

Seller's Disclosure Statement

Business Name: Shawnee Sleepy Hollow Campground
Address: 147 Sleepy Hollow Rd
City: Schellsburg **State:** Pa. **Zip:** 15559-8670

Purpose of Statement: This is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and any information concerning the property known by the Seller. Unless otherwise advised. The Seller does not possess any expertise in construction, architecture or engineering. The Seller has not conducted any inspections of generally inaccessible areas such as the foundation or roof. This Statement is not a warranty of any kind by the Seller or by any agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller's agent is required to provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual anticipated sale of property. The following are representations made solely by the seller and are not the representations of the Seller's agent(s), if any. This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Appliances/Systems/Services: The items below are in working order:

Range/Oven	y
Dishwasher	y
Refrigerator	y (1 year old)
Hood/Fan	n/a
Disposal	n/a
Attic Fan	n/a
Pool Heater, liner & Equio.	y (new pump, gunnite pool, solar panels)
Microwave	y
Trash Compactor	n/a
Ceiling Fans	y
Hot Tub/Sauna	n/a
Lawn Sprinkler System	n/a
Water Heater	y (new furnace)
Plumbing System	y (hot water)
Water Softener Conditioner	y
Well & Pump	y (575 ft, camp 185 ft and 575 ft)
Septic Tank and Tile Field	y
Sump Pump	y (lifetime warranty in cellar)
City Water System	n/a
City Sewer System	n/a
Central Air Conditioning	n/a
Central Heating System	y (radiator hot water)
Furnace	y
Central Vac	n/a
Tv Antenna, Rotor, Controls	y
Electrical System	y (75% redone 9 years old)
Garage Door Opener/Remote	n/a
Alarm System	n/a
Intercom	n/a
Humidifier	n/a
Electric Air Filter	n/a
Solar Heating System	y (pool)
Fireplace and Chimney	needs re flues (4 fireplaces and 2 chimneys)
Wood Burning System	y

Unless otherwise agreed, all business and household appliances and equipment are sold in working order, except as noted, without warranty beyond the date of closing.

Property Conditions, Improvements & Additional Information:

- 1) **Basement: Has there been evidence of water?** Yes a few years ago an artesian spring sprung up, have sump pump in cellar now, walls and ground show dampness when raining.
- 2) **What buildings are insulated and what type was used, foam, fiberglass, cellulose or other?**
 - Building 1; Stone and Log Home: Fiber Fill Ceiling, 6" in some walls
 - Building 2; Cabin: 6" Fiberglass walls & ceiling, floors have 3" foam board
 - Building 3; Pool House: N/A
 - Building 4; Bath House: drop Ceiling fiberglass panels
- 3) **Does the roof leak?** No
 - What is the approximate age of the current roof?**
 - Building 1: Stone and Log Home: Tin Roof
 - Building 2: Cabin: 25 yr shingle 4 yrs old
 - Building 3: Pool House: Tin Roof 10 yr old
 - Building 4: Bath House: 25 yr shingle 2 years old
- 4) **Well Information:**
 - House:** 575 ft deep, 6" Diameter, 15 yrs old
75 ft deep, 6" Diameter, 28 yrs old
 - Camp:** 575 ft deep, 6" Diameter, 2 years old
175 ft deep, 6" Diameter, 28 years old
250 ft deep, 6" diameter, 28 years old
 - Repair History:** Lightning storm hit house well 8 years ago new pump and wire
new pump & wire in camp well 175 ft
 - Date of Last Water Test:** 10/5/08 tested Quarterly
- 5) **Sewer System:** Tile fields (2)
 - Number of sites hooked up to system:** N/A have Honey Wagon Service
 - Location of tile Field:** located on camp site map
 - Any known problems?** No
 - Age of system:** 25+ years old
 - How is Gray water handled:** dump stations / honey wagon service only
 - How often are septic tanks pumped?** 5 year cycle
 - Date of last pump out:** 10/25/07
- 6) **Heating System:** 8+ years old oil/hot water
- 7) **Electrical system:** 1 transformer on property behind bath house,
4 sites with 50 amp, 54 sites with 30 amp, 11 sites with 20 amp
No known problem
- 8) **Please indicate any evidence of the following pest infestation:**
 - Termites:** No **Carpenter Ants:** No **Mice:** yes **Rats:** No
 - Bees/Wasp:** yes **Bear:** no but are spotted on and near premises
 - Other:** post Beatle very old damage
 - What steps have been taken to control the pest:** sprayed quarterly, mouse traps and poison
- 9) **Environmental Problems: any substances, materials or products on the property that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil?**
 - Unknown paint/ no buried tanks, no asbestos, no Radon Gas, Pesticides stored in basement
- 10) **Other Items: are you aware of any of the following?**
 - 1) **Features of the property shared in common with the adjoining landowners, such as walls, fences, and driveways, or other features whose use or responsibility for maintenance may have an effect on the property:** No
 - 2) **Any encroachments, easements, zoning violations, or non-conforming uses?** No
 - 3) **Any unfinished issues regarding property lines, easements, zoning regulations, or related topics?** No
Property surveyed and has 14 metal pins that are registered with the county.
 - 4) **Any common areas like pools, tennis courts, walkways, co-owned with owner's associations or individuals having authority over the property?** No
 - 5) **Flooding, drainage or grading problem?** Grading problem on down-pour on the upper road. Have a grader attachment for tractor for road repairs.
 - 6) **Major damage to property from fire, wind, floods or landslides?** No
 - 7) **Any underground storage tanks?** 2- each at dump station for sewage, 1 each at house for sewage
 - 8) **Any environmental concerns such as proximity to landfills, airports, shooting ranges, etc?** No

Seller has lived in the residence on the property from 2/90

Seller has owned the property since 2/90 and makes representation only since that date. The seller has indicated the history and condition of all items based on information known to the seller. If any changes occur in the structural/mechanical/appliance systems of this property from 12/06/08 to the date of closing, seller will immediately disclose the changes to the Buyer. Seller warrants that the water supply, septic system, electrical system and plumbing system are not in violation of any state or local regulations. In no event shall the parties hold the Consultant liable for any representations not directly made by the Consultant.

Buyer should obtain professional advise and inspections of the property to more fully determine the condition of the property.

Points to the Disclosure Act

The following information may or may not apply in your state

Sec.8 Copies of the form prescribed in Section 7 shall be made available to the public by all Consultants and real estate salespersons

Sec. 9 A city, township or county may require disclosures in addition to those disclosures requested by section 7, and may require disclosures on a different form in connection with transactions subjected to this act.

Sec.10 Each disclosure required by this act shall be made in good faith. For purposes of this act "good faith" means honesty in fact in the conduct of the transaction

Sec.11 The specification of items for disclosure in this act does not limit or abridge any obligation for disclosure created by any other provision created by any other provision of the law regarding fraud, misrepresentations, or deceit in transfer transactions.

Sec.12 Any disclosure made pursuant to this act may be amended in writing by the transferor, but the amendment is subject to section 4.

Sec.13 Delivery of a disclosure statement required by this act shall be personally delivery, facsimile delivery, or by registered mail to the prospective purchaser. Execution of a facsimile counterpart of the disclosure statement shall be considered to be execution of the original.

Sec.14 A transfer subject to this act shall not be invalidated solely because of the failure of any person to comply with a provision of this act.

Sec.15 An agent of a transferor shall not be liable for any violation of this act by transferor unless any agent knowingly acts in concert with a transferor to violate this act.

Sec16 This act shall take effect upon the expiration of 180 days after the date of its enactment.