

# Welcome to Your Homeowner Maintenance Guide

At SGR California, we don't just build and remodel — we help homeowners maintain their spaces safely and effectively. This guide provides OSHA-, EPA-, and NIOSH-aligned recommendations for the most common home maintenance questions:

- Preventing mold
- Maintaining tile & grout
- Caring for cabinetry
- Protecting your investment long-term

For all major repairs or concerns, our team is always here to help.

## 1. Moisture & Mold Prevention

**Why this matters:** Moisture is the #1 cause of mold. Proper prevention protects your home, air quality, and construction materials.

### OSHA/EPA Safety-Aligned Do's

- Fix leaks promptly (plumbing, roofing, window seals).
- Keep bathrooms, laundry rooms, and kitchens ventilated (use fans, open windows).
- Clean small mold spots (<10 sq ft) on hard, non-porous surfaces using:
  - Mild soap + warm water
  - Soft cloth or gentle scrub brush
  - Dry thoroughly afterward
- Wear basic protection during mold cleaning:
  - Nitrile or rubber gloves
  - Eye protection
  - N95 mask
- Maintain caulking around showers, sinks & tubs.

### Important Safety Notes

- Do not mix bleach with ammonia or acidic cleaners (creates toxic gas).
- Do not attempt to clean mold on porous materials (drywall, carpet, insulation).

- Do not clean mold patches larger than 10 sq ft — call a professional.

### When to Call SGR

- Musty odors or recurring mold
- Water-damaged walls, ceiling, or cabinets
- Mold behind paint or bubbling drywall

## 2. Tile, Grout & Caulking Maintenance

### Routine Cleaning (Safe for Most Surfaces)

- Sweep or vacuum dry debris.
- Clean using neutral pH or mild detergent with warm water.
- Rinse with clean water.
- Dry with a microfiber cloth to prevent water spots.

### Grout Care

- For light dirt: use a soft brush + mild cleaner.
- For stubborn areas: use grout-safe cleaners only (neutral pH).
- Reseal grout every 12–18 months.

### Caulking Checks

- Inspect kitchen & bathroom caulking every 6 months.
- Replace if you see cracking, gaps, or mold underneath.

### Safety Notes

- Avoid abrasive pads that scratch tile.
- Avoid acidic cleaners on natural stone.
- Avoid long-term exposure to fumes — always ventilate.

### When to Call SGR

- Cracked or missing grout
- Loose tiles
- Caulking failures causing leaks

## 3. Cabinet Care & Finish Protection

### Daily & Weekly Care

- Wipe using a damp (not wet) microfiber cloth.
- Use mild dish soap for heavier dirt—avoid harsh chemicals.
- Dry immediately to protect the finish.

### Protection Tips

- Install soft-close hinges to reduce wear (SGR can install these).
- Avoid letting water drip from sink edges onto cabinets.
- Use shelf liners to protect interior surfaces.

### Safety Notes

- Avoid bleach, ammonia, or abrasive cleaners.
- Avoid prolonged contact with steam (coffee makers, rice cookers placed under cabinets).
- Avoid soaking wood, which leads to swelling or warping.

### When to Call SGR

- Cabinets are warping or water-damaged
- Doors no longer align properly
- You want refinishing or upgrades

## 4. Seasonal Home Maintenance Checklist

### Spring

- Check roof & gutters
- Inspect exterior paint & siding
- Test smoke/CO detectors

### Summer

- Inspect caulking around windows
- Power wash exterior (avoid high pressure on siding seams)
- Check irrigation for leaks or overspray

### Fall

- Clean debris from gutters
- Seal gaps around doors & windows
- Inspect for moisture around bathrooms

### Winter

- Check for condensation around windows
- Prevent pipe freezing in low temps
- Monitor attic ventilation