

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: ELVA YOUNG		NOV 03 2023		TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
131 / 1	65M-4737	Birch 2 Elev C		

CABINETRY

1 - KITCHEN CABINETRY - DIFFERENT COLOUR ISLAND - FLAT FEE 26Oct23 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 27Jun23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET PROVISION WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD LEVEL CABINETRY AT KITCHEN ISLAND - SEE SKETCH 27Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PRICE SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED.	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 27Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 26Oct23 Note:	
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 27Jun23 Note:	
1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL If the Purchaser has purchased or been provided with a 9ft basement concrete pour (being an increase from the Vendor's standard basement depth) 29May23 Note: the depth is measured from the top of footing to the top of foundation wall. The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform.	

COUNTER TOP

1 - UPGRADE COUNTER TOP - CAESARSTONE - KITCHEN STD EDGE #360 26Oct23 Note: COMBINED WITH VENDORS STANDARD UNDERMOUNT KITCHEN SINK AND VENDORS STANDARD KITCHEN FAUCET	
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ELECTRICAL

TUBE

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 27Jun23 Note: CONDUIT TUBE ONLY	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 27Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND SEE SKETCH FOR LOCATION 27Jun23 Note:	

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
131 / 1	65M-4737	Birch 2 Elev C		
<div>1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE</div> <div>AT KITCHEN ISLAND - SEE SKETCH</div> <div>27Jun23 Note:</div>				
<div>1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE</div> <div>GREAT RM</div> <div>27Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.</div>				
<div>FIREPLACE AND ACCESSORIES</div>				
<div>1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR</div> <div>27Jun23 Note:</div>				
<div>MISCELLANEOUS</div>				
<div>1 - Purchaser acknowledges that all Colour Selections and Finishes have been individually reviewed as documented. Purchaser further acknowledges that all selections, codes and descriptions are correct, and has instructed the Vendor</div> <div>26Oct23 Note:</div> <div>to proceed accordingly. The purchaser(s) hereby acknowledges, understands, and accepts that once this document has been signed and executed by all parties hereto, it will be Final. Absolutely no further requests for additions, changes, deletions and/or alterations, will be permitted or entertained, other than reselection due to unavailability.</div>				
<div>1 - Failure by the Purchaser to do so, will result in all provisions and/or rough-ins as described above to be installed as per the Vendor's standard, and the Purchaser shall be responsible to accommodate any and all provisions at his own expense after</div> <div>27Jun23 Note: closing. Purchaser further acknowledges and accepts that if the appliance specifications change from what was originally submitted, the Vendor will not be responsible or guarantee changes to width of stove openings, built in cut outs, electrical requirements, gas services, or plumbing. All appliance installations are the sole responsibility of the Purchaser and shall be completed at his own expense after closing.</div>				
<div>1 - Purchaser acknowledges that kitchen cabinet sizing and/or customizations to accommodate ranges/cooktops, built-in fridges, built in oven/microwaves may or may not include provisions for plumbing, electrical and or gas services, and will be fabricated as</div> <div>27Jun23 Note: per the appliance specifications submitted by the Purchaser to the Vendor's Décor Representative. Any specifications or upgrades required for plumbing, electrical and or gas services, must be submitted to the Vendor's Décor Representative prior to finalizing the Colour Chart.</div>				
<div>1 - The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement.</div> <div>29May23 Note: The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions.</div>				
<div>PAINTING</div>				
<div>1 - WHITE TRIM PAINT THROUGHOUT</div> <div>26Oct23 Note:</div>				
<div>PLUMBING</div>				
<div>1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY</div> <div>27Jun23 Note:</div>				
<div>PROMOTIONAL</div>				
<div>1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER MAY 5/23.</div> <div>29May23 Note:</div>				

<div>CONSTRUCTION SUMMARY</div> <div>Red Oaks on Bayview - Trinimont Developments Inc.</div> <div>PURCHASER: ELVA YOUNGTEL:</div>				
LOT / PHASE 131 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev C		

EXTRAS AS PER OFFER

<div><div>The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Fiv</div><div>Worksheet Note:</div><div>REDEEMED</div></div>	
<div><div>EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchasers first choice brick selection. ?In the event of a colour conflict, we will automatically proceed to your second or third choice.</div><div>Worksheet Note:</div></div>	
<div><div>1st Choice: Exterior Colour Scheme 2 - Manchester</div><div>Worksheet Note:</div></div>	
<div><div>2nd Choice: Exterior Colour Scheme 10 - Tohoe</div><div>Worksheet Note:</div></div>	
<div><div>Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and ag</div><div>Worksheet Note:</div></div>	

This Document is Extremely Time Sensitive - Printed 3 Nov 23 at 13:31

Purchaser:ELVA YOUNG

Property: 131

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 2 Elev C

Lock Date: 26-Oct-23

26-Oct-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 1048 FLAX	467 SA
Laundry Room	N/A (TUB ON LEGS)	
Powder Room	MONACO 1048 FLAX	467 SA
Master Ensuite Bathroom	DORAL W500 WHITE	468 SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	468 SA
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	468 SA
	N/A	
KITCHEN ISLAND	MONACO 823 DRIFT WOOD	467 SA
	N/A	

Appliances: Built In Appliances ☒ Yes ☐ No

Dishwasher Cabinet ☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

STD OPENING

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

STD OPENING

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

DIFFERENT COLOUR CABINET AT KITCHEN ISLAND

2. Counters

	Counter	Edge
Kitchen / Breakfast	CAESARSTONE - DARTON 7514	#360
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
KITCHEN ISLAND	CAESARSTONE - DARTON 7514	#360

** Refer to Construction Summary

Initial: 

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Telephone Res. / Bus: /

Decor Advisor: Sabrina Carano

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Property: 131

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Model and Elevation: Birch 2 Elev C

26-Oct-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	E.B. LOFT CENDRA 12.5X12.5 -TITANIUM 50	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	E.B. LOFT CENDRA 12.5X12.5 -TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Laundry Room	FRIGIA LIGHT GREY 13X13 - TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Powder Room	E.B. LOFT CENDRA 12.5X12.5 -TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Master Ensuite Bathroom	FRIGIA LIGHT GREY 13X13 - TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Master Ens. Shower Flr.	2x2 WHITE TILE - TITANIUM 50	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	FRIGIA LIGHT GREY 13X13 - TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Ensuite Bath - Bedroom 4	FRIGIA LIGHT GREY 13X13 - TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	SILVIA WHITE 8X16 - TITANIUM 50	STD HORIZONTAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr.	N/A	
Ensuite Bath - Bedroom 2/3	EXTRA WHITE/ GREY (722) 8X16 - TITANIUM 50	STD HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	EXTRA WHITE/ GREY (722) 8X16 - TITANIUM 50	STD HORIZONTAL STACKED INSTALLATION
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - TITANIUM 50 GROUT THROUGHOUT UNLESS SPECIFIED
*** ALL SHOWER THRESHOLDS/JAMBS - QUARTZ WHITE (WHERE APPLICABLE AS PER PLAN).

