

Homecare Guide

Proper care and maintenance of your Daniels Residential Inc. home will provide you with years of enjoyment and will help protect your investment.

Homecare Guide-Caring for Appliances

The manual supplied by the manufactures can tell you everything you need to know about maintenance, troubleshooting, warranties and extended warranties. Please read them before you operate your appliances for the first time. Remember, the manufactures warrant your appliances. Please contact them for service or additional information.

Homecare Guide-Cabinets

Your cabinet fronts, doors and drawers fronts are made from finished hardwoods. Washing with water will damage them. Preserve the beauty of the wood with furniture polish or lemon oil, instead. Clean up splashes and splatters promptly and dry the surface thoroughly to avoid permanent stains.

If your cabinets are painted, please understand that many environmental factors can alter paint color over time. Exact color matches for repairs or replacements aren't possible. To maintain your painted surfaces, keep them clean and dry. Wipe up smudges with a soft cloth.

Appliances installed under cabinets, included coffee makers and even radios, can generate enough steam to damage wood and painted surfaces. We are sorry, but we can't be responsible for any damages if you installed the appliances.

Squeaky hinges can be lubricated with a tiny drop of approved lubricant applied to the top of the hinges. Open and close the door several times to work the oil into the hinges. Then wipe up any excess immediately.

Tip> Putty sticks that match your hardwood finish are available in most hardware and paint stores. Use them to touch up minor scratches.

Homecare Guide-caulking

Caulking will shrink over time and lose its effectiveness as a moisture seal. To prevent expensive repairs to flooring and walls, regularly inspect and replace the caulking around your sink tops, tubs, showers, toilets, windows, doors, siding and ceramic tiles.

Homecare Guide-Ceilings and Walls

Aside from occasional cleaning, caulking to repair cracks and periodic painting, your walls and ceiling won't require much special attention if you follow these recommendations.

Your interior paint will retain its new appearance longer if you avoid washing newly painted surfaces for at least three months to allow the paint to dry and set.

Never use strong chemicals or abrasive cleaners on painted surfaces. Before you use any cleaners, test it on an out-of-the-way surface such as the inside of a closet.

Excessive scrubbing with abrasive materials will damage the texturing on your walls. Remove small smudges by gently washing with a soft slightly damp sponge or cloth. Dry thoroughly --too much water can ruin wall board.

If your ceiling has luminous light fixtures, clean them with a mild solution of dish washing liquid and water, applied with a soft cloth. Rinse well and towel dry to remove any soap residue and prevent water spots.

Homeowner Guide-Countertops

Care for specific types of counter top materials follows, but these general tips apply to all surfaces.

- Always use a cutting board. You may not notice minor scratches at first, but over time they will dull the luster of even a hard ceramic tile finish.
- Wipe up spills immediately. Some liquids, especially hot ones, will stain grout and plastic laminate.
- Set heavy objects down gently to avoid breaking or chipping counter tops.
- Sitting or standing on your counters can cause warping, drawer malfunction or even pull the top away from the wall. Invest in a good step ladder to use instead.

Plastic Laminate

Never place hot pans directly on a laminate surface. It can cause scorching and can break the bond between the laminate and its wooden base.

The inks on packaging, meats and produce will stain laminate and are very difficult to remove. Avoid placing these items directly on your counters.

Keep it shiny. Clean it with mild soap and water instead of harsh, abrasive cleaners. Then simply rinse and buff dry with a soft cloth.

The seams of your counter are treated with a fill, but water left standing will eventually penetrate the seam and cause buckling. Help prevent this by waxing the seams as part of your routine

maintenance. Ask your hardware store or home center to recommend a proper wax.

Corian, Corinthian and Other Solid Surface Materials

Remove spills promptly and rinse the area with clear water to prevent staining.

Very hot pans or lighted cigarettes will char and burn solid surface countertops.

Small burns and gouges can be removed. Consult the manufacturer or a professional to learn the recommended technique for your counter materials.

Granite and Marble

Treat these surfaces as you would fine furniture. Wipe up spills promptly, especially those that are acidic. Natural stones are alkaline and acidic liquids will disfigure them.

Avoid highly alkaline cleaners such as lye. Tars and oils can carry stains into stone when combined with such cleaners. To prevent scratches, avoid abrasive cleaners. Never use cleaning products waxes or polishes that are colored or tinted. Soap less cleaners are recommended for routine cleaning. Rinse thoroughly. Any residue can cause permanent damage.

Use sealers that are formulated for granite and marble. Ask a professional stone cleaning service for more information. Make sure the surface is completely dry before applying any top dressing. A chamois is ideal for this purpose.

