

GALLELLI REAL ESTATE, INC.
4240 ROCKLIN ROAD, SUITE 9
ROCKLIN, CA 95677
PHONE – 916.415.9097 FAX- 916.415-0360

3c. Appliance Report

December 13, 2006

Ms. Heather Forest
Assistant Planner
City of Sacramento
915 I Street Room 300
Sacramento, CA 95814

RE: Southwood Garden Townhomes Condo Conversion
Appliance Information - Project # P06-038

Dear Heather:

The following lists the appliances that will be installed in each unit at the time of conversion. I have enclosed copies of the detailed appliance information along with the manufactures warranty information that will be passed on to the buyers.

Dishwasher	Frigidaire 24" Built In Dishwasher
Microwave	Frigidaire 1.5 Cu. Ft. Over-Range Microwave Oven
Range	Frigidaire 30" Electric Smoothtop Range
Refrigerator	Frigidaire 18.2 Cu. Ft. Top Freezer Refrigerator

Also, the Applicant will fully comply with the provisions of Chapter 17.192.050 paragraph (F)(4)(i) of the ordinance which states,

"The applicant shall provide free of charge to the first individual purchaser of each unit a one year warranty on each fixed appliance in the unit, whether new or used"

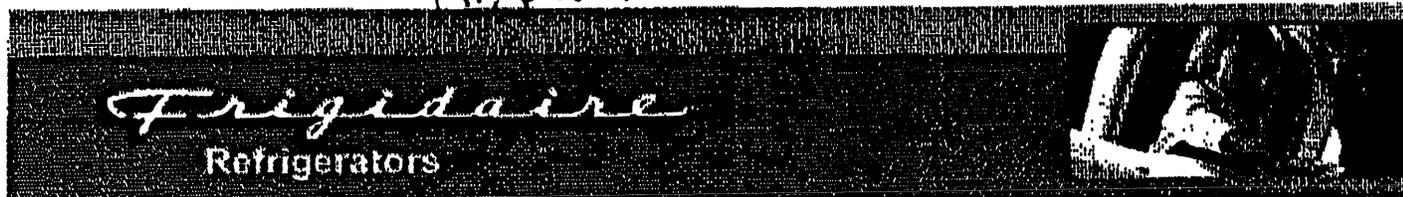
Please let me know if you have any further questions or require additional information with regard to this section of the ordinance in order to process our application.

Sincerely,
Gallelli Real Estate, Inc.



Warren B. Hughes
Vice President

Right Hand.

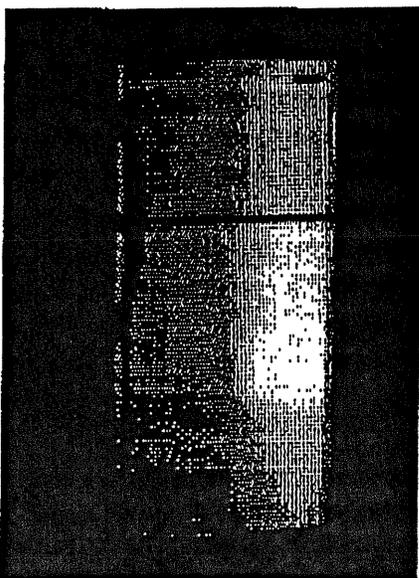


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GLRT83TE - 18.2 Cu. Ft. Top Freezer Refrigerator



[Larger Picture](#)

Models available:

Stainless Steel
GLRT83TES

MSRP: \$679

Suggested price may not reflect actual dealer price, and does not include delivery, installation, accessories, or removal and disposal of old appliances.

