This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania association of REALTORS® (PAR)

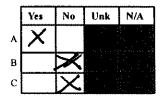
PROPERTY	155 South Third Street, Akron Borough, Lancaster County, Pennsylvania
SELLER	Hans Peter Neufeld

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania state Real estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form. Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property. For a list of exempt sellers, see Information Regarding the Real estate seller's Property Disclosure law found on the last page of this document.

A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.



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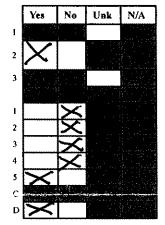
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1.SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
- (B) Is Seller the Landlord for the property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in section 1: 2.OWNERSHIP/OCCUPANCY



- (A) Occupancy
 - 1. When was the property most recently occupied?
 - 2. Was the Seller the most recent occupant? If "no," when did the Seller occupy most recently occupy the property?
 - 3. How many persons most recently occupied the property?
- (B) Role of Individual Completing this Disclosure. Is the individual completing this form:
 - 1. The owner
 - 2. The executor
 - 3. The administrator
 - 4. The trustee
 - 5. An individual holding power of attorney
- (C) When was the property purchased?
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain Section 2 (if needed):

	Yes	No	Unk	N/A
1		X		
2		X		
3		X		
4		×		
В				X
С		X		

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) **Type.** Is the Property part of a(n):
 - 1. Condominium
 - 2. Homeowners association or planned community
 - 3. Cooperative
 - 4. Other type of association or community _____
- (B) If "yes," how much are the fees? \$______, paid (\bigcup Monthly) (\bigcup Quarterly) (\bigcup Yearly)
- (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:

Seller's Initials //	Date 08/21/25 SPD Page 1	of 9 Buyer's Initials/	Date
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	Yes	No	Unk	N/A
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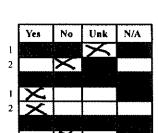
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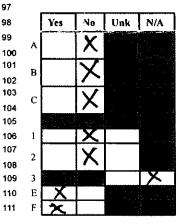
Yes



	Yes	No	Unk	N/A
1	X			
2		X		7.50
3				×
4				X
1	X			
2		X		
3		X		

Unk

N/A



(D) How much is the capital contribution/initiation fee? Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a

copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4.RÓOF AND ATTIC

(A) Installation

- 1. When was the roof installed?
- 2. Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

- 1. Has the roof or any portion of it been replaced or repaired during your ownership?
- 2. If it has been replaced or repaired, was the existing roofing material removed?

(C) Issues

- 1. Has the roof ever leaked during your ownership?
- 2 Are you aware of any current/past problems with the roof, attic, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts:

5.BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- 1. Does the property have a sump pit? If yes, how many?
- 2. Does the property have a sump pump? If yes, how many? _
- 3. If it has a sump pump, has it ever run?
- 4. If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

- 1. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
- 2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 3. Are the downspouts or gutters connected to a public system?

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

6.TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- 2. Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

- 1. Is your property currently under contract by a licensed pest control company?
- 2. Are you aware of any termite/pest control reports or treatments for the property?

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable:

7.STRUCTURAL ITEMS

- (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
- (B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?
- (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

(D) Stucco and Exterior Synthetic Finishing Systems

- 1. Is your property constructed with stucco?
- 2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- 3. If "yes," when was it installed?
- (E) Are you aware of any fire, storm, water or ice damage to the property?
- (F) Are you aware of any defects (including stains) in flooring or floor coverings?

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: Smoke Donne Basenen & Commind Dehumidisac in Busimon

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2	Seller's Initials //_	Date <u>98 21 25</u>	SPD Page 2 of 9 Buyer's Initials	 /	Date	

	Yes	No	Unk	N/A	
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В		X			

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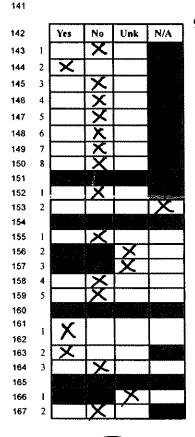
8.ADDITIONS/ALTERATIONS

- (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.
- (B) Are you aware of any private or public architectural review control of the property other than zoning codes?

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

128	Addition, structural change, or alteration	Approximate date of work	Were permits obtained?	Final inspections/ approvals obtained?
129	change, or anceration	OI WOLK	(Yes/No/Unknown)	(Yes/No/Unknown)
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140	☐ A sheet describi	ng other additions and altera	tions is attached.	

A sheet describing other additions and alterations is attached.



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9.WATER SUPPLY			
(A) Source . Is the source of y	your drinking v	water (check all	that apply):

- 1. Public
- 2. A well on the property
- 3. Community water
- 4. A holding tank
- 5. A cistern
- 6. A spring
- 7. Other
- (B) Bypass valve (for properties with multiple sources of water)
- 1. Does your water source have a bypass valve?
 - 2. If "yes," is the bypass valve working?
- (C) Well
 - 1. Has your well ever run dry?

8. No water service (explain): ___

- 2. Depth of Well
- 3. Gallons per minute _____, measured on (date) ___
- 4. Is there a well used for something other than the primary source of drinking water?
- 5. If there is an unused well, is it capped?
- (D) Pumping and Treatment
 - 1. If your drinking water source is not public, is the pumping system in working order? If "no,"
 - 2. Do you have a softener, filter, or other treatment system?
 - 3. Is the softener, filter, or other treatment system leased? From whom?
- (E) General
 - 1. When was your water last tested? _____ Test results: _____
 - 2. Is the water system shared? With whom?