Cultured Marble

Warm water and a soft cloth or sponge will keep your cultured marble counter tops looking new. Wipe up spills quickly. The acid in most foods and liquids will etch the surface. Don't place anything that can scratch the surface directly on the counter top. If the surface should become dull, contact a professional who specializes in marble polishing.

Simulated Marble

Use soap and water to clean, rinse thoroughly and buff dry. Avoid paste waxes which can cause yellowing.

Ceramic Tile

Although it is durable, glazed ceramic tile can break. Finding an exact color or pattern match may be impossible. Save any unused tiles for future repairs, and always use a cutting board and trivets to prevent damage.

Wipe up spills promptly with soapy water or a commercial tile cleaner to prevent stains and keep your surface shiny bright.

The grout between tiles is porous. Periodic regrouting is necessary to prevent stubborn stains from setting in. Strong cleaners such as Lysol can stain grout. Special grout sealers and cleaners are available, but some sealers will change the grout color. Check the manufacturer's label before applying any grout sealer.

Homecare Guide- Electrical System

Your home's electrical system is controlled by a circuit breaker panel with one master circuit breaker and several individual circuit breakers. Breakers trip under excessive electrical load. To reset a tripped circuit, move it to the OFF position and then to the ON position. If the master circuit breaker trips repeatedly, call our Warranty Service Department or a state-licensed electrician.

Homecare Guide-Fireplaces

If your new home has a fireplace, check the manufacturer's instructions and warranty before you light a fire. Remember, your fireplace is not intended to heat your entire home or serve as a primary heating source.

Gas Log Fireplace

Do not move or replace the gas log element. This is a job for a professional who is licensed to work with gas appliances.

Never put wood or other materials in your gas fireplace. The sealed gas unit is not designed to burn wood, paper, or other materials.

Homecare Guide-Flooring

Your flooring will last longer with routine maintenance. The following tips will help you care for the different types of flooring material in your new home.

Carpet

Frequent vacuuming is the key to maintaining your carpeting. On canister-type vacuums, use a fixed brush attachment. If your vacuum has a beater-type attachment, the beater should barely touch the top of the carpet fibers.

It is normal for your new carpet to shed loose fibers for quite some time. Frequent vacuuming will take care of the problems.

If a tuft of carpet appears which is longer than the surrounding carpet, don't pull it out. Instead, trim it flush with the rest of the surface.

Stain removal is easier when it's done promptly. Test any cleaning products on a section of carpet that isn't easily seen, such as in a closet.

To add years to the life of your carpets, have them professionally cleaned every six months.

Ceramic Tile

Grit and fine particles will scratch or dull your tile floor. Remove them with frequent sweeping, vacuuming or damp mopping. When damp mopping, use clean water and wring the mop head thoroughly to prevent water spotting. A mild nonabrasive detergent can be used,

but rinse well to avoid leaving a dulling film. Do not use vinegar or other acid-based cleaners: this will cause premature deterioration of grout.

Furniture with metal feet or casters will quickly scratch and chip even the hardest tile. Use furniture coasters and rubber feet to protect your floors.

Grout between tiles can crack and separate, especially near baseboards. Replace the grout as needed to prevent water damage to sub flooring.

Hardwood

Clean your hardwood flooring as frequently as you would carpets, following the manufacturer's recommendations. Sweep and clean with a soft, dry mop or cloth. Never use water, water based cleaners, bleach or one-step floor cleaners on hardwood.

Flooding a wood floor with water will cause staining and warping. Wipe up liquid spills quickly.

To prevent scratches, gouges and dents, never drag heavy furniture or appliances across a hardwood floor, and avoid walking on them with high heeled shoes.

Waxing and buffing is best done by a professional, following the manufacturer's instructions.

To remove small burns, sand lightly, apply a commercial wood stain that matches your finish and wax lightly after it dries. For large burns, consult a flooring professional.

Vinyl Flooring

Heavy appliances, dropped tools, furniture legs, high-heeled shoes and rough use can all permanently damage soft vinyl flooring. Small cuts can be repaired with a seam sealer.

Abrasive cleaners will permanently dull vinyl finishes. Full strength bleach will tech into and destroy the surface. Use warm water and cleaning products made specifically for vinyl flooring.

Rubber backed rugs will discolor vinyl floors.

Plastic laminate flooring

Clean regularly with a vacuum and damp mop. For thorough cleaning, use a soap-free cleaner designed for laminate floors. Grease and most liquid spills can be cleaned up with warm water and mild detergent. Use a soft cloth moistened with mineral spirits or nail polish remover on crayon, asphalt, shoe polish, paint, and nail polish. Let wax and chewing gum harden, then scrape gently with a dull, blunt blade such as a putty knife.