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initial 

Purchaser:

ELVA YOUNG

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

26-Oct-23

Property: 131

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Model and Elevation: Birch 2 Elev C

Plan #: 65M-4737

26-Oct-23

7. Other Flooring

Main Hall	HARDWOOD - 3 1/4" NATURAL RED OAK PLANK FLOORING (VENDORS STANDARD)
Living Room	N/A
Dining Room	HARDWOOD - 3 1/4" NATURAL RED OAK PLANK FLOORING (VENDORS STANDARD)
Family Room	Great Rm-HARDWOOD - 3 1/4" NATURAL RED OAK PLANK FLOORING (VENDORS STANDARD)
Den / Library / Study	HARDWOOD - 3 1/4" NATURAL RED OAK PLANK FLOORING (VENDORS STANDARD)
Basement Landing(If Applies)	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING
Lower Landing (If Applies)	HARDWOOD - 3 1/4" NATURAL RED OAK PLANK FLOORING (VENDORS STANDARD)
Upper Landing	HARDWOOD - 3 1/4" NATURAL RED OAK PLANK FLOORING (VENDORS STANDARD)
Upper Hall	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING
Master Bedroom	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING
Bedroom #2	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING
Bedroom #3	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING
Bedroom #4	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL (STANDARD)
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL (STANDARD)
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL (STANDARD)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL (STANDARD)

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ No

** Refer to Construction Summary

THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	WHITE*		N/A
		Bsmt Landing Area	22 WARM GREY
			N/A

Smooth Ceilings First Floor /

☒ Yes

☐ No

** Refer to Construction Summary

SMOOTH CEILINGS AT MAIN FLOOR LEVEL

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Telephone Res. / Bus: /

Decor Advisor: Sabrina Carano

Lock Date: 26-Oct-23

Property: 131

Project: Trinimont Developments Inc.

Model and Elevation: Birch 2 Elev C

26-Oct-23

Plan #: 65M-4737

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

** Refer to Construction Summary

11. Fireplace

Living Room			Family Room			Other Room - Specify			Great RM
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	

Fireplace Type			As Per Construction Specifications
Mantle Type			MANTLE M1-STANDARD
Colour / Stain			WHITE
Surround			NERO
Hearth			N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	N/A	Gas Provisions Stove	YES
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	N/A
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary **BASEMENT WALK UP STAIRS** **9FT BASEMENT CEILING HEIGHT**

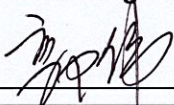
Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

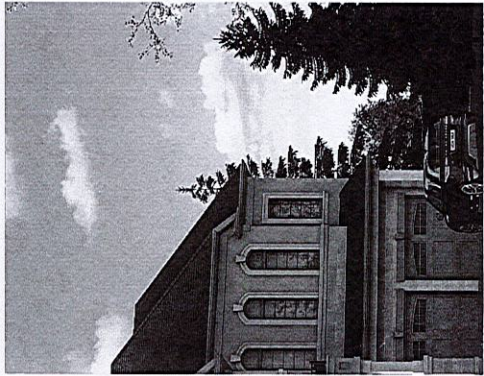
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: Oct 26/23

LOT 131 TRINIMONT
BIRCH 2 ELEV C.

E
JUNE 27/23



Plug above fireplace

Relocate + center light above island

Plug at Island

GAS LINE FOR STOVE

* 9 FT BASEMENT CEILING HEIGHT

* BASEMENT WALK-UP STAIR (IN OFFER)

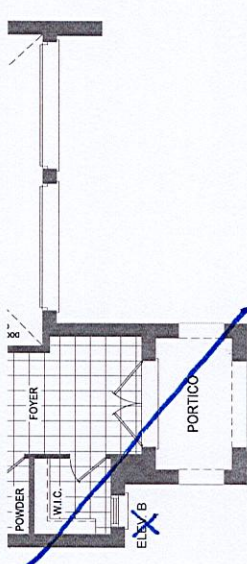
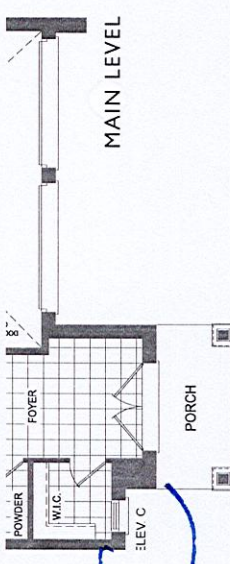
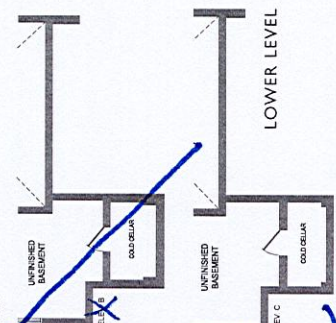
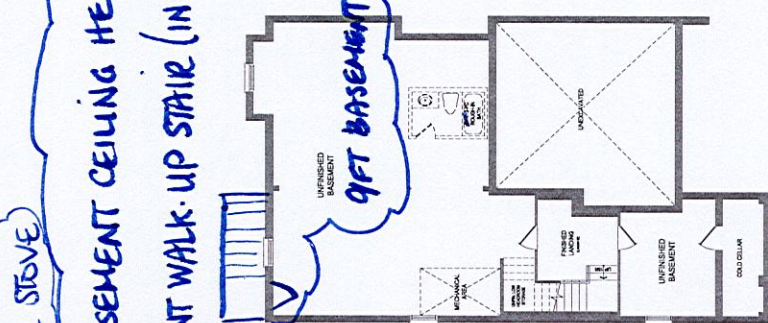
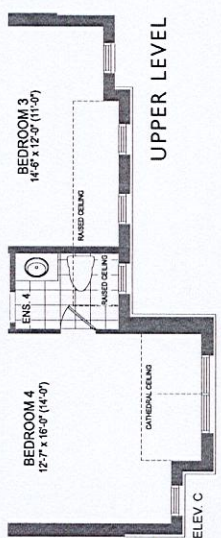
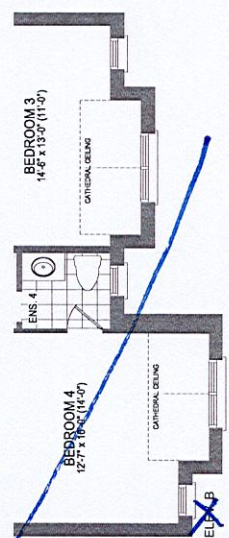
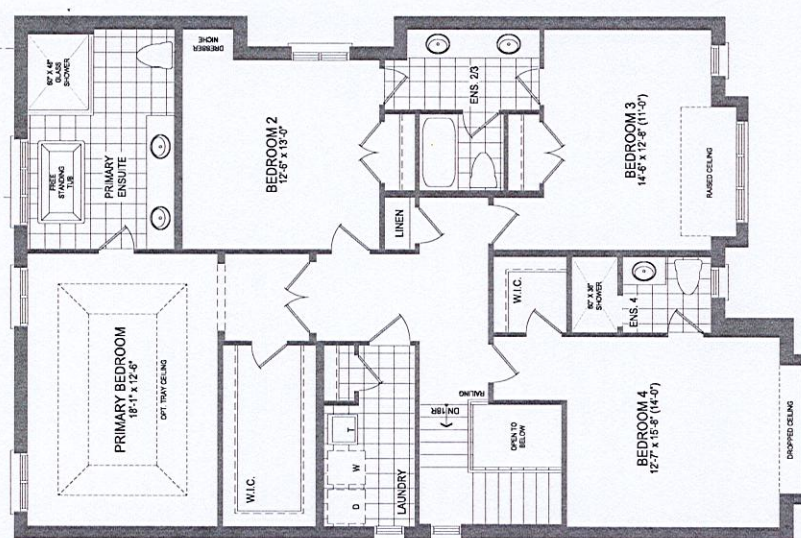
WATERLINE