Refrigerator Features

- UltraSoft™ Black Handles
- UltraSoft™ Stainless Steel Doors
- 2 Clear Crispers
- 2 Humidity Controls
- 2 Sliding Full-Width SpillSafe™ Glass Shelves
- 3 Fixed White Door Bins (2 with Gallon Storage)
- Clear Dairy Door
- Clear Deli Drawer
- Never Clean™ Condenser

More Information

- [Owner's Manual](#)
- [Energy Guide](#)
- [Extended Service](#)
- [Dealer Locator](#)
- [Product Registration](#)
- [Accessories](#)

Freezer Features

- 1 Full-Width Shelf
- 2 Fixed White Door Bins
- Freezer Light
- Ice Trays

Dimensions

- Height (cabinet): 65-3/8"
- Height (w/ hinge cover): 66-1/8"
- Width (cabinet): 29-5/8"
- Depth (cabinet): 26-5/8"
- Depth (including door): 29-7/8"
- Depth (including handles): 32-1/8"
- Depth (door open 90 degrees): 58-1/8"
- Approx. Shipping Weight (Lbs.): 205

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Warranty Information

REFRIGERATOR WARRANTY *Your refrigerator is protected by this warranty*

	WARRANTY PERIOD	THROUGH OUR AUTHORIZED SERVICERS, WE WILL:	THE CONSUMER WILL BE RESPONSIBLE FOR:
FULL ONE-YEAR WARRANTY	One year from original purchase date.	Pay all costs for repairing or replacing any parts of this appliance which prove to be defective in materials or workmanship. Excludes original and replacement Ice & Water filter cartridges (if equipped). Original and replacement cartridges are warranted for 30 days (parts only).	Costs of service calls that are listed under NORMAL RESPONSIBILITIES OF THE CONSUMER.*
LIMITED 2nd-5th YEAR WARRANTY (Cabinet Liner and Sealed System)	Second through fifth years from original purchase date.	Repair or replace any parts in the cabinet liner or sealed refrigeration system (compressor, condenser, evaporator, dryer or tubing) which prove to be defective in materials or workmanship.	Costs for pickup and delivery of the appliance required because of service. Costs for labor, parts and transportation other than with respect to the cabinet liner or Sealed Refrigeration System.
LIMITED WARRANTY (Applicable to the State of Alaska)	Time periods listed above.	All of the provisions of the full warranties above and the exclusions listed below apply.	Costs of the technician's travel to the home and any costs for pick up and delivery of the appliance required because of service.

In the U.S.A. and Puerto Rico, your appliance is warranted by Electrolux Major Appliances North America, a division of Electrolux Home Products, Inc. In Canada, your appliance is warranted by Electrolux Major Appliances North America, a division of Electrolux Canada Corp. Electrolux Home Products, Inc. and Electrolux Canada Corp. are referred to in this warranty as "Electrolux". We authorize no person to change or add to any of our obligations under this warranty. Our obligations for service and parts under this warranty must be performed by us or an authorized Electrolux servicer.

*NORMAL RESPONSIBILITIES OF THE CUSTOMER

This warranty applies only to products in ordinary household use, and the consumer is responsible for the items listed below:

1. Proper use of the appliance in accordance with instructions provided with the product.
2. Proper installation by an authorized servicer in accordance with instructions provided with the appliance and in accordance with all local plumbing, electrical and/or gas codes.
3. Proper connection to a grounded power supply of sufficient voltage, replacement of blown fuses, repair of loose connections or defects in house wiring.
4. Expenses for making the appliance accessible for servicing, such as removal of trim, cupboards, shelves, etc., which are not a part of the appliance when it was shipped from the factory.
5. Damages to finish after installation.
6. Replacement of light bulbs and/or fluorescent tubes (on models with these features).

EXCLUSIONS

This warranty does not cover the following:

1. CONSEQUENTIAL OR INCIDENTAL DAMAGES SUCH AS PROPERTY DAMAGE AND INCIDENTAL EXPENSES RESULTING FROM ANY BREACH OF THIS WRITTEN OR ANY IMPLIED WARRANTY.
Note: Some states do not allow the exclusion or limitation of incidental or consequential damages, so this limitation or exclusion may not apply to you.
2. Service calls which do not involve malfunction or defects in workmanship or material, or for appliances not in ordinary household use. The consumer shall pay for such service calls.
3. Damages caused by services performed by servicers other than Electrolux, or its authorized servicers; use of parts other than genuine Electrolux parts; obtained from persons other than such servicers; or external causes such as abuse, misuse, inadequate power supply or acts of God.
4. Products with original serial numbers that have been removed or altered and cannot be readily determined.

