

~~(1) (I) [The] EXCEPT AS PROVIDED IN ITEM (II) OF THIS PARAGRAPH FOR LATENT DEFECTS DISCLOSED UNDER ITEM (1) OF THIS SUBSECTION, THE vendor makes no representations or warranties as to the condition of the real property or any improvements on the real property; and~~

~~(II) THE VENDOR REPRESENTS AND WARRANTS:~~

~~1. THAT THE VENDOR HAS NO ACTUAL KNOWLEDGE OF LATENT DEFECTS IN THE REAL PROPERTY OR AN IMPROVEMENT TO THE REAL PROPERTY EXCEPT AS DISCLOSED ON THE RESIDENTIAL PROPERTY DISCLAIMER STATEMENT;~~

~~2. THAT A PURCHASER WOULD NOT REASONABLY BE EXPECTED TO ASCERTAIN OR OBSERVE THE LATENT DEFECTS BY A CAREFUL VISUAL INSPECTION OF THE REAL PROPERTY, AND~~

~~3. THAT THE LATENT DEFECTS WOULD POSE A DIRECT THREAT TO THE HEALTH OR SAFETY OF THE PURCHASER OR AN OCCUPANT OF THE REAL PROPERTY, INCLUDING A TENANT OR INVITEE OF THE PURCHASER, AND~~

~~(2) (II) The purchaser will be receiving the real property "as is", with all defects, INCLUDING LATENT DEFECTS, that may exist, except as otherwise provided in the contract of sale of THE real property.~~

~~[(d)] (E) (1) The residential property disclosure statement shall disclose those items that, to carry out the provisions of this section, the State Real Estate Commission requires to be disclosed about the physical condition of the property.~~

~~(2) The disclosure form shall include a list of defects, INCLUDING LATENT DEFECTS, or information of which the vendor has actual knowledge in relation to the following:~~

~~(i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;~~

~~(ii) Insulation;~~

~~(iii) Structural systems, including the roof, walls, floors, foundation, and any basement;~~

~~(iv) Plumbing, electrical, heating, and air conditioning systems;~~

~~(v) Infestation of wood-destroying insects;~~

~~(vi) Land use matters;~~

~~(vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;~~

~~(viii) Any other material defects [known to the vendor] OF WHICH THE VENDOR HAS ACTUAL KNOWLEDGE; and~~

~~(ix) Whether the smoke detectors will provide an alarm in the event of a power outage.~~