FULL DEPTH FRIDGE UPGR

B/I BASE MICRO PROVISION

E.V. CONDUIT TUBE

9 FT BASEMENT



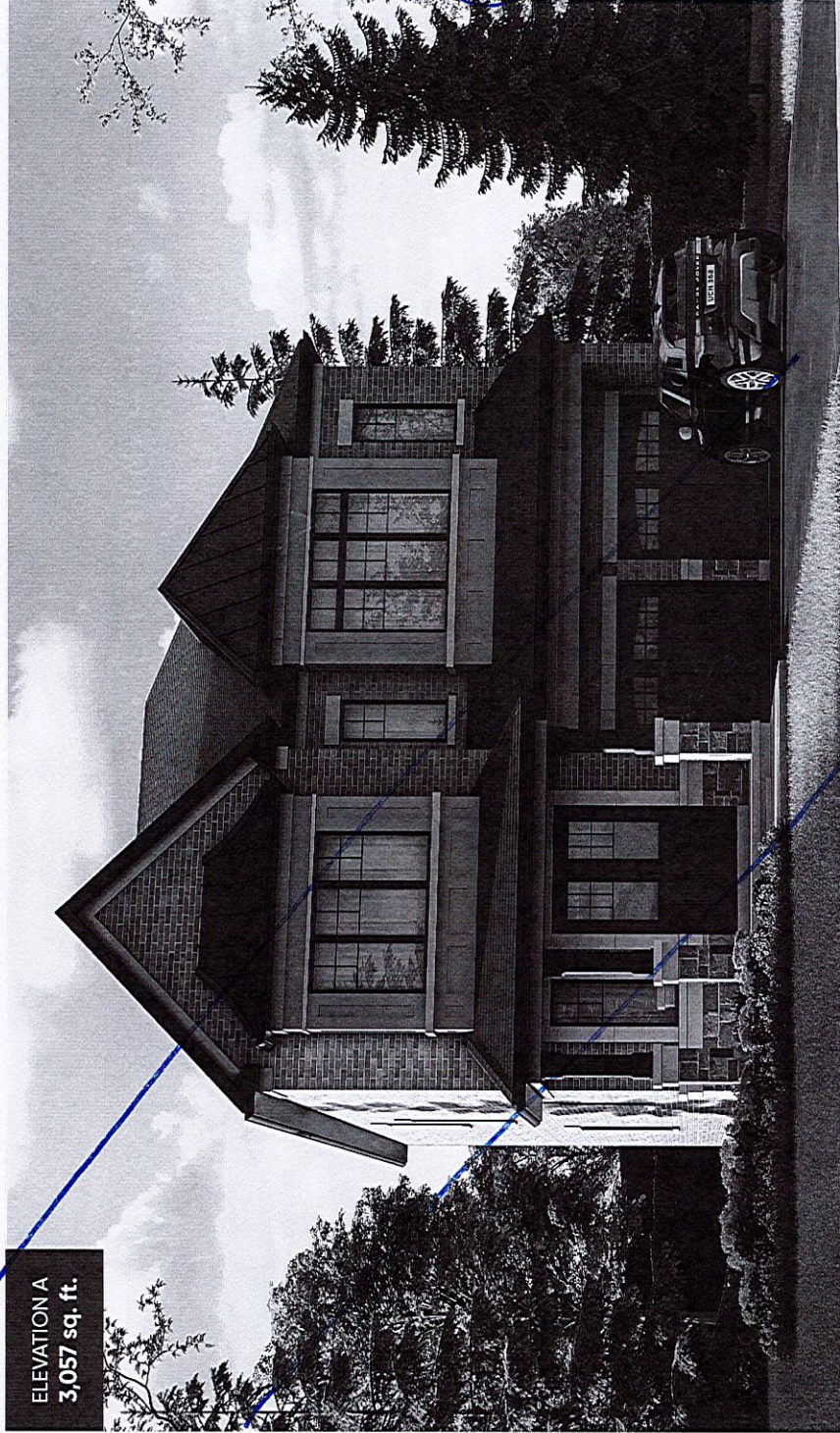
* SMOOTH CEILING AT MAIN FLOOR LEVEL

LOWER LEVEL

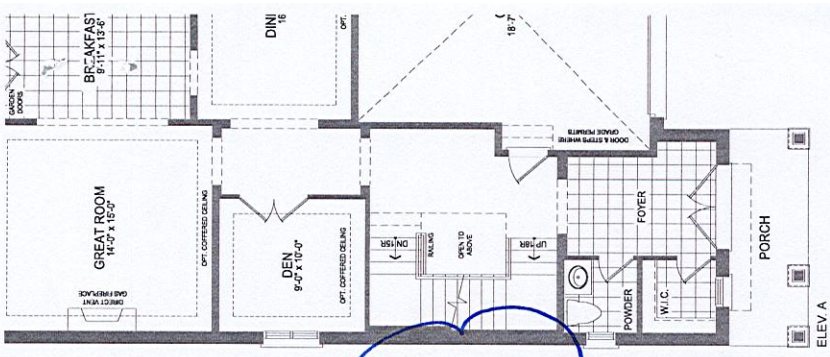
MAIN LEVEL

The Birch 2

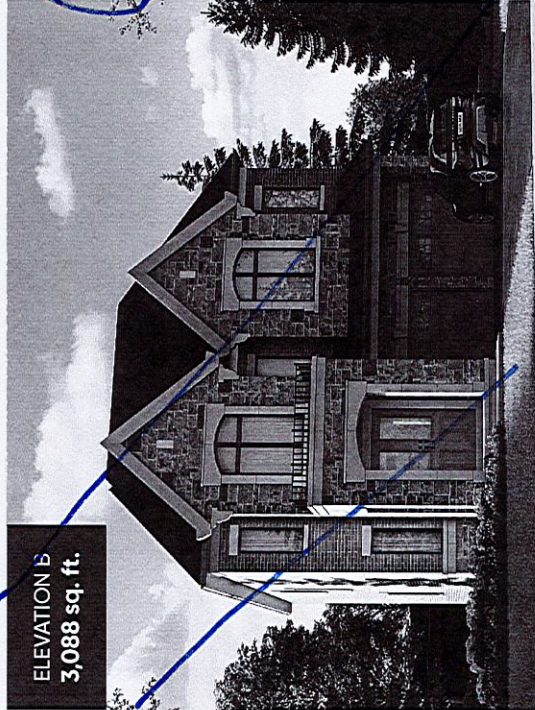
41' LOT



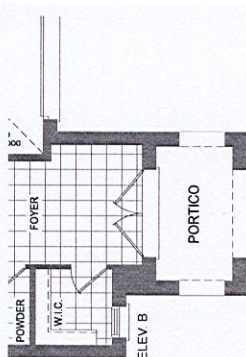
ELEVATION A
