



**Property Information for**

**2104 Swiss Mt  
Seven Springs**

**DBV # 1823/173 ID # 270034530  
Map S27-034-038-00**

**Refer to MLS #900430**

**To present an offer please submit:**

**Completed Pa Sales Agreement/ All Pages  
Signed Sellers Disclosure/ All Pages  
Copy Of Hand Money Check  
Signed Exclusions List if required**

**Fax all offers to 724-593-6123 or 412-291-1813**

**Or present in person to Abe and Wags at the Donegal office of:**

**Prudential Preferred Realty  
3802 State Route 31 Suite 1  
Donegal, PA. 15628  
800-419-7653**



**Prudential  
Preferred Realty**



3802 State Route 31, Suite 1 • Donegal, PA 15628  
800.419.7653



Residential

Customer Report

WPN



**MLS#:** 900430    **Ad:** 2104 Swiss Mountain    **St:** A    **LF:** RES    **LP:** \$220,000  
**Dir:** County Line Rd to Swiss Mountain. Make first left.  
**LR:** M, 15x11    **Bths F:** 3    **P:**    **Area:** Seven Springs Resort    **Zone:**  
**DR:** M, 13x8    **Bedrs:** 3    **Insulation:** Yes    **Zip:** 15622  
**Kit:** M, 11x8    **Mstr:** M, 14x12    **Sch Dst:** Rockwood Area    **Pool:**  
**Fam:**    **2BR:** M    **Sch Tr:** Y    **Pub Tr:** N  
**Den:**    **3BR:** U, 18x11    **A/Val:** \$48,230  
**Gam:**    **4BR:**    **Taxes:** \$1,629  
**Ent:** , 4x4    **5BR:**    **Maint Condo:**  
**Lot:** Common    **Acres:**

**Type Property:** Condominium    **Years Old:**    **Style:** Other    **Architecture:** Contemporary  
**Construction:**    **Floors:** Wall to Wall, Vinyl  
**Fireplace:** 1, LR    **Basement:** N    **Parking:** , General/Common Area    **Roof:** Composition  
**Heat Type:** Electric, Baseboard    **Cooling:** Wall Unit  
**Water:** Public    **Sewer:** Public    **Construct Type:** Existing  
**County:** Somerset/Cambria    **Inclusions:** Disposal, Dishwasher, Electric Stove, Microwave Oven, Refrigerator

**Remarks:** Awesome location for catching the shuttle service or enjoying the summer pool and tennis courts. This is the largest Interlaker

AGENTS ONLY  
TO SHOW CALL  
412-551-1859  
Exclusions

Contents of Owners Closet

Adrienne Wagner  
PRUDENTIAL PREFERRED REALTY  
724-593-6195

A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

PAGE #1

SELLER INITIALS

*[Handwritten initials]*

West Penn Multi-List, Inc.™ SELLER DISCLOSURE STATEMENT

900430

WPML LISTING # 10/2011 REVISED

THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

SELLER INFORMATION

Seller(s) Name(s): Michael D. and Heidi A. Sherman
Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"): 2104 Swiss Mountain

Approximate age of Property: \_\_\_\_\_ Years Seller has owned Property: 12 yrs.

NOTICE TO PARTIES DBV 1423/173 ID# 276034530 MAP S27-034-038-00

A Seller must disclose to a Buyer all known material defects about the Property being sold that are not readily observable. This Disclosure Statement is designed to assist the Seller in complying with disclosure requirements and to assist the Buyer in evaluating the Property being considered.

This statement discloses the Seller's knowledge of the condition of the Property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. This statement is not a warranty of any kind by the Seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The Buyer is encouraged to address concerns about any condition of the Property that may not be included in this statement. This statement does not relieve the Seller of the obligation to disclose a material defect that may not be addressed on this form.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on an incomplete factual basis.

A material defect is a problem with the Property of any portion of it that would have a significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND OR PROPERTY.

1. SELLER'S EXPERTISE

The Seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and condition of the Property and its improvements, except as follows: \_\_\_\_\_

2. OCCUPANCY

- (a) Do you, the Seller, currently occupy this Property? [ ] Yes [X] No If "No", when did you last occupy the Property? 2012 (Year)
(b) Is the Property zoned for single family residential use? [X] Yes [ ] No [ ] Unknown
(c) Will a Certificate of Occupancy be required by the Municipality and/or government unit? [ ] Yes [X] No
(d) Are you aware of any pets having lived in the house or other structures during your ownership? [ ] Yes [X] No

3. ROOF

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date the repairs were attempted or attach a more detailed summary.