IF YOU NEED SERVICE

Keep your bill of sale, delivery slip, or some other appropriate payment record. The date on the bill establishes the warranty period should service be required. If service is performed, it is in your best interest to obtain and keep all receipts. This written warranty gives you specific legal rights. You may also have other rights that vary from state to state. Service under this warranty must be obtained by contacting Electrolux.

This warranty only applies in the 50 States of the U.S.A. and Puerto Rico, and Canada. Product features or specifications as described or illustrated are subject to change without notice.

USA
800-844-8044
 Electrolux Major Appliances North America,
 a division of Electrolux Home Products, Inc.
 P.O. Box 212378
 Augusta, GA 30917

Canada
800-265-8352
 Electrolux Major Appliances North America,
 a division of Electrolux Home Products, Inc.
 5855 Terry Fox Way
 Mississauga, Ontario
 L5V 3E4

ATTENTION

**To Properly Install Your Refrigerator
See "Installation" Section On Pages 4-5**

OR

To Reverse The Doors

See "Door Removal & Reversal" Section On Pages 6-9



Before You Call

Common Occurrences	Before calling for service, review this list. It may save you time and expense. This list includes common occurrences that are not the result of defective workmanship or materials in this appliance.
Refrigerator does not run.	<ul style="list-style-type: none">• Ensure plug is tightly pushed into electrical outlet.• Check/replace fuse with a 15 amp time-delay fuse. Reset circuit breaker.• The temperature control is turned to "O".• Refrigerator may be in defrost cycle. Wait 20 minutes and check again.
Freezer temperature too cold. Refrigerator temperature is satisfactory.	<ul style="list-style-type: none">• Set freezer control to a warmer setting until freezer temperature is satisfactory. Allow 24 hours for the temperature to stabilize.
Refrigerator temperature too cold. Freezer temperature is satisfactory.	<ul style="list-style-type: none">• Set refrigerator control to a warmer setting. Allow 24 hours for temperature to stabilize. Then check freezer temperatures and adjust as needed.
* Refrigerator is noisy or vibrates.	<ul style="list-style-type: none">• The cabinet is not level.• Floor is weak.
Odors in refrigerator.	<ul style="list-style-type: none">• Interior needs to be cleaned.• Foods that produce odors should be covered or wrapped.
Cabinet light not working.	<ul style="list-style-type: none">• Replace light bulb.• Ensure plug is tightly pushed into electrical outlet.• Light switch may be stuck. Push in light switch, located on the refrigerator control box, to release.
Automatic ice maker not working. (some models)	<ul style="list-style-type: none">• Ensure the Wire Signal Arm is not in UP position.• Ice maker should produce 4 to 5 pounds of ice in a 24 hour period.• Water supply is turned off.• Water pressure is too low.• The freezer is not cold enough.

* See Normal Operating Sounds and Sights section on page 17.

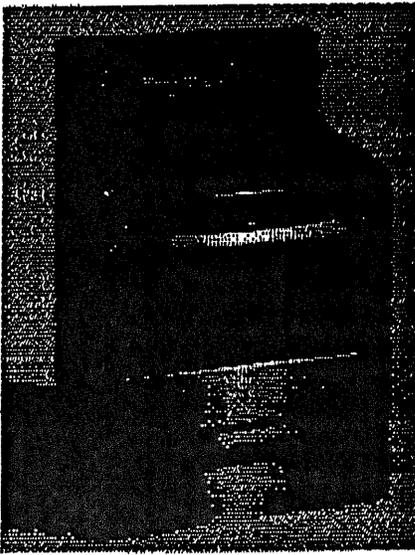


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FEF366EC - 30" Electric Smoothtop Range



[Larger Picture](#)

Models available:



Stainless Steel
FEF366EC

MSRP: \$799

Suggested price may not reflect actual dealer price, and does not include delivery, installation, accessories, or removal and disposal of old appliances.