3,057 sq. ft.



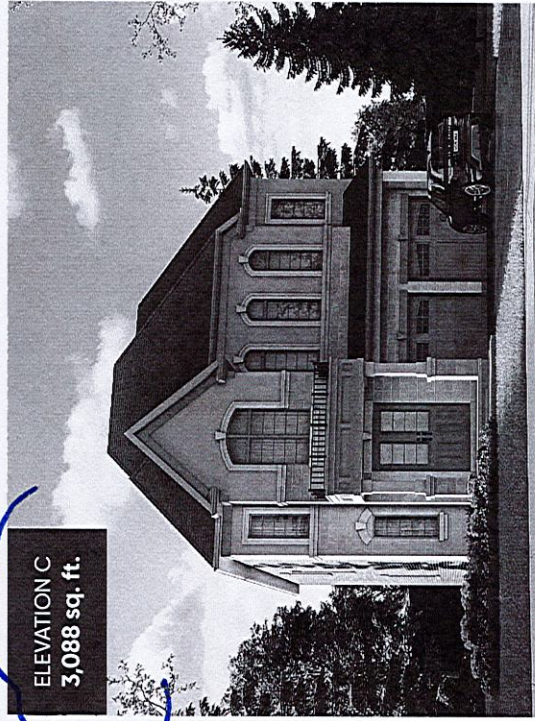
ELEV A



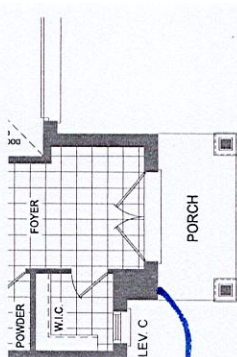
ELEVATION B
3,088 sq. ft.



ELEV B



ELEVATION C
3,088 sq. ft.



ELEV C

The Birch 2 ELEV. A

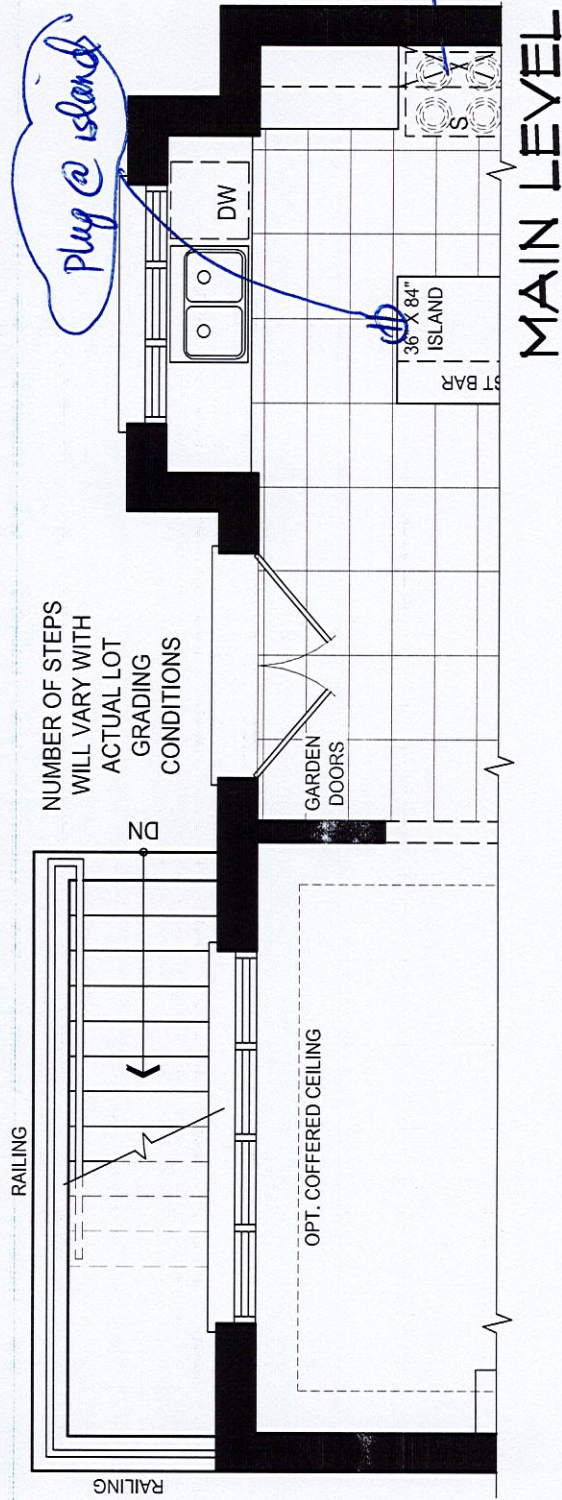
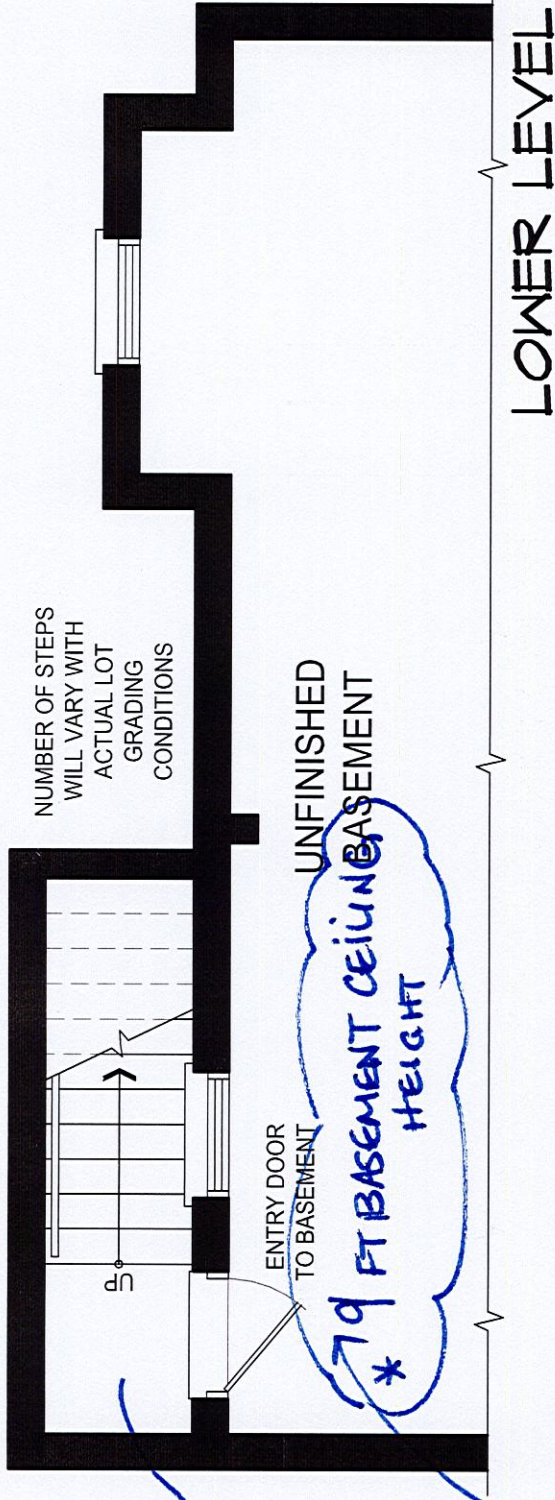
LOT 131
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION C

