Camp Redwing – Property Systems Overview

103 Rader School Rd, Renfrew, PA

Overview

This summary is based on historical maintenance records, engineering documentation, and recent operational knowledge. It is intended to provide a general overview of major building systems and known site conditions to support the property disclosure process.

Section 4 – Roofing Systems

Roofing systems vary across multiple structures of differing ages. Available records indicate a range of roof update periods, with many systems dating to the 1990–2001 timeframe and limited recent replacements.

Refer to attached Roof Condition Summary pulled from recent Insurance SOV.

Section 7C – Water Intrusion

Portions of the property are located within a floodplain associated with the Connoquenessing Creek. As a result, periodic high-water events have historically resulted in localized water intrusion in certain structures. These occurrences have been addressed through routine maintenance and repair activities as needed, including flooring replacement and subfloor drying in Haven Lodge.

Section 7E – Storm / Weather-Related Damage

In 2025, a storm event resulted in a tree falling onto a building (Sunnybanks), causing significant structural damage to the roof. Due to the cessation of camp operations, the building was not repaired. The structure will require substantial repair or replacement.

Section 8 – Additions / Alterations

Various improvements and system upgrades have been completed over time across multiple structures. These include but are not limited to, HVAC system upgrades, electrical improvements, and septic system retrofit work.

Section 9 – Water Supply Systems

The property is served by an on-site well and water treatment system. In early 2025, the system was evaluated in coordination with the Pennsylvania Department of Environmental Protection (DEP).

That assessment identified concerns related to the existing well, including its proximity to the Connoquenessing Creek and insufficient depth to meet current regulatory standards. While the system remained functional and capable of producing treated water under active treatment protocols, it was determined to be non-compliant with current DEP requirements.

Further evaluation determined that achieving compliance would require installation of a new well and water treatment system, with estimated costs of approximately $300,000 to $400,000. Based on projected usage and operational considerations, these upgrades were not pursued.

Section 10 – Sewage Systems

The property is served by an individual on-lot septic system including septic tanks, dosing tank, pump system, and elevated sand mound absorption area. The system was evaluated and upgraded in 2021 to improve performance and meet regulatory standards, including floodproofing modifications.

Refer to attached septic system documentation for additional detail.

Section 12 – Domestic Water Heating

Available maintenance records identify 8 hot water tank locations across the property. Recorded last replacement dates are as follows:

Dining Hall — 08/01/1991
Mary Lodge — 01/01/2011
Pool Filter House — 05/01/1994
Trails End Restroom/Showerhouse — 08/01/1991
Laurel Oaks / Christy Restroom/Showerhouse — 08/01/2000
Pool Restroom/Showerhouse — 08/01/1996
Sunnybanks Restroom/Showerhouse/Storage — 08/01/1991
Pool (associated system) — 08/01/1996

Section 13 – Heating Systems

Available maintenance records identify 9 HVAC systems across the property. Installation and most recent update dates are summarized below:

Dining Hall — Installed 08/01/1981 | Updated 2024 (mini-split)
Ranger Residence — Installed 08/01/1960 | Updated 08/01/2005
Haven Lodge — Installed 08/01/1986 | Updated 08/01/2001
Mary Lodge — Installed 08/01/1981 | Updated 08/01/2011
Maintenance Building — Installed 08/01/1971 | Updated 08/01/2011
Lab — Installed 08/01/2013 | Updated 08/01/2013
Pool Restroom/Showerhouse — Installed 08/01/1996 | Updated 08/01/2011
Pool Filter House — Installed 05/01/1994 | Updated 05/01/1994
Splash Pad Filter Room Shed — Installed 06/01/2018 | Updated 06/01/2018

Section 17 – Pool and Aquatic Features

The property includes an in-ground swimming pool, water slide, and splash pad. The swimming pool is an older system (estimated approximately 50 years old), concrete-lined, and chlorinated.

The splash pad system is operational with no known issues.

The swimming pool has a known leak within the underground piping system. Repair would require excavation through the concrete deck and replacement of affected piping and may not fully resolve the issue.

Section 20 – Drainage and Flooding

The property is located within the floodplain of the Connoquenessing Creek. As a result, periodic flooding has occurred historically across portions of the site, particularly in low-lying areas near the water.

A significant flooding event occurred in 2023, which impacted multiple seasonal structures located near the creek. Flooding risk is inherent to the property's location.

General Condition Statement

This property has been owned, operated, and developed by Girl Scouts Western Pennsylvania for over a century. Over that period of time, the site has evolved significantly through multiple phases of use, construction, renovation, and maintenance. As a result, the property reflects a wide range of building ages, system types, and historical modifications typical of a long-standing camp operation.

Available records represent a combination of historical documentation, maintenance data, and more recent system improvements, but they should not be interpreted as a complete or fully current condition assessment. Given the scale, age, and continuous evolution of the

property, there may be legacy conditions, undocumented changes, or system variations that are not fully captured in existing records.

At the same time, the property has been actively maintained throughout its operational life, with ongoing repairs and select capital improvements implemented as needed. The information provided is intended to give a reasonable and good-faith overview of major systems and known conditions, while recognizing the inherent complexity of a property of this size, age, and history.