Control Panel Features

SmoothTouch™ Backguard Design

Cooktop Features

Ceramic Smoothtop Cooking Surface
Upswept Rangetop

Elements

2 - 6" Radiant Elements
2 - 9" Radiant Elements

Oven Features

2600W Bake / 3000W Broil
5.3 Cu. Ft. Self-Cleaning Oven with Advanced Bake Cooking System
EasySet™ 300 Electronic Oven Control
UltraSoft™ Handle
2 Flat Oven Racks
Extra-Large Clear Glass Visualite® Window
Vari-Broil™
Oven Light - Activated manually with a rocker switch on the control panel

Storage Drawer Features

Storage Drawer with UltraSoft™ Handle

Dimensions

Cut-out - Min.: W 30" x H 36" x D 25"

Nominal Product Size: W 29-7/8" x H 47-3/4" x D 25-3/4"

Oven Interior: W 24-3/8" H 19-1/8" D 19-3/4"

Approx. Shipping Weight (Lbs.): 175

More Information

- [Owner's Manual](#)
- [Extended Service](#)
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LIMITED WARRANTY

Your range is protected by this warranty

	WARRANTY PERIOD	THROUGH OUR AUTHORIZED SERVICERS WE WILL:	THE CONSUMER WILL BE RESPONSIBLE FOR:
FULL ONE-YEAR WARRANTY	One year from original purchase date.	Pay all costs for repairing or replacing any parts of this appliance which prove to be defective in materials or workmanship.	Costs of service calls that are listed under NORMAL RESPONSIBILITIES OF THE CONSUMER.*
LIMITED 2ND - 5TH YEAR WARRANTY (Glass Smoothtop, Seal & Elements)	Second through fifth years from original purchase date.	Provide a replacement for any defective surface heating element, deteriorated rubberized-silicone seal (upswept models only), or glass smoothtop that cracks due to thermal breakage (not customer abuse).	Diagnostic costs and any transportation and labor costs which are required because of service.
LIMITED WARRANTY (Applicable to the State of Alaska)	Time periods listed above.	All of the provisions of the full and limited warranties above and the exclusions listed below apply.	Costs of the technician's travel to the home and any costs for pick up and delivery of the appliance required because of service.

In the U.S.A., your appliance is warranted by Electrolux Home Products, Inc. In Canada, your appliance is warranted by Electrolux Canada Corp. We authorize no person to change or to add to any of our obligations under this warranty. Our obligations for service and parts under this warranty must be performed by us or an authorized servicer.

* NORMAL RESPONSIBILITIES OF THE CONSUMER

This warranty applies only to products in ordinary household use, and the consumer is responsible for the items listed below:

1. Proper use of the appliance in accordance with instructions provided with the product.
2. Proper installation by an authorized servicer in accordance with instructions provided with the appliance and in accordance with all local plumbing, electrical and/or gas codes.
3. Proper connection to a grounded power supply of sufficient voltage, replacement of blown fuses, repair of loose connections or defects in house wiring.
4. Expenses for making the appliance accessible for servicing, such as removal of trim, cupboards, shelves, etc., which are not a part of the appliance when it was shipped from the factory.
5. Damages to finish after installation.
6. Replacement of light bulbs and/or fluorescent tubes (on models with these features).

EXCLUSIONS

This warranty does not cover the following:

1. CONSEQUENTIAL OR INCIDENTAL DAMAGES SUCH AS PROPERTY DAMAGE AND INCIDENTAL EXPENSES RESULTING FROM ANY BREACH OF THIS WRITTEN OR ANY IMPLIED WARRANTY.
Note: Some states do not allow the exclusion or limitation of incidental or consequential damages, so this limitation or exclusion may not apply to you.
2. Service calls which do not involve malfunction or defects in workmanship or material, or for appliances not in ordinary household use. The consumer shall pay for such service calls.
3. Damages caused by services performed by servicers other than Electrolux Home Products, Inc., Electrolux Canada Corp., or their authorized servicers; use of parts other than genuine Electrolux parts; obtained from persons other than such servicers; or external causes such as abuse, misuse, inadequate power supply or acts of God.
4. Products with original serial numbers that have been removed or altered and cannot be readily determined.

