

SECTION 113100- RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following types of residential appliances:
 - 1. Electric Ranges/Ovens.
 - 2. Range Hoods.
 - 3. Microwaves.
 - 4. Refrigerator/freezers.
 - 5. Dishwashers.
 - 6. Clothes washers and electric dryers, stacked units, combination units.
 - 7. Food waste disposers.
- B. Related Sections: The following sections contain requirements that relate to this Section:
 - 1. Kitchen sinks are specified in Division 15 Section "Plumbing Fixtures and Equipment".
 - 2. Plumbing connections for appliances are specified in Division 15.
 - 3. Electrical services and connections for appliances are specified in Division 16.

1.3 SUBMITTALS

- A. Product data for each appliance type required indicating compliance with requirements, including installation instructions. Provide complete operating and maintenance instructions for each appliance.

1.4 QUALITY ASSURANCE

- A. Energy Ratings: Provide residential appliances that carry labels indicating energy cost analysis (estimated annual operating costs) and efficiency information as required by Federal Trade Commission.
- B. UL and NEMA Compliance: Provide electrical components required as part of residential appliances that are listed and labeled by UL and comply with applicable NEMA standards.
- C. AHAM Standards: Provide appliances that conform to the following standards of the Association of Home Appliance Manufacturers:
 - D. Refrigerators and Freezers: Total volume and shelf area ratings certified according to ANSI/AHAM HRF-1.
- E. Provide products from the same manufacturer for each type of appliance required.

- F. To the greatest extent possible, provide appliances by a single manufacturer for entire Project.

1.5 DELIVERY AND STORAGE

- A. Deliver appliances to the Project site in the manufacturer's undamaged protective packaging.
- B. Delay delivery of appliances until utility rough-in is complete and construction in the spaces to receive appliances is substantially complete and ready for installation.

1.6 WARRANTIES

- A. Warranty: Each product specified comes with a one year full warranty on parts and labor against factory defects. Submit written warranties executed by the manufacturer of each appliance specified agreeing to repair or replace units or components that fail in materials or workmanship within the specified warranty period. Refer to written warranty packed with each appliance.
 - 1. Range: 1-year full warranty.
 - 2. Microwave Oven: 1-year full warranty and manufacturer's standard extended limited warranty on defects in the magnetron tube.
 - 3. Refrigerator/Freezer: 1-year full warranty and manufacturer's standard extended limited warranty on the sealed refrigeration system.
 - 4. Dishwasher: 1-year full warranty, manufacturer's standard extended limited warranty on tub and door liner.
 - 5. Clothes Washer: 1-year full warranty and manufacturer's standard extended limited warranty on gearcase assembly and on outer tub.
- B. Warranties specified above shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

PART 2 - PRODUCTS

2.1 APPLIANCES

- A. General: Residential Appliances provided under the Scope of Work are stipulated as "Basis of Design" selections. Alternate products which meet or exceed the Basis of Design selection specifications may be submitted for review and acceptance by the Owner.
- B. Manufacturer: As Listed by Schedule
- C. Color and finish: Stainless Steel or as listed below by Basis of Design. Alternative finish selections may be directed by the Owner or Owner's Interior Designer.
- D. Appliance Schedule: Basis of Design – Dwelling Units
 - 1. Range: Kenmore Model # 22-93003 – Stainless Steel
 - 2. Dishwasher: Kenmore Model # 22-14313 – Stainless Steel.
 - 3. Microwave: Kenmore Model # 22-80323 – Stainless Steel.

4. Disposal: Kenmore; Model # 6010.
5. Refrigerator/Freezer: Kenmore Model # 46-60503 (18 cu. ft.) – Stainless Steel with Icemaker.
6. Clothes Washer/Dryer: Compact Unit for Unit Type S 1 – General Electric; Model # GUD27ESSMWW.
7. Washer: Kenmore; Model # 26-5072.
8. Dryer: Kenmore; Model # 26-6192.

F. Clubhouse Appliances

1. Dishwasher: GE Model # GTD226SSLSS stainless steel.
2. Full size Refrigerator: GE Model # GWE19JSLSS stainless steel.

2.2 FINISHES

- A. General: Provide the manufacturer's standard finish as accepted by Owner.

PART 3 - EXECUTION

3.1 DELIVERY:

- A. Deliver Crated: All Appliances.
- B. Uncrate, Set-in Place, Remove Trash: All Appliances.
- C. Anti-Tip Device: To be installed with uncrate service.
- D. General Contractor responsible for installation and final leveling.
- E. Freestanding Equipment: Place units in final locations after finishes have been completed in each area.
- F. Utilities: Refer to Divisions 15 and 16 for plumbing and electrical requirements.

END OF SECTION 113100