REVISIONS:

1. ADD EXTERIOR BASEMENT WALK-UP STAIRS TO REAR OF HOUSE. (IN OFFER)

2. 9 FT BASEMENT CEILING HEIGHT



DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

[illegible]

PROVISION FOR PLUG AT ISLAND

ICG
Micro
Base

FULL DEPTH
FRIDAE
UPPERS.

Selba Industries		J #
W WDTH	W HGHT	W CNT
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.		
FLOOR HGHT	DOOR HGHT	
ST CENT	2X4	VENT BOX COVER
JOB NUMBER: BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill MODEL: 41-2X BIRCH 2 ELA,B,C LOT #:		
DESIGNER: KS DATE: OCT 25 24		

LOT 131 TRAINING

TRINIMONT LOT 131

1 of 7

FRIGIDAIRE
GALLERY



Install Trim Kit Required. Multiple sizes available.

2.2 Cu. Ft. Built-In Microwave
Built-In Microwave
Available Products: GMBS3068AD, GMBS3068AF
Available Colors: Black Stainless Steel, Stainless Steel
Version: 09/22

* 27" TRIM KIT

G.W.

OCT 26/23

Product Specifications

Cooking Controls

Cooking Power	1100 Watts
Number of Power Levels	10

Microwave Control Features

+ 10 Seconds	Yes - One Touch
+ 30 Seconds	Yes - One Touch
Quick Start	Yes

Exterior

Door Swing	Side-Swing Door
------------	-----------------

Dimensions and Volume

Height	13 5/8"
Width	24 7/16"
Depth	19 5/8"
Microwave Interior Height	11 1/4"
Microwave Interior Width	17 7/8"
Microwave Interior Depth	19 1/8"
Microwave Capacity	2.2 Cu. Ft.

Installation

Power Supply Connection Location	Right Top
----------------------------------	-----------

Safety Certifications and Approvals

UL Listed	Yes
cUL Listed	Yes

Microwave Cooking

Auto Cook	Yes
Bacon	Yes
Beverage	Yes
Defrost	Yes
Melt / Soften	Yes
Popcorn	Yes
Potato	Yes
Reheat	Yes
Sensor Cooking	Yes
Sensor Reheat	Yes
Veggies	Yes

Additional Settings

Child Lock	Yes
Demo On / Off	Yes
Language Options	English and French
Setting Turntable On / Off	No
Setting Weight Lb / Kg	Yes
Timer On / Off	Yes
Volume # of Settings	4 (Includes Off)

Internal Specifications

Interior Color	White
Interior Light Quantity	1
Interior Light Type	LED
Interior Light Wattage	1.2 Watts
Turntable Diameter	16 1/2"
Turntable Material	Glass

Electrical Specifications

Voltage Rating	120 V
Watts @ 120 Volts	1,100 Watts

General Specifications

Prop 65 Label	Yes
Warranty - Labor	1 Year
Warranty - Parts	1 Year

For planning purposes only. We reserve the right to change specifications or discontinue models without notice. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com / frigidaire.ca
Electrolux Major Appliances, N.A.
USA • 10200 David Taylor Drive • Charlotte, NC 28262 • Charlotte, NC 28262 • 1-877-4electrolux (1-877-435-3287) • frigidaire.com
CANADA • 5855 Terry Fox Way • Mississauga, ON L5V 3E4 • 1-800-265-8352 • frigidaire.ca

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2.2 Cu. Ft. Built-In Microwave