IF YOU NEED SERVICE

Keep your bill of sale, delivery slip, or some other appropriate payment record. The date on the bill establishes the warranty period should service be required. If service is performed, it is in your best interest to obtain and keep all receipts. This written warranty gives you specific legal rights. You may also have other rights that vary from state to state. Service under this warranty must be obtained by contacting Electrolux Home Products, Inc. or Electrolux Canada Corp.

This warranty only applies in the 50 states of the U.S.A., Puerto Rico, and Canada. Product features or specifications as described or illustrated are subject to change without notice. All warranties are made by Electrolux Home Products, Inc. or Electrolux Canada Corp.

2004_02

USA
800-944-9044
 Electrolux Home Products, Inc.
 P.O. Box 212378
 Augusta, GA 30917

Canada
866-294-9911 (English or French)
 Electrolux Canada Corp.
 6150 McLaughlin Road
 Mississauga, Ontario, Canada
 L5R 4C2

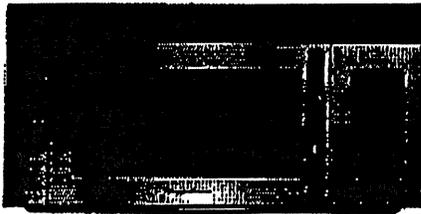


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FMV156DC - 1.5 Cu. Ft. Over-Range Microwave Oven



[Larger Picture](#)

Models available:

Stainless Steel
FMV156DC

MSRP: \$369

Suggested price may not reflect actual dealer price, and does not include delivery, installation, accessories, or removal and disposal of old appliances.

Key Features

- Eleven Variable Power Levels
- Four Cook options
- Four Defrost options
- Four Reheat options
- One-Touch Cooking control panel
- Popcorn Sensor pops microwave popcorn automatically
- Programmable for 3 cooking stages

More Information:

- [Owner's Manual](#)
- [Extended Service](#)
- [Dealer Locator](#)
- [Product Registration](#)
- [Accessories & Parts](#)

Additional Features

- 14" Glass Turntable
- 300 CFM Fan
- Audible Signal Elimination
- Child Lock
- Demo Mode
- Easy to Read 5-Digit, 2-Color Lighted Display
- Kitchen Timer
- Plus 1 Minute
- Three Convenient Venting Options: horizontal, vertical and recirculating
- Work Light and Exhaust Fan

Dimensions

- Height: 16 1/4"
- Width: 29 15/16"
- Depth: 15 9/16"
- Approx. Product Weight (Lbs.): 55
- Approx. Shipping Weight (Lbs.): 63

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LIMITED WARRANTY

Your microwave is protected by this warranty

	WARRANTY PERIOD	THROUGH OUR AUTHORIZED SERVICERS, WE WILL:	THE CONSUMER WILL BE RESPONSIBLE FOR:
FULL ONE-YEAR WARRANTY	One year from original purchase date.	Pay all costs for repairing or replacing any parts of this appliance which prove to be defective in materials or workmanship.	Costs of service calls that are listed under NORMAL RESPONSIBILITIES OF THE CONSUMER. *
LIMITED 2ND YEAR WARRANTY (Microwave Oven)	Two years from original purchase date.	Repair or replace any part of the microwave even which proves to be defective in materials or workmanship.	Cost of shipping the replacement part to the nearest authorized servicer; and all labor and service charges.
LIMITED 2nd - 10th YEAR WARRANTY (Magnetron Tube)	Second through tenth years from original purchase date.	Provide a replacement for any magnetron tube which proves to be defective in workmanship or material.	Cost of shipping the replacement part to the nearest authorized servicer; and all labor and service charges.
LIMITED WARRANTY (Applicable to the State of Alaska)	Time periods listed above.	All of the provisions of the full and limited warranties above and the exclusions listed below apply.	Cost of the technician's travel to the home and any costs for pick up and delivery of the appliance required because of service.

In the U.S.A., your appliance is warranted by Electrolux Home Products, Inc. In Canada, your appliance is warranted by Electrolux Canada Corp. We authorize no person to change or to add to any of our obligations under this warranty. Our obligations for service and parts under this warranty must be performed by us or an authorized servicer.