Never wax, sand, lacquer or use scouring powder, steel wool or abrasives on laminate flooring.

Homecare Guide- Garbage Disposer

Turn on the cold water before starting the disposer. Drop food waste slowly into the unit. Let the water run a few seconds after the waste is disposed to allow it to flush away.

Corn husks, celery, onion skins, rice, potato skins, artichoke leaves, olive pits, bones, and solid or liquid grease may cause your disposal to jam or overload. If a jam happens, consult the manufacturer's operating model.

Clean garbage disposal blades by grinding up ice cubes. Freshen the disposal with baking soda and citrus fruit rinds.

Homecare Guide - Heating and Air Conditioning

Building materials expand and contract from day to day. This can cause minor warping in wooden materials and cracking in drywall, stucco, concrete and mortar, especially during the first year. You can minimize these effects by maintaining a constant indoor temperature.

Reduce your operating costs by changing the filters monthly, or even more frequently in very dusty areas. Keep all vents and registers clean and free of dust, cobwebs, and debris. Keep landscaping well away from outdoor units to allow a free flow of air.

Save energy by partly closing registers in rooms that aren't in use. Since hot air rises, in summer open upstairs registers completely and close them on the lower floors. When winter comes, reverse the process.

Check your system a month or so before a peak operating season. If you need service, let us know before seasonal demands are greatest.

Homecare Guide-Plumbing

Keep a leak from ruining your home. As soon as you move in make sure everyone in the family can locate and operate the main water shutoff valves in the kitchen and bathrooms. The main valve is located at the water meter. Other valves are located under sinks, behind each toilet and on top of the water heater.

Every plumbing fixture in your home has a U-shaped section of pipe that provides a water barrier to prevent airborne bacteria and sewer gas orders from entering your home. Remember to run all faucets once a week to replace trap water lost to evaporation.

Bathtubs Tub and Shower Enclosures

Whether it is made from cultured marble, simulated marble, fiberglass, acrylic or porcelain-coated metal, your tub or shower should be cleaned with a nonabrasive bathroom cleaner followed by a thorough rinsing to remove residue.

Periodically check the caulking around the tub enclosure, the door, the sweep and the threshold areas and replace as needed to prevent damaging leaks.

Drains

Grease build up is the most frequent cause of clogs. If you can't dispose of cooking oil and grease any other way, always run ample cold water down the drain at the same time. Petroleum-based products such as paint thinner will damage pipes and should never be poured down drains.

Remove hair and foreign matter from sink and tub stoppers every time you clean to ensure good drainage.

Fixtures

The plumbing fixtures in your home are plated with polished brass, chromium or a combination of the two. Abrasive cleaners, scouring pads and tools will damage their finish. Use warm soapy water to prevent spotting.

Allowing water to accumulate at the base of the fixture will result in corrosion and tarnishing. Hard water will spot and damage chromed fixtures. While you can't prevent this, drying the fixture after each use will minimize the problem.

Be gentle when turning faucets on and off. Too much force will damage the seals.

Over time, mineral deposits will build up in the faucet aerators and diminish the flow of water. Every month or so, unscrew the aerator from the mouth of the faucet, remove the debris, rinse off the washers and screens and screw them back to the faucet.

Toilets

Toilets are made of vitreous china, a material that is almost impervious to staining. They may be cleaned with any commercial toilet bowl product.

Keep a plumber's plunger handy. If a clog occurs, shut off the water valve located behind the toilet. A few vigorous pumps of the plunger will usually free the clog. If not, it's time to call a plumber. Do not use harsh chemical drain cleaners. These can damage the toilet seat and cause leaks.

Water Heater

Should your water heater spring a leak, close the shutoff valve located on top of the unit and turn off the breaker. If it is a gas heater, close the gas supply valve too. Then call a plumber or our Warranty Service Department, if your home is still under warranty.

To avoid scalding and burning, we highly recommend using the “normal” settings.

Before adding an insulated blanket, check your operating manual. If you do add one, don't cover up the warning labels, ventilation or access areas.

Accumulated silt and debris impair your water heater's efficiency, so you'll need to drain and flush the heater periodically. Consult your operating manual for instructions on this simple procedure. And remember to turn off the power supply before you drain the water. Do not turn it back on until the tank is refilled.

Tip> Read the manual carefully before attempting to light the pilot. Never light a gas pilot or turn on the electric igniter when the water tank is empty. If you must turn off the water supply, always turn the power supply off, too.

Homecare Guide-Smoke Detectors

Please do not remove or disable the smoke detectors. They've been installed for your protection. Use the test button every six months to be sure they're in proper working order. A chirping sound means its time to change the battery. Your manufacturer's manual will show you how.