Built-In Microwave

Available Products: GMBS3068AD, GMBS3068AF

Available Colors: Black Stainless Steel, Stainless Steel

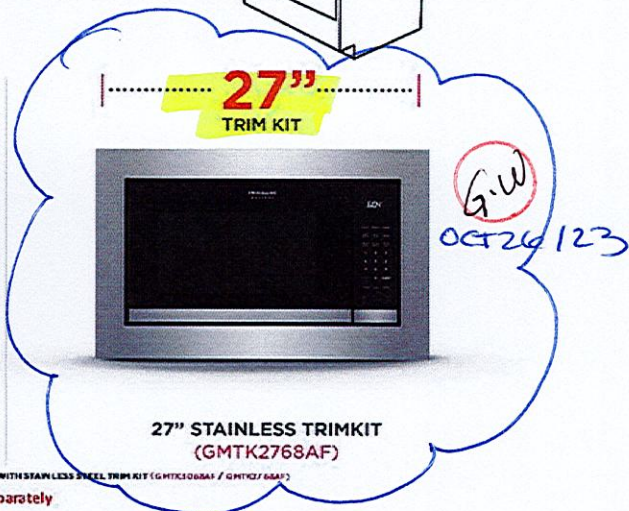
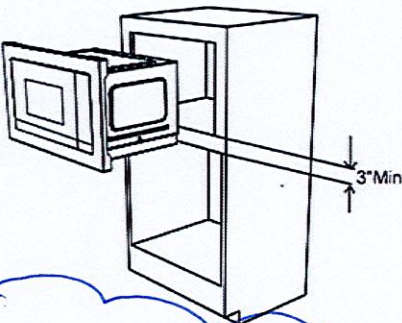
Version: 09/22

Installation Diagram

CABINET OR WALL CUTOUT

Cutout Dimensions

Height (A)	Minimum	16" 3/4 (42.5 cm)
	Maximum	17" (43.2 cm)
Width (B)	Minimum	24 3/4" (62.9 cm)
	Maximum	25" (63.5 cm)
Depth (C)	Minimum	20" (50.8 cm)



Model Number	Color	Description
GMBS3068AF	SS	Microwave
GMBS3068AD	Black SS	Microwave
GMTK3068AF	SS	* 30" trim kit
GMTK2768AF	SS	* 27" trim kit
GMTK3068AD	Black SS	* 30" trim kit
GMTK2768AD	Black SS	* 27" trim kit

* Trim Kit Sold Separately

Trim Kit Overall Dimensions		
	27"	30"
Height	18" (460.8 mm)	18" (460.8 mm)
Width	27" (685.8 mm)	30" (759 mm)
Depth	1 3/5" (40.9 mm)	1 3/5" (40.9 mm)

For planning purposes only. We reserve the right to change specifications or discontinue models without notice. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com / frigidaire.ca
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Installation Instructions

Built-in Trim Kit

Model # ~~GMTK3068AF~~ GMTK2768AF GMTK3068AD
~~GMTK2768AD~~

BEFORE YOU BEGIN

- IMPORTANT** – Save these instructions for local inspector's use.
- IMPORTANT** – Observe all governing codes and ordinances.
- Note to Installer** – Be sure to leave these instructions with the Consumer.
- Note to Consumer** – Keep these instructions for future reference.
- Skill level** - Installation of this appliance requires basic mechanical and electrical skills.
- Proper installation is the responsibility of the installer.
- Product failure due to improper installation is not covered under the Warranty.

Read these instructions completely and carefully.

- Please make sure the cabinet is level or vertical to front panel of cabinet before installation. Uneven cabinets may cause the trim kits to be noncoplanar with the door panels of microwave oven.
- Unplug the microwave oven before attempting installation of this kit.
- Because the kit includes metal parts, caution should be used in handling and installation to avoid the possibility of injury.
- Do not remove permanently affixed labels, warnings, or plates from the product. This may void the warranty.
- A statement shall be included in the instructions warning the user that the appliance must be disconnected from the source of supply before attempting the installation of the accessory, and that the accessory is intended for use only with an appliance that is marked to indicate such use.

FOR YOUR SAFETY:


WARNING – Before beginning the installation, switch power off at service panel and lock out to prevent being switched on accidentally. When the service cannot be locked, securely fasten a prominent warning device, such as a tag, to the service panel.

IMPORTANT - PLEASE READ AND FOLLOW

THIS BUILT-IN KIT IS DESIGNED FOR USE ONLY WITH ELECTROLUX MICROWAVE OVENS SPECIFYING BUILT-IN KIT

IMPORTANT:

Before installing the exhaust duct, confirm the floor is level. The level bubble should be equal distance from level guide lines.



QUESTIONS?

For customers in the United States call: 1-800-944-9044
For customers in Canada call: 1-800-265-8352 (English)
1-800-668-4606 ext.8199 (French)
Visit our Website at: www.frigidaire.com
READ CAREFULLY.
KEEP THESE INSTRUCTIONS.

PN: A06823528
September 2021

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PN:16170000A87093

Trinimont Lot 131

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Guw

Installation Instructions

PARTS INCLUDED IN THE KIT

- 1. Front Frame Assembly- QTY 1
- 2. Exhaust Duct - QTY 1
 - Bottom Mounting Rail – QTY 2
- 3. Screw A - QTY 11+3 extra
- 4. Screw B - QTY 4 + 2 extra

CHOOSING A LOCATION FOR YOUR MICROWAVE OVEN IF BUILT-IN

Built-In Trim Kit allows for the installation of microwaves listed below to be built into a cabinet or wall by itself or over an electric wall oven*.

Model Number	Color	Description
GMBS3068AF	Easy Care SS	Microwave
GMBS3068AD	Black SS	Microwave
GMTK3068AF	Easy Care SS	30" Trim Kit
GMTK2768AF	Easy Care SS	27" Trim Kit
GMTK3068AD	Black SS	30" Trim Kit
GMTK2768AD	Black SS	27" Trim Kit

See Illustration 1 for proper location and when building in above a wall oven. Carefully follow both the wall oven installation instructions and Electrolux's Built-in Kit instructions. If building over a wall oven, be sure the clearance between the wall oven and the microwave oven is a minimum of 3 inches. See illustration 2.

*NOTE: Trim Kit and microwave can only be built-in over an electric self-clean or non self-clean single cavity wall oven.

CABINET OR WALL CUTOUT

Cutout Dimensions(See illustration 3)

Height (A)	
Minimum	16 3/4" (42.5 cm)
Maximum	17" (43.2 cm)
Width (B)	
Minimum	24 3/4" (62.9 cm)
Maximum	25" (63.5 cm)
Depth (C)	
Minimum	20" (50.8 cm)

IMPORTANT:
Before installing the exhaust duct, confirm the floor is level.
The level bubble should be equal distance from level guide lines.

