO std rate @£18 per hour Up to 3 yrs ESO Guarantee	ESO std rate @£18 per hour Up to 3 yrs ESO Guarantee
Option 2 DIAMOND Dulux Trade	ESO std rate @£15 per hour Up to 3 yrs ESO Guarantee	ESO std rate @£15 per hour Up to 3 yrs ESO Guarantee	ESO std rate @£15 per hour Up to 3 yrs ESO Guarantee
Option 3 DIAMOND Dulux Trade	ADD £40 for ESO Anti Mould finish, for Each Bedroom	ADD £40 for ESO Anti Mould finish, Wall, Ceiling & Wood	ADD £40 for ESO Anti Mould finish, Wall, Ceiling & Wood

Re decoration using ICI Glidden trade ranges - High Quality @ Reduce Costing

Type of Decoration	Lounge / Dining Rooms Small/Medium Bedroom	Kitchen / Bathroom & Toilets	Receptions & Hallway, Stairs + Landing
Option 1 GLIDDEN ICI Trade	ESO std rate @£18 per hour Up to 2 yrs ESO Guarantee	ESO std rate @£18 per hour Up to 2 yrs ESO Guarantee	ESO std rate @£18 per hour Up to 2 yrs ESO Guarantee
Option 2 GLIDDEN ICI Trade	ESO std rate @£15 per hour Up to 2 yrs ESO Guarantee	ESO std rate @£15 per hour Up to 2 yrs ESO Guarantee	ESO std rate @£15 per hour Up to 2 yrs ESO Guarantee
Option 3 GLIDDEN ICI Trade	ADD £40 for ESO Anti Mould finish, for Each Bedroom	ADD £40 for ESO Anti Mould finish, Wall, Ceiling & Wood	ADD £40 for ESO Anti Mould finish, Wall, Ceiling & Wood

*** Written guarantees given are both for our ESO Agents workmanship + quality of ICI/DULUX paint & sundries products, as solely used in ALL your property interior's redecoration. ANY reduced length of guarantee terms offered, will only be made IF any area worked on is declared unsound by our ESO agents onsite. Pls. refer to our terms Re ESO workmanship Disclaimer Guarantee forms.

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