***NORMAL RESPONSIBILITIES OF THE CONSUMER**

This warranty applies only to products in ordinary household use, and the consumer is responsible for the items listed below:

1. Proper use of the appliance in accordance with instructions provided with the product.
2. Proper installation by an authorized servicer in accordance with instructions provided with the appliance and in accordance with all local plumbing, electrical and/or gas codes.
3. Proper connection to a grounded power supply of sufficient voltage, replacement of blown fuses, repair of loose connections or defects in house wiring.
4. Expenses for making the appliance accessible for servicing, such as removal of trim, cupboards, shelves, etc., which are not a part of the appliance when it was shipped from the factory.
5. Damages to finish after installation.
6. Replacement of light bulbs and/or fluorescent tubes (on models with these features).

EXCLUSIONS

This warranty does not cover the following:

1. CONSEQUENTIAL OR INCIDENTAL DAMAGES SUCH AS PROPERTY DAMAGE AND INCIDENTAL EXPENSES RESULTING FROM ANY BREACH OF THIS WRITTEN OR ANY IMPLIED WARRANTY.
Note: Some states do not allow the exclusion or limitation of incidental or consequential damages, so this limitation or exclusion may not apply to you.
2. Service calls which do not involve malfunction or defects in workmanship or material, or for appliances not in ordinary household use. The consumer shall pay for such service calls.
3. Damages caused by services performed by servicers other than Electrolux Home Products, Inc., Electrolux Canada Corp., or their authorized servicers; use of parts other than genuine Electrolux parts; obtained from persons other than such servicers; or external causes such as abuse, misuse, inadequate power supply or acts of God.
4. Products with original serial numbers that have been removed or altered and cannot be readily determined.

IF YOU NEED SERVICE

Keep your bill of sale, delivery slip, or some other appropriate payment record. The date on the bill establishes the warranty period should service be required. If service is performed, it is in your best interest to obtain and keep all receipts. This written warranty gives you specific legal rights. You may also have other rights that vary from state to state. Service under this warranty must be obtained by contacting Electrolux Home Products, Inc. or Electrolux Canada Corp.

This warranty only applies in the 50 states of the U.S.A., Puerto Rico, and Canada. Product features or specifications as described or illustrated are subject to change without notice. All warranties are made by Electrolux Home Products, Inc. or Electrolux Canada Corp.

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USA
800-944-9044
Electrolux Home Products, Inc.
P.O. Box 212378
Augusta, GA 30917

Canada
866-294-9911 (English or French)
Electrolux Canada Corp.
6150 McLaughlin Road
Mississauga, Ontario, Canada L5R 4C2

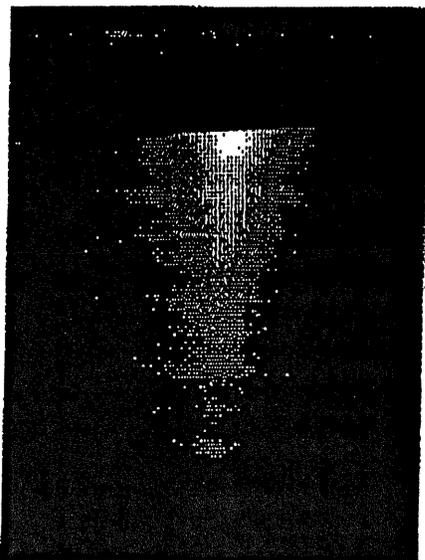


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Built-In | Portable

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FDB1050REC - Precision Select 24" Built-In Dishwasher



Larger Picture

Models available:



Stainless Steel
FDB1050REC



MSRP: \$379

Suggested price may not reflect actual dealer price, and does not include delivery, installation, accessories, or removal and disposal of old appliances.