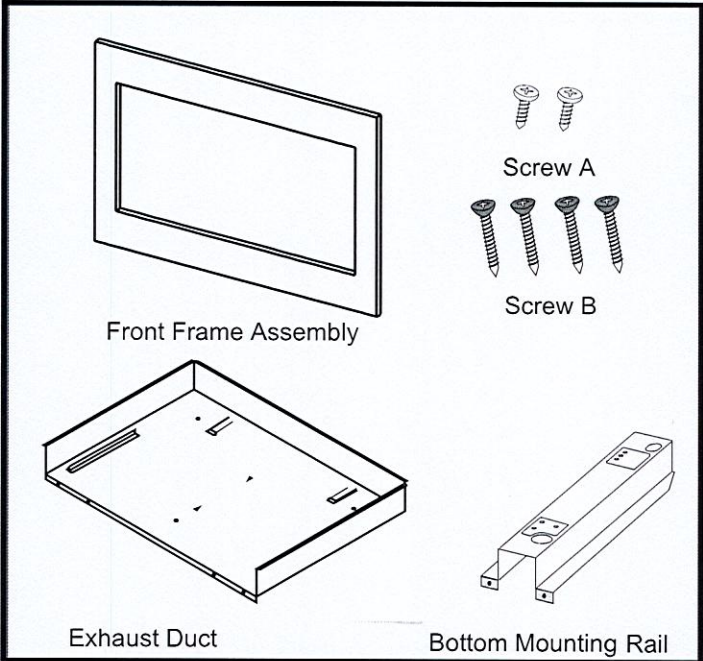
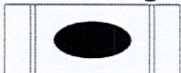


Illustration 1

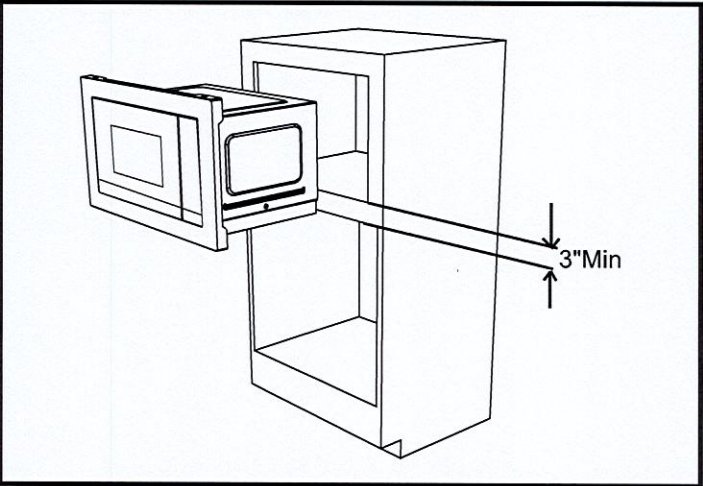


Illustration 2

Trim Kit Overall Dimensions			
	27"	Guw	30"
Height	18" (460.8mm)		18" (460.8mm)
Width	27" (685.8mm)		30" (769mm)
Depth	1 3/5" (40.9mm)		1 3/5" (40.9mm)

EW

Installation Instructions

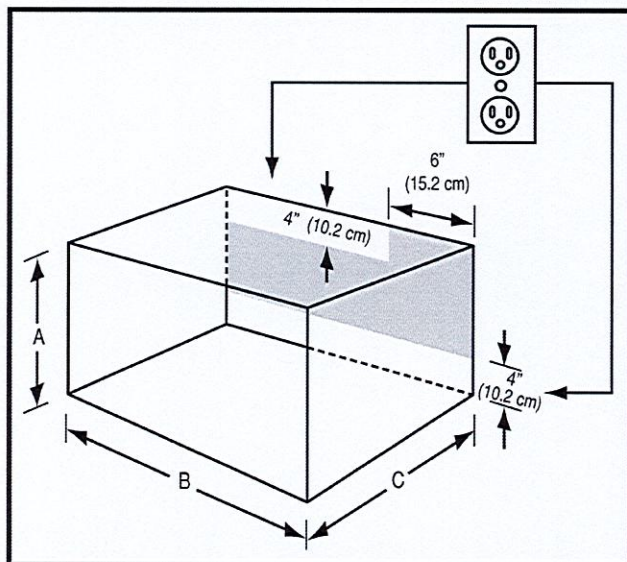


Illustration 3

ELECTRICAL OUTLET LOCATION

Outlet should NOT be in the shaded area as indicated on Illustration 3

NOTE 1:

The floor of the opening should be constructed of plywood strong enough to support the weight of the oven and floor load (approximately 100 pounds). The floor should be level for proper operation of the oven. Be sure to check the local building code as it may require that the opening be enclosed with side, ceiling and rear partition. The proper functioning of the oven does not require the enclosure.

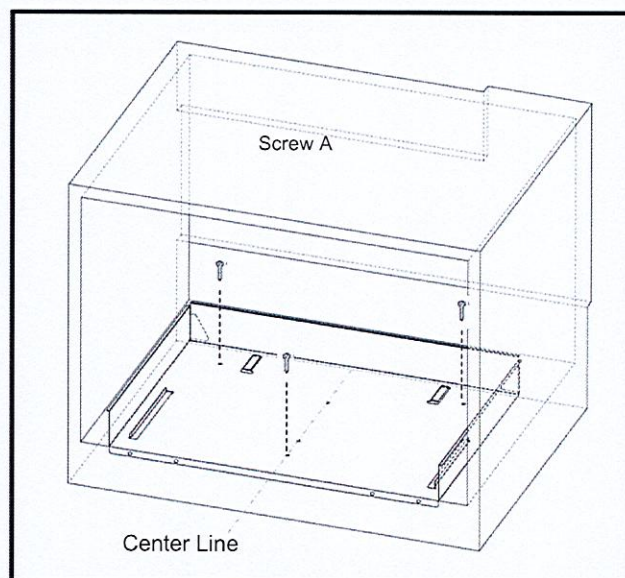


Illustration 4

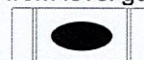
EXHAUST DUCT ASSEMBLY

1. Draw a Central Line on floor. Place the Exhaust Duct in the opening. When the Exhaust Duct Assembly is in the opening correctly, the Center Line is in the middle of the Exhaust Duct Assembly. See Illustration 4.
2. Secure the Exhaust Duct Assembly with the three screws A.

IMPORTANT: Secure screws in outer hole. 3 pcs are needed for exhaust duct assembly

IMPORTANT:

Before installing the exhaust duct, confirm the floor is level. The level bubble should be equal distance from level guide lines.



Gw

Installation Instructions

Bottom Mounting Rail

Turn microwave upside down so you are looking at oven bottom. Secure the bottom Mounting Rail on oven with four SCREWS A. See Illustration 5.

NOTE: Please make sure to align the holes (marked with "36") of bottom mounting rail and the holes (marked with "36") of microwave oven's bottom plate.