- (a) Date roof was installed: \_\_\_\_\_ Documented: [ ] Yes [ ] No [X] Unknown
(b) Has the roof been replaced, repaired, or overlay during your ownership? [X] Yes [ ] No [ ] Unknown
(c) Has the roof ever leaked during your ownership? [ ] Yes [X] No [ ] Unknown
(d) Do you know of any problems with the roof, gutters, or downspouts? [ ] Yes [X] No [ ] Unknown

4. BASEMENTS, GARAGES AND CRAWL SPACES (COMPLETE ONLY IF APPLICABLE)

Explain any yes answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of repairs and date repairs were attempted in the lines below or a more detailed summary may be attached.

- (a) Does the Property have a sump pump or grinder pump? [ ] Yes [ ] No [ ] Unknown
(b) To your knowledge have "sump pumps" ever been required to be used at this property? [ ] Yes [ ] No [ ] Unknown [ ] Not applicable
(c) If there is a sump pump at this address is the sump pump in working order? [ ] Yes [ ] No [ ] Unknown [ ] Not applicable
(d) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time? [ ] Yes [ ] No [ ] Unknown [ ] Not applicable
(e) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? [ ] Yes [ ] No [ ] Unknown
(f) Do you know of any repairs or other attempts to control any water or dampness problem in the basement, garage or crawl space? [ ] Yes [ ] No [ ] Unknown

5. TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Explain any yes answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s)

- (a) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property? [ ] Yes [X] No [ ] Unknown
(b) Are you aware of any damage to the Property caused by termites, wood destroying insects, dry rot or pests? [ ] Yes [X] No [ ] Unknown
(c) Is the property currently under contract by a licensed pest control company? [ ] Yes [X] No [ ] Unknown
(d) Are you aware of any termite, pest control reports or treatments to the property? [ ] Yes [X] No [ ] Unknown

6. STRUCTURAL ITEMS

Explain any yes answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of repair(s) and date repair(s) was attempted or attach a more detailed summary.

- (a) Are you aware of any past or present water leakage in the house or other structure? [ ] Yes [X] No [ ] Unknown
(b) Are you aware of any past or present movement, shifting, deterioration or other problem with walls, foundations or other structural components? [ ] Yes [X] No [ ] Unknown
(c) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? [ ] Yes [X] No [ ] Unknown

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WPML SELLER DISCLOSURE STATEMENT

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SELLER INITIALS

Handwritten initials: JMS, JBY

6. STRUCTURAL ITEMS CONTINUED

- (d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above?
(e) Are you aware of any problem with the use or operation of the windows?
(f) Are you aware of defects (including stains) in flooring or floor coverings?
(g) Has there ever been fire damage to the Property?
(h) Are you aware of any water or ice damage to the property?
(i) Is the property constructed with an exterior insulating finishing system (known as "EIFS")...

7. ADDITIONS/REMODELING

(a) Have you made any additions, structural changes or other alterations to the Property during your ownership?

Table with 4 columns: If yes, list additions, structural changes, or alterations; Approximate date of work; Were permits obtained?; Were final inspections/approvals obtained?

Notes to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et. seq. (effective 2004), and local codes establish standards for building or altering properties.

- (b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?
(c) Did any former owners of the Property make any additions, structural changes or other alterations to the Property?

8. WATER SUPPLY

Explain any yes answers in this section, including the location and extent of any problem(s) and any repair(s) or remediation efforts in the lines below:

- (a) What is the source of your drinking water?
(b) If your drinking water source is not public: When was your water last tested?
(c) Do you have a water softener, filter or other type of treatment system?
(d) Have you ever experienced a problem of any nature with your water supply?
(e) If the property has a well, has the well ever run dry?
(f) Is there a well on the property not used as the primary source of drinking water?
(g) Is the water system on this property shared?
(h) Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well and related items?

- (i) Are you aware of any issues/problems with the water supply or well as the result of drilling (for oil, gas, etc.) on the property?

9. SEWAGE SYSTEM

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date the repair(s) were attempted/made.

- (a) What is the type of sewage system?
(b) Is there a sewage pump?
(c) When was the septic system, holding tank or cesspool last serviced?
(d) Is either the water or sewage system shared?
(e) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?

10. PLUMBING SYSTEM

- (a) Type of plumbing: Copper, Galvanized, Lead, PVC, Polybutylene pipe (PB), Mixed, Unknown, Other

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10. PLUMBING SYSTEM CONTINUED

(b) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)? Yes No If "Yes", please explain:

11. DOMESTIC WATER HEATING

(a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up Other (Explain):

(b) Are you aware of any problems with any water heater or related equipment? Yes No Unknown If "Yes", explain:

12. AIR CONDITION SYSTEM

(a) Type of air conditioning: Central electric Central gas Wall Units None Number of window units included in sale: Location(s):

(b) List any areas of the house that are not air conditioned:

(c) Age of Central Air Conditioning System: Unknown Date last serviced, if known:

(d) Are you aware of any problems with any item in this section? Yes No If "Yes", explain:

13. HEATING SYSTEM

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

(a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane Coal Wood Other If "Other", please explain:

(b) Type(s) of heating systems (check all that apply): Forced Hot Air Hot Water Heat Pump Electric Baseboard Steam Wood Stove (How many?) Coal Stove (How many?) Other:

(c) Age of Heating System: Unknown Date last serviced, if known:

(d) List of any areas of the house that are not heated:

(e) Are there any fireplaces? Yes No If "yes", how many? Are they working? Yes No Type (woodburning or gas)

(f) Are there any chimneys (from a fireplace, water heater, or any other heating system)? Yes No If "yes", how many? Are they working? Yes No

When were they last cleaned? Fall 2011 Unknown

(g) Are you aware of any heating fuel tanks on the Property? Yes No

If "Yes", please describe location(s), including underground tank(s):

If you do not own the tanks, explain:

(h) Are you aware of any problems or repairs needed regarding any item in this section? Yes No

If "Yes", please explain:

14. ELECTRICAL SYSTEM

(a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? Unknown

(b) Are you aware of any knob and tube wiring in the home? Yes No

(c) Are you aware of any problems or repairs needed in the electrical system? Yes No

If "Yes", please explain:

15. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (COMPLETE WHERE APPLICABLE):

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

(a) Electrical garage door opener: Yes No Number of transmitters:

Are the transmitters in working order? Yes No Unknown

Keyless entry? Yes No Is this system in working order? Yes No Unknown

(b) Smoke detectors? Yes No Unknown How many?

Locations of detectors:

Other types of detectors? Yes No Unknown Identify other types of detectors if applicable and their location(s):

(c) Security alarm system? Yes No Is system owned? Yes No

Is system Leased? Yes No If system is leased please provide lease information:

(d) Lawn sprinkler system? Yes No Number of sprinklers Automatic Timer? Yes No Is system in working order? Yes No

(e) Swimming pool? Yes No In ground? Yes No Out of ground? Yes No Other:

Pool heater? Yes No In working order? Yes No Pool Cover? Yes No List all pool equipment:

Spa/Hot Tub/Whirlpool Tub/other similar equipment? Yes No Explain:

Are there covers available? Yes No Unknown

(f) Refrigerator? Yes No Range/Oven? Yes No Microwave? Yes No Convection Oven? Yes No

Dishwasher? Yes No Trash Compactor? Yes No Garbage Disposal? Yes No Freezer? Yes No

Are the items in section (f) in working order? Yes No If no please explain:

(g) Washer? Yes No Is this in working order? Yes No Dryer? Yes No Is this in working order? Yes No

(h) Intercom system? Yes No Is this in working order? Yes No

(i) Ceiling fans? Yes No Number of ceiling fans In working order? Yes No Location of ceiling fan(s):

(j) Awnings? Yes No Attic fan(s)? Yes No Exhaust fan(s)? Yes No Storage shed? Yes No Deck? Yes No

Any type of "invisible" animal fence? Yes No Satellite dish? Yes No

Describe any other equipment or appliances not listed above:

(k) Are any items in this section in need of repair or replacement? Yes No Unknown If YES please explain:

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16. LAND (SOILS, DRAINAGE AND BOUNDARIES)

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Are you aware of any fill or expansive soil on the Property?
(b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the Property?

NOTE TO BUYER: THE PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND,

25 Technology Drive, California Technology Park, Coal Center, PA 15423. 800.922-1678 or 724-769-1100.

- (c) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this Property?
(d) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area?
(e) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties?
(f) Do you know of encroachments, boundary line disputes, rights of way or easements?

NOTE TO BUYER: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the Property, and the Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the Property and ordering an abstract of title or searching the records in the Office of the Recorder of Deeds for the County before entering into an agreement of sale.

- (g) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?
(h) Do you have an existing survey of the Property?
(i) Does the Property abut a public road?
(j) Is the property or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
(k) Has the property owner(s) attempted to secure mine subsidence insurance?
Has the property owner(s) obtained mine subsidence insurance?

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property. Explain any "Yes" answers in this Section:

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?
(b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.?
(c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
(d) Are you aware of any tests for mold, fungi, or indoor air quality in the property?
(e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?
(f) Are you aware of any dumping on the property?
(g) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property?
(h) Are you aware of any tests for radon gas that have been performed in any buildings on the property?

