

~~(3)~~ (4) A SHERIFF'S SALE, TAX SALE, OR SALE BY FORECLOSURE, PARTITION, OR BY COURT APPOINTED TRUSTEE;

~~(4)~~ (5) A TRANSFER BY A FIDUCIARY IN THE COURSE OF THE ADMINISTRATION OF A DECEDENT'S ESTATE, GUARDIANSHIP, CONSERVATORSHIP, OR TRUST; OR

~~(5)~~ (6) A TRANSFER OF SINGLE FAMILY RESIDENTIAL REAL PROPERTY TO BE CONVERTED BY THE BUYER INTO A USE OTHER THAN RESIDENTIAL USE OR TO BE DEMOLISHED.

(B) (1) A VENDOR OF SINGLE FAMILY RESIDENTIAL REAL PROPERTY SHALL COMPLETE AND DELIVER TO EACH PURCHASER:

(I) A WRITTEN RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ON A FORM PROVIDED BY THE STATE REAL ESTATE COMMISSION; OR

(II) A WRITTEN RESIDENTIAL PROPERTY DISCLAIMER STATEMENT ON A FORM PROVIDED BY THE STATE REAL ESTATE COMMISSION.

(2) THE STATE REAL ESTATE COMMISSION SHALL DEVELOP THE RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT REQUIRED BY THIS SUBSECTION BY REGULATION.

(C) THE RESIDENTIAL PROPERTY DISCLAIMER STATEMENT SHALL STATE THAT:

(1) THE VENDOR MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE CONDITION OF THE REAL PROPERTY OR ANY IMPROVEMENTS ON THE REAL PROPERTY; AND

(2) THE PURCHASER WILL BE RECEIVING THE REAL PROPERTY "AS IS", WITH ALL DEFECTS THAT MAY EXIST, EXCEPT AS OTHERWISE PROVIDED IN THE CONTRACT OF SALE OF REAL PROPERTY.

(D) (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 ~~MAY~~ SHALL INCLUDE A LIST OF 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;