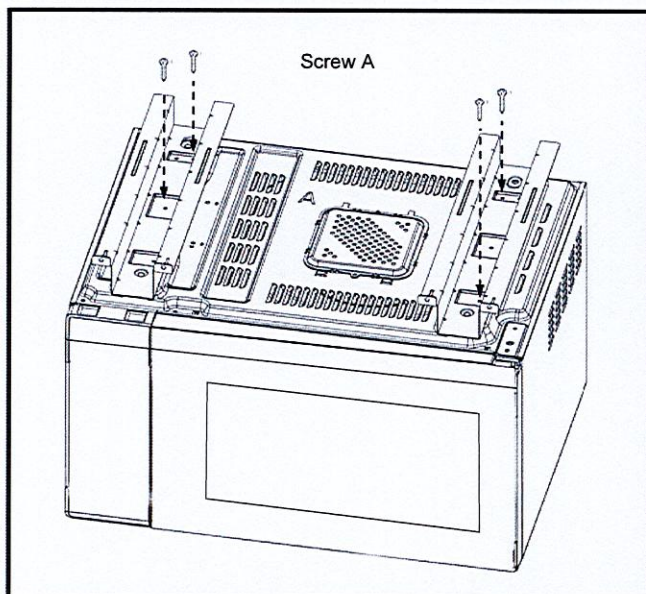


Illustration 5

OVEN INSTALLATION

1. Place the oven adjacent to the wall or cabinet opening. Plug the power cord into the electrical outlet.
2. Carefully guide the assembled oven into the prepared opening. Slide the oven on the Exhaust Duct Assembly. See Illustration 6.
3. Secure the Exhaust Duct Assembly with the four screws A.

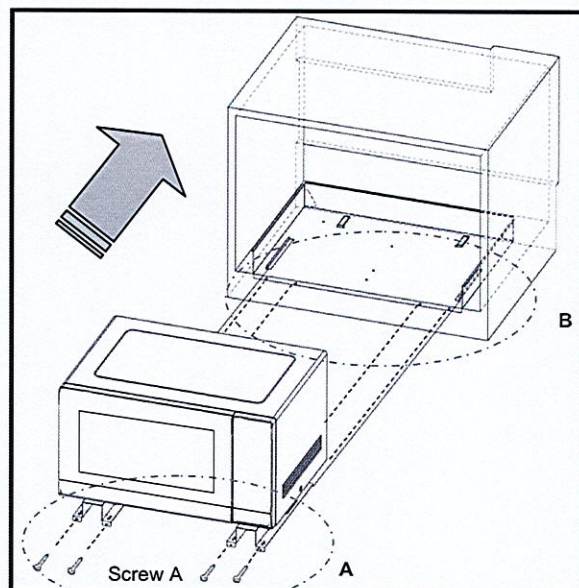
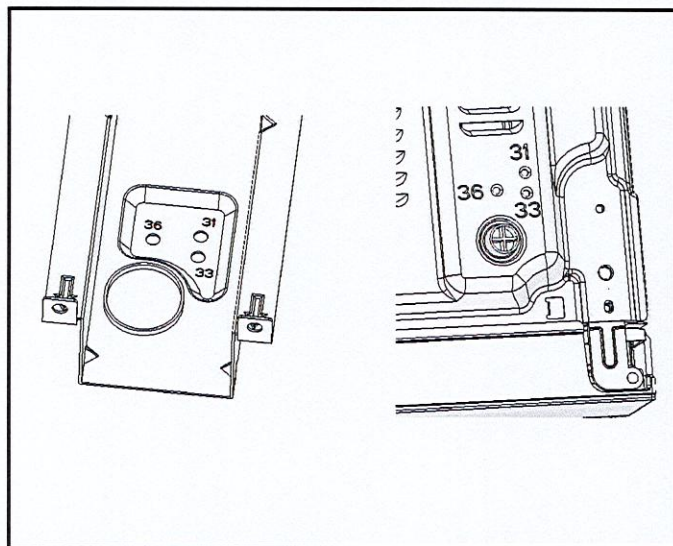


Illustration 6



Installation Instructions



FRAME INSTALLATION

1. Position the FRAME ASSEMBLY to be square with the oven. Carefully place the FRAME ASSEMBLY on the oven. See Illustration 7.
2. Check that it is level and then secure with two SCREWS B. Secure the bottom portion of the FRAME ASSEMBLY with the two remaining SCREWS B. See Illustration 8.

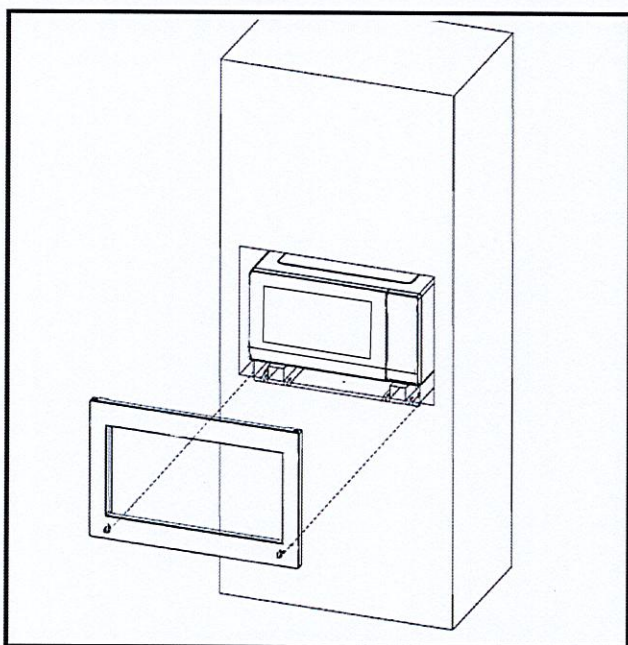


Illustration 7

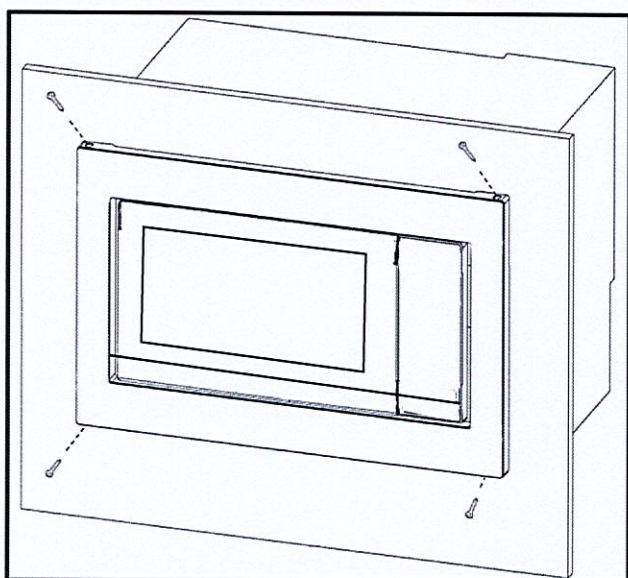


Illustration 8

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