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EXHIBIT "D"

MINIMUM STANDARDS REQUIRED OF HOMES FOR SALE IN PARK

The following is a list of minimum standards required of homes for sale that are to remain in Meadow Green Acres. These standards are for the safety of the occupants as well as other residents in MGA. These standards may be amended at any time.

STRUCTURE - The home must be considered structurally sound.

WALLS

- Exterior walls must be a minimum of 2"x4" stud construction.
- Exteriors must be in good condition. Damaged or missing panels must be repaired or replaced.
- All homes are expected to be painted or stained and in good condition.
- Shutters should be well attached and painted if needed.

FLOORS

- Weakened areas must be replaced beneath toilets, tubs, washers, hot water tanks, etc.
- All floor registers must be in place.

ROOF

- Roof (if metal) is to be sealed and free from rust.
- Missing shingles must be replaced with color as close as possible.
- Ridge vent must be undamaged and provide adequate ventilation for roof cavity.
- Damaged gutters and/or brackets must be repaired and sealed against leakage.

DOORS AND WINDOWS

- All storms and screens must be in operable working condition.
- All broken window glass must be replaced.
- All windows and doors must operate smoothly.
- Skylights must be free of leaks.

LEVEL

- All homes must be level with appropriate blocking, properly placed and shimmed out.
- Homes are to be tied down, as per safety codes, even if not originally required at time of set.

UNDERCARRIAGE

- Belly paper and insulation must be intact, free of holes.
- Dryer vent if vented under home must continue outside skirting.
- Skirting must be free of holes and in line vertically with home's walls.

EQUIPMENT AND APPLIANCES

- Furnace should be clean and run efficiently.
- Furnace should have proper filter(s) installed.
- Hot water tank must be of proper type and correctly installed in accordance with safety codes.
- All appliances included with home should be in good working order.
- Air conditioners if self-contained must have flex duct intact, free of holes.

SERVICES

- Gas lines and appliances should be free of leaks.
- Only non-corrosive plumbing is suitable for water lines.
- All faucets must be operable and drip free.
- Toilets should be properly adjusted and not leak.
- Sewer connections should be leak free, properly strapped, and fit snugly into in-ground line.
- Heat tapes must be installed and/or in working condition on exposed water lines and wrapped with insulation.
- Each home is to have an above ground water line shut-off.

ELECTRICAL

- Only copper wiring is acceptable.
- Main boxes must be rated at 100 amps.
- Only boxes with circuit breakers are acceptable.
- Breaker boxes in closets or in laundry areas are not acceptable.
- Supply wire to home to be rated @ 100 amp.
- All wet areas to be protected by GFCI outlets.

SAFETY AND EQUIPMENT

- Each home is to have a fire extinguisher, fully charged.
- Smoke detectors between kitchen and bedrooms are mandatory.
- Furnace and hot water heater compartments are to be lined with non-combustible material.
- All bedrooms are to be equipped with egress windows.
- Hallways must be at least 32 inches in width.

ADJACENT STRUCTURES

- All steps must be solid and in a non-deteriorated state with sturdy railings.
- Porches must be in good condition and painted, if necessary. Regardless of previous agreements, all porches must be skirted for resale.
- Skirting must be attractive, properly attached, complete and substantial enough to withstand the elements and meet the requirements as stated in the MGA Community Guidelines.
- Sheds must be in good condition with operable doors. Painted as needed.
- Awnings, must be in good repair and painted.
- TV Antennas (dishes) may be required to be removed and any damage repaired.

OTHER NOTES AND RECOMMENDATIONS