Table with 4 columns: DATE, TYPE OF TEST, RESULTS (picocuries/liter or working levels), NAME OF TESTING SERVICE

- (i) Are you aware of any radon removal system on the property?
(j) If Property was constructed, or if construction began before 1978, you must disclose any knowledge of lead-based paint on the Property. Are you aware of any those lead-based paint surfaces?
(k) If Property was constructed, or if construction began before 1978, you must disclose any reports or records of lead-based paint or lead based paint hazards on the Property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?
(l) Are you aware of testing on the property for any other hazardous substances or environmental concerns?
(m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

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18. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)

(a) Type: Condominium [X] Cooperative [ ] Homeowners Association [ ] Other [ ] "Other", please explain: \_\_\_\_\_

Notice regarding Condominiums, Cooperatives and Homeowners Associations: According to Section 5407 of the Uniform Condominium Act (68 Pa.C.S. §5407) (Relating to resales of Units) and 68 Pa.C.S. §4409 (Relating to resales of cooperative interests) and Section 5407 of the Uniform Planned Community Act (68 Pa.C.S.A. 5407), a Buyer of a resale Unit must receive a Certificate of Resale issued by the Association. The Buyer will have the option of canceling the Agreement with return of all deposit moneys until the Certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first. The Seller must be sure the Buyer receives a Resale Certificate.

(b) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability? [ ] Yes [X] No [ ] Unknown

(c) Do you know of any condition or claim which may result in an increase in assessments or fees? [ ] Yes [X] No [ ] Unknown If your answer to (b) or (c) is "Yes", explain in detail: \_\_\_\_\_

19. MISCELLANEOUS

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

(a) Are you aware of any existing or threatened legal action affecting the Property? [ ] Yes [X] No [ ] Unknown

(b) Do you know of any violations of Federal, State or local laws or regulations relating to this Property? [ ] Yes [X] No [ ] Unknown

(c) Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? [ ] Yes [X] No [ ] Unknown

(d) Are you aware of any judgment, encumbrances, lien (for example, contractor or equity loan) or other debt against this Property that cannot be satisfied by the proceeds of this sale? [ ] Yes [X] No [ ] Unknown

(e) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the Property? [ ] Yes [X] No [ ] Unknown

(f) Are you aware of any material defects to the Property, dwelling or fixtures which are not disclosed elsewhere on this form? [ ] Yes [X] No [ ] Unknown A material defect is a problem with the Property or any portion of it that would have significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND.

(g) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property? [ ] Yes [X] No [ ] Unknown

(h) Are you aware of any insurance claims filed relating to the Property? [ ] Yes [X] No [ ] Unknown If "Yes", please explain: \_\_\_\_\_

(i) Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set back violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc? [ ] Yes [X] No [ ] Unknown

If your answers in this section are "Yes", explain in detail: \_\_\_\_\_

(j) Have you ever attempted to obtain insurance of any nature for the property and were Rejected? [ ] Yes [X] No

(k) Are you aware of a lease of the oil, gas or mineral rights being agreed to for this particular property? [ ] Yes [X] No [ ] Unknown

Are you aware of a lease of the oil, gas or mineral rights for adjacent properties? [ ] Yes [X] No [ ] Unknown

Explain any YES answers by including specific information concerning the lease agreement(s) as well as the lease terms: \_\_\_\_\_

(l) Are you aware if any drilling has occurred on this property? [ ] Yes [X] No

Are you aware if any drilling is planned for this property? [ ] Yes [X] No

Are you aware if any drilling has occurred or is planned to occur on nearby property? [ ] Yes [X] No [ ] Unknown

If the answer is YES to any of these items please explain: \_\_\_\_\_

20. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

In Pennsylvania, a Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law. These requirements are generally described in the notice found on the first page of this document. This law requires the Seller in a residential transfer of real estate to make certain disclosures regarding the property to potential Buyers. The notice is to be provided in a form defined by law and is required before an agreement of sale is signed. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where not less than one (1) and not more than four (4) residential dwelling units are involved. In transactions involving a condominium, homeowners association or cooperative the disclosure is to specifically refer to the Seller's Unit. Disclosures regarding common areas or facilities within such associations are not specifically required in this Disclosure Statement. However, compliance with the requirements that govern the resale of condominium, homeowner association and cooperative interests is required as defined by the Uniform Condominium Act of Pennsylvania, the Uniform Planned Community Act of Pennsylvania and/or the Real Estate Cooperative Act as such Acts may be amended. Exceptions to the Seller Disclosure Law requirements include:

- (a) Transfers that are the result of a court order;
- (b) Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default;
- (c) Transfers from a co-owner to one or more other co-owners;
- (d) Transfers made to a spouse or direct descendant;
- (e) Transfers between spouses that result from divorce, legal separation, or property settlement;
- (f) Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation;
- (g) Transfers of a property to be demolished or converted to a non-residential use;
- (h) Transfer of unimproved real property;
- (i) Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust;
- (j) Transfers of new construction that has never been occupied when:
  - (1) the buyer has received a one-year warranty covering the construction;
  - (2) the building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
  - (3) a certificate of occupancy or certificate of code compliance has been issued for the dwelling.

Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as may be amended and is required to make disclosures in accordance with the provisions of the Law.