

Trim and Finishes

MIRRORS

Wall mirrors retain their beauty longer with proper care. They are attached with hardware or bonded to the wall with special mastics.



Wall Mirror in Bathroom



Mirrored Closet Door



Caution: Moisture is the number one enemy of mirrors. If a wet cleaner is sprayed into the joints, it can puddle and invade the protective coating, resulting in deterioration of the reflective silver beneath. When cleaning, be careful not to allow the edges of the mirror to get or remain wet.

Cleaning Tips

Clean with warm water and a soft cloth. Standard glass and mirror cleaners that do not contain ammonia or vinegar are also safe choices. Never spray cleaner directly onto a mirror—apply the cleaner to a soft cloth and wipe the mirror.

Remove surface marks or stubborn dirt with oil-free steel wool. Do not use solvents, as they may damage the edges and backing.

Recommended Maintenance Tasks	Frequency
Clean with warm water or glass and mirror cleaner and a soft cloth. Dry thoroughly. Remove stains as needed.	Regularly, with routine cleaning

Effects of Deferred Maintenance

Inadequate cleaning diminishes the visual appeal of the mirror and may increase the potential for premature deterioration.

PAINTED SURFACES

The painted areas of your home, such as walls, ceilings, baseboards, crown molding and other trim, will retain their beauty longer if you care for them properly.



Painted Walls and Molding

Important Information

- **Bathrooms and Kitchens.** Bathrooms and kitchens are exposed to steam and condensation; consider repainting these areas more frequently.
- **Newly Painted Surfaces.** Do not wash newly painted surfaces for at least three months to allow the paint to dry and set. Mild, soapy water is generally the best choice. Do not use strong cleaners or abrasives as they may permanently damage the paint. Before using any cleanser, test it on a small, inconspicuous area.
- **Shrinkage and Cracking is Normal.** Normal shrinkage of the wood in any new building sometimes causes the joints in the woodwork to open, doors to stick, and slight cracks to appear, especially around door openings. Cracking is inevitable, but it can be minimized by keeping the temperature between 68°F–78°F during the first year to create a uniform drying process. Minor cracks can be easily filled with drywall patching compounds, primed, and painted to match. *If cracks continue to open after the house has had an opportunity to settle and adjust to interior conditions, there may be other issues to consider, such as humidity changes or cracked sealants on the exterior of the home.*
- **Treating Mildew.** Mildew can grow in areas that are dark and moist, with limited air movement. Consult professionals to treat mildew.

- **Flat Paint.** Remember that the flat paint typical of living area rooms does not withstand as much scrubbing as the smoother enamel paint used on doors, trim, and bath areas.

Quick Tip: Repainting

All paints change color as they age. While paint touch up is possible, it is hard to achieve a perfect color match. It is usually advisable to repaint at least the entire area that requires touch-up.

Preparation may be even more important than the paint and its application.

Following are some tips for preparing your surfaces prior to painting:

1. Clean and dry the surface before applying paint.
2. If patching was necessary or if other unpainted materials are incorporated into the work, make sure they are primed with the appropriate primer. Consult knowledgeable paint store staff about this and other questions regarding appropriate paint, application methods, tools, and protective sheeting for the area as well as the type of surface you are painting.

Recommended Maintenance Tasks	Frequency
Dust and remove cobwebs from ceilings and walls.	Monthly
Clean painted surfaces with water and a mild cleanser like dish soap.	As needed
Repaint ceilings and walls as routine maintenance to enhance the look of your home. Fill minor cracks with caulking or wood filler.	As needed

Effects of Deferred Maintenance

Inadequate paint maintenance will add to overall maintenance costs and diminish the visual appeal of your home.