

VALLEY CABINET

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CA License 968799

CABINET CARE, CLEANING, AND MAINTENANCE

The cabinets in your home have been manufactured from quality hardwoods. Like any other wood product or piece of fine furniture in your home, proper care, use, and maintenance of your cabinets is essential to maintain their beauty and function.

Your homebuilder may have chosen to supply cabinets that have a finger pull edge detail, that is to say there are no knobs or handles on the drawers or doors. If this is the case in your home, normal use of your cabinets will bring soiled or wet hands in contact with the finger pull edge. Should this happen, wipe the area clean, then dry immediately.

Some homeowners may want to personalize their new home by adding decorative hardware to their cabinet doors and drawers. This will enhance the beauty of the their kitchen and will help preserve and extend the life of the finish. The cabinet manufacturer encourages this, but choosing not to do so will not void the manufacturers warranty.

The cabinet manufacturer has provided to the homebuilder a one-year limited warranty on the cabinets. It is imperative that the homeowner realizes that he/she is required to perform reasonable maintenance and care of the cabinets in order to maintain the manufacturers warranty. Failure to perform reasonable maintenance and care may void the warranty. The following is a list of maintenance steps and things to avoid. This list is not intended to be a complete list, but rather it is to be used as a guideline for general care. Always follow the directions for any product that you buy. When in doubt, common sense should always prevail.

- 1) **EVERYDAY CARE:** It is important to wipe up all spills and watermarks as they occur. Give special attention around sinks and the tops of doors and drawers in the sink area. Food spills should be wiped immediately. Use a soft cloth or a sponge dampened with warm water to remove day-to-day surface smudges. A mild soap solution may be used if necessary. Murphy's Oil Soap (sold at most home centers and supermarkets) is an excellent product. Immediately dry any wet surface, with a clean, soft, lint-free cloth.
- 2) **ROUTINE MAINTENANCE - EVERY SIX MONTHS:** Clean all cabinets following the steps as described above, then polish with a light coat of quality furniture polish. Avoid polishing products that contain silicone, as silicone will harm the finish and attract dust. Do not use any aerosol product.
- 3) **THERMOFOIL CABINETS, ALSO KNOWN AS WHITE EUROPEAN STYLE CABINETS:** This type of cabinet may be cleaned with most nonabrasive household cleaners. However, agents containing acetone, acetate, or ethyl alcohol should not be used. Harsh solvents such as paint thinner may break down bonds on edgebanding and should also be avoided. Ammonia cleaners should be diluted. Certain waxes may lead to discoloration and are not recommended. If a damp cloth does not sufficiently clean an area, a non-detergent, non-abrasive household cleaner (such as Murphy's Oil Soap or 409) is recommended.

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4) **MAPLE CABINETS:** Many homeowners choose maple cabinets for their home. These cabinets provide a wide flexibility in finishing colors. There are several properties of this species of wood, which are different from other hardwoods. Maple has a very closed grain structure. This makes the wood harder. Because of this closed grain property, finishing materials do not penetrate the wood as deep as on other hardwoods. When stain is applied to maple, it dries on the surface of the wood. Sealer is applied which adheres to the stain. A topcoat is then applied which adheres to the sealer. All three of these products are linked together becoming the finished product. After time, minor dents, scratches, or gouges caused by even normal use will allow moisture to get through the finish onto the wood itself. This will cause the finish to discolor or even fail. Something as simple as repeatedly sliding silverware over the edge of a drawer will compromise the finish. Take extra care with maple cabinets. Light finish colors on maple cabinets will amber for the first twelve months after installation. There is no way to prevent this. You will notice that the backside of cabinet doors and the portion of the face frame that is concealed by the door will maintain its original color. This process is so subtle that many homeowners will not notice the change. Please refer to items #1 and #2 for care and cleaning of maple cabinets.

5) **CABINET INTERIORS:** Use a soft cloth with warm water and a mild soap solution. **CAUTION:** Cabinet interiors have a water resistant topcoat, however, water or other liquids allowed to sit on the surface for extended periods of time may cause staining or bubbling. Be sure dishes, glasses, etc. are dry before storing in the cabinets.

6) **FUNCTIONALITY:**

- a. Hinges – All hinges are manufactured with a maximum opening stop. Forcing a hinge to open beyond its stop will damage or destroy the hinge.
- b. Drawer Guides – Drawer load capacity should not exceed 50 lbs per drawer. Never use an extended drawer for a ladder or a work platform (as in placing a breadboard onto an extended drawer).
- c. Shelves – Loading of shelves should be as evenly dispersed as possible. A visible deflection is an indication that the shelf is overloaded and items should be rearranged. The Kitchen Cabinet Manufacturers Association states “shelf loads should not exceed 15 lbs per square foot of shelf space”.
- d. “Seasoning” – As your home ages, you may notice gaps or cracks between cabinet mouldings and drywall surfaces may begin to occur. This is an indication that your home is settling or the wood used to build your home is drying and shrinking. These gaps can be easily filled with caulking available at any hardware store or home center. The “Dap” brand is very good and is easy to apply. This product may also be used when a ceramic back splash develops a crack at the joint of the counter top.

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7) THINGS TO AVOID:

- a. Moisture is the worst enemy to any wood product. Remove any liquid immediately with a clean and dry soft cloth.
- b. Never use any solvent based cleaners such as paint thinner, Methyl Ethyl Keytone, acetone, fingernail polish remover, Goof-Off, etc...
- c. Never use abrasive pads, scouring pads, or stiff sponges for cleaning. Do not use cloths that may have remnants of a harsh cleaning solution, or rags used to wipe grease or cooking splatters. Do not use abrasive cleaners or powdered cleansers.
- d. Do not drape towels over door or drawer edges. Do not store any wet items on any wood or laminate surface.
- e. Do not install any heat producing appliance to the underside of any wall cabinet.
- f. Avoid excessive heat or steam from coffee makers or dishwashers. Self-cleaning ovens generate intense heat during a cleaning cycle. The integrity of the appliance seal or gasket may be compromised during installation or with age. A discoloration or cracking on the finish around the oven could appear. Should this happen, corrective measures on the oven gasket are required. Similarly, dishwashers may emit steam during the drying cycle. If the vertical gaskets on the dishwasher door are not sealed properly, heat and moisture may be emitted onto the cabinet door or frame edges. This will damage the finish.
- g. Food spills should be cleaned immediately. Certain foods, such as mustard, will damage the finish in a very short period of time. Syrup and peanut butter will quickly congeal making a difficult clean up.
- h. Do not use aerosol cleaners and polishes. These products have harsh chemicals as a propellant and their extended use may soften or damage the finish.

8) EXCEPTIONS TO WARRANTY: The following occurrences shall negate the cabinet warranty:

- a. The removal of cabinets from their original location.
- b. "Remodeling" after original installation.
- c. Applying additional finish products over the factory finish.
- d. Failure to follow the care and cleaning instructions.

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Valley Cabinet EXHIBIT #1

The attached Cabinet Care and Cleaning Guide shall be an exhibit to this contract. It is Valley Cabinet's wish that this guide be provided to your homebuyers as part of their homeowner warranty package. Should you choose to use your own company's format rather than the attached, it is your responsibility to insure that your format includes all items as stated in the attached, and, that the warranty period is limited to one year (as defined by Chapter 3 of Senate Bill 800 "Fit and Finish"). This exhibit applies to any home sold on or after January 1, 2003. The removal of this exhibit from the contract shall nullify the entire contract agreement.

Larry Doyle, President
Valley Cabinet