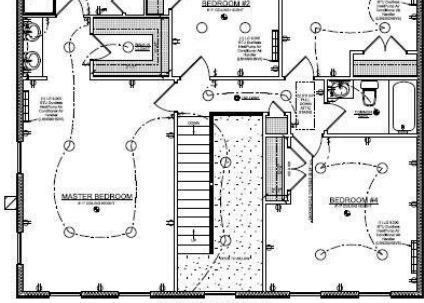


- ceiling light (style 60)
- 220v outlet
- personal fan light cones
- outlet gfi
- outlet 20 amp duplex
- smoke detector
- smoke detector/CO
- switch
- mainly light
- 200 service amp panel
- outlet gfi wip

**HVAC SPECIFICATIONS SCOPE:**  
 Mechanical work shall be performed in accordance with the rules and regulations of the 2018 IRC Chapters 12-24 & based on the IMC 2018  
 LG Wall Mounted 5-Zone System - 54,000 BTU  
 Outdoor - 8k + 9k + 9 + 9 + 12k Indoor - 20 @ SEER 2  
 Model: LMS43HV 4 LSN50SHSV5 LSN120HVS  
 Item Number: 151015



**ELECTRICAL SPECIFICATIONS SCOPE:**  
 It is the intent of these specifications and accompanying drawings that the contractor shall, unless otherwise specified herein, furnish all labor, materials, tools and equipment including scaffolding to install the complete electrical system as specified herein. Contractor shall properly install, equip, adjust, and put into perfect operation, the respective portions of the installation specified and so interconnect the various items or sections of the work in order to form a complete and properly operating whole.

**RULES AND REGULATIONS:**  
 Electrical work shall be performed in accordance with the rules and regulations of the 2018 IRC Chapters 34-43 based on National Electrical Code 2017 (NEC 2017), National Fire Protection Association (NFPA), and all applicable state and local codes.

**MATERIALS AND WORKMANSHIP:**  
 All materials shall be new, of the best respective kinds, manufactured by the company or companies.

**GROUNDING:**  
 Electrical Contractor shall be responsible for installing a ground wire with all circuits, branch, and feeder. The size shall be in accordance with the National Electric Code, Article 250, Table 250.95.

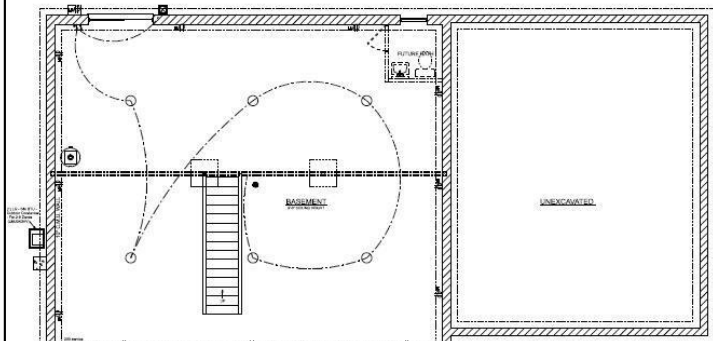
**POWER WIRING TO OTHER EQUIPMENT:**  
 Electrical Contractor shall provide all conduit, disconnect switches, wire outlet boxes, and final connections to any piece of equipment furnished by other contractors. The control wiring and starter, if required, shall be the responsibility of the Contractor furnishing the equipment.

**MATERIALS AND INSTALLATION:**  
 In general, branch circuits shall be non-metallic sheathed cable, NM-B Romex or equivalent, except where hot or damp conditions require a different type of installation. Minimum size shall be 14 AWG copper.

**FIXTURES:**  
 The Contractor shall provide lighting fixtures in accordance with the layout indicated on the drawings pursuant to contract. Fixtures shall be equipped with all component parts of metal, glass, ballast, sockets, wiring, self-aligning hangers, and all other accessories as required to make each unit complete and operable in its entirety. Contractor shall be responsible for providing lamps which in all ways meet fixture manufacturers requirements.

**SAFETY SWITCHES:**  
 Safety switches shall operating mechanism

**PANEL BOARDS:**  
 Panel boards shall be system characteristics be thermal magnetic shall be clearly indicated



# 160 TAN OAK DRIVE

<https://homesnepa.com>

To be built a brand-new construction in the highly desirable Pocono Mountain Woodland Lakes community. This 4 bedroom, 2.5 bath Center Hall Colonial is currently being built and will be delivered completely new, including all appliances. The home offers an ideal layout with an open main level, a full unfinished basement, and a two-car attached [...]

\$489,900

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2476 sq ft

PROJECT: POCONO MOUNTAIN WOODLAND LAKES  
 ARCHITECT: RICHARDSON & SONS  
 ELECTRICAL: RICHARDSON & SONS  
 INDIAN HILL RD, KANAWASTA, PA 15765  
 PROJECT NO: 151015

## Basics



**Date added:** Added 5 months ago

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Year built:** 2025

**Subdivision Name:** Pocono Mountain Woodland Lakes

**Bathrooms Full:** 2

**List Office Name:** Davis R. Chant - Milford

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Area, sq ft:** 2476 sq ft

**Parcel Number:** 111.01-02-59 019999

**Zoning:** Residential

**MLS ID:** PWBPW253943

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## Building Details

**Sewer:** Septic Tank

**Building Area Total:** 3196 sq ft

**Foundation Details:** Block

**Basement:** Unfinished

**Parking:** Attached, Garage, Garage Faces Front

**Architectural Style:** Colonial

**Construction Materials:** Vinyl Siding

**Levels:** Two

**Roof:** Asphalt

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## Amenities & Features

**Pool Features:** Community

**Cooling:** Wall Unit(s)

**Flooring:** Luxury Vinyl

**Laundry Features:** Laundry Room

**Appliances:** Dishwasher, Microwave, Refrigerator, Electric Oven

**Electric:** 200+ Amp Service

**Heating:** Heat Pump