Features

- ENERGY STAR® Compliant
- Stainless Steel Door
- Stainless Steel Food Disposer
- 100% Filtered Wash Water - No Pre-Rinse Required
- 4 Easy Clean Touchpads
- 5-Level Precision Wash System®
- Self-Cleaning Filter
- UltraQuiet II™ Sound Insulation Package
- Variable Delay Start
- BIG Tub™ Design Holds 14 Place Settings

More Information

- Owner's Manual
- Cutout Dimensions
- Extended Sensor
- Dealer Locator
- Product Registry
- Accessories

Options

- Hi-Temp Rinse
- Hi-Temp Wash

Rack System

- Deluxe Lower Rack
- Deluxe Upper Rack
- Premium Silverware Basket

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Major Appliance Warranty Information

Your appliance is covered by a one year limited warranty. For one year from your original date of purchase, Electrolux will pay all costs for repairing or replacing any parts of this appliance that prove to be defective in materials or workmanship when such appliance is installed, used and maintained in accordance with the provided instructions.

Exclusions This warranty does not cover the following:

1. Products with original serial numbers that have been removed, altered or cannot be readily determined.
2. Product that has been transferred from its original owner to another party or removed outside the USA or Canada.
3. Rust on the interior or exterior of the unit.
4. Products purchased "as-is" are not covered by this warranty.
5. Food loss due to any refrigerator or freezer failures.
6. Products used in a commercial setting.
7. Service calls which do not involve malfunction or defects in materials or workmanship, or for appliances not in ordinary household use or used other than in accordance with the provided instructions.
8. Service calls to correct the installation of your appliance or to instruct you how to use your appliance.
9. Expenses for making the appliance accessible for servicing, such as removal of trim, cupboards, shelves, etc., which are not a part of the appliance when it is shipped from the factory.
10. Service calls to repair or replace appliance light bulbs, air filters, water filters, other consumables, or knobs, handles, or other cosmetic parts.
11. Surcharges including, but not limited to, any after hour, weekend, or holiday service calls, tolls, ferry trip charges, or mileage expense for service calls to remote areas, including the state of Alaska.
12. Damages to the finish of appliance or home incurred during installation, including but not limited to floors, cabinets, walls, etc.
13. Damages caused by: services performed by unauthorized service companies; use of parts other than genuine Electrolux parts or parts obtained from persons other than authorized service companies; or external causes such as abuse, misuse, inadequate power supply, accidents, fires, or acts of God.

DISCLAIMER OF IMPLIED WARRANTIES; LIMITATION OF REMEDIES

CUSTOMER'S SOLE AND EXCLUSIVE REMEDY UNDER THIS LIMITED WARRANTY SHALL BE PRODUCT REPAIR OR REPLACEMENT AS PROVIDED HEREIN. CLAIMS BASED ON IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED TO ONE YEAR OR THE SHORTEST PERIOD ALLOWED BY LAW, BUT NOT LESS THAN ONE YEAR. ELECTROLUX SHALL NOT BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES SUCH AS PROPERTY DAMAGE AND INCIDENTAL EXPENSES RESULTING FROM ANY BREACH OF THIS WRITTEN LIMITED WARRANTY OR ANY IMPLIED WARRANTY. SOME STATES AND PROVINCES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATIONS ON THE DURATION OF IMPLIED WARRANTIES, SO THESE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. THIS WRITTEN WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS. YOU MAY ALSO HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE.

If You Need Service

Keep your receipt, delivery slip, or some other appropriate payment record to establish the warranty period should service be required. If service is performed, it is in your best interest to obtain and keep all receipts. Service under this warranty must be obtained by contacting Electrolux at the addresses or phone numbers below.

This warranty only applies in the USA and Canada. In the USA, your appliance is warranted by Electrolux Major Appliances North America, a division of Electrolux Home Products, Inc. In Canada, your appliance is warranted by Electrolux Canada Corp. Electrolux authorizes no person to change or add to any obligations under this warranty. Obligations for service and parts under this warranty must be performed by Electrolux or an authorized service company. Product features or specifications as described or illustrated are subject to change without notice.

USA
1.800.844.9044
Electrolux Major Appliances
North America
P.O. Box 212378
Augusta, GA 30907

 **Electrolux**

Canada
1.800.668.4606
Electrolux Canada Corp.
5855 Terry Fox Way
Mississauga, Ontario, Canada
L5V 3E4