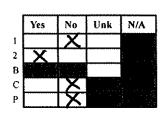
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	PR	OPERTY	155 South Th	ird Street, Akron Borough, Lancaster County, Pennsylvania
233				12. DOMESTIC WATER HEATING
34		Yes No	Unk N/A	(A) Type(s). Is your water heating (check all that apply):
235	1	X		1. Electric
236	2	×		2. Natural gas
237	3	X		3. Fuel oil
238	4	×		4. Propane
239	5	×		5. Solar
240	6	X		6. Geothermal
241	7	X		7. Other
242	8	X		8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
243	В			(B) How many water heaters are there? When were they installed?
244	С	X		(C) Are you aware of any problems with any water heater or related equipment?
245				If "yes," explain:
246	1			13. HEATING SYSTEM
247		Yes No		(A) Fuel Type(s). Is your heating source (check all that apply):
248	1	X	,	1. Electric
249	2	X		2. Natural gas
250	3	X		3. Fuel oil
251	4	L X	#-discrete	4. Propane
252	5	×		5. Geothermal
253	6	X		6. Coal
254	7	X		7. Wood
255	8			8. Other
256				(B) System Type(s) (check all that apply):
257	- 1			1. Forced hot air
258	2	X		2. Hot water
259	3			3. Heat pump
260	4			4. Electric baseboard
261	5			5. Steam
262	6	X		6. Radiant
263	7	X		7. Wood stove(s) How many?
264	8	X		8. Coal stove(s) How many?
265	9	X		9. Other
266				(C) Status
267	1		X	When was your heating system(s) installed?
268	2			2. When was the heating system(s) last serviced?
269	3			3. How many heating zones are in the property?
270	4	\Box X		4. Is there an additional and/or backup heating system? Explain:
271				(D) Fireplaces
272	1	X		1. Are there any fireplace(s)? How many?
273	2	X		2. Are all fireplace(s) working?
274	3			3. Fireplace types(s) (wood, gas, electric, etc.):
275	4	X		4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
276	5	X	\$200 B	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
277	6	The state of the state of	X	6. How many chimney(s)? 1 When were they last cleaned?
278	7	X		7. Are the chimney(s) working? If "no." explain:
279	Е			(E) List any areas of the house that are not heated:
280				(F) Heating Fuel Tanks
281	1	X		1. Are you aware of any heating fuel tank(s) on the property?
282	2			2. Location(s), including underground tank(s):
283	3			3. If you do not own the tank(s), explain:
284	P	X		Are you aware of any problems or repairs needed regarding any item in section 13? If "yes,"
285	_	L		explain:
286				улраш,
287				14. AIR CONDITIONING SYSTEM
288		Yes No		(A) Type(s). Is the air conditioning (check all that apply):
289	1			1. Central air
290	2	X		2. Wall units
291	3	×		3. Window units
291	4	X		4. Other
293	5	X		5. None
294	S	eller's Initi	Lustela	Date 08/21/25 SPD Page 5 of 9 Buyer's Initials / Date

	Yes	No	Unk	N/A
1				X
2				X
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С				
Р	X			

Yes



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- 1. When was the central air conditioning system installed?
- 2. When was the central air conditioning system last serviced?
- 3. How many air conditioning zones are in the property?
- ussburs Basement (C) List any areas of the house that are not air conditioned:

Are you aware of any problems with any item in section 14? If "yes," explain: Doc5 at Coo

15. ELECTRICAL SYSTEM

(A) Type(s)

- 1. Does the electrical system have fuses?
- 2. Does the electrical system have circuit breakers?
- (C) Are you aware of any knob and tube wiring in the home?

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

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.

Item	Yes	No		Item	Yes	No
Electric garage door opener	X	1		Trash compactor		X
Garage transmitters		X		Garbage disposal		ス
Keyless entry		X		Stand-alone freezer		X
Smoke detectors	X			Washer		X
Carbon monoxide detectors	•	X		Dryer		X
Security alarm system		X		Intercom		X
Interior fire sprinklers		X		Ceiling fans	X	
In-ground lawn sprinklers		X		A/C window units		文
Sprinkler automatic timer		X		Awnings		X
Swimming pool		X	- " 4	Attic fan(s)	X	
Hot tub/spa		X		Satellite dish		X
Deck(s)		X		Storage shed		マ
Pool/spa heater		X		Electric animal fence		X
Pool/spa cover		X		Other:		1
Whirlpool/tub		X		1.		
Pool/spa accessories		X		2.		
Refrigerator(s)		X		3.		†
Range/oven			Lezana	4.		1
Microwave oven			- 35	5.		1
Dishwasher	X			6.	- 	1

	Yes	No	Unk	N/A
P	X		. *	

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			ed regarding any		16? If "yes,"
explain: G	orge door	Oberes D	tran tand	<u> </u>	

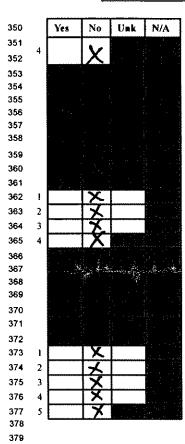
17. LAND/SOILS

(A) Property

- 1. Are you aware of any fill or expansive soil on the property?
- 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- n commercially available fertilizer products) ed written notice of sewage sludge being spread

346 347 3 348	X	3. Are You aware of sewage sludge (other that being spread on the property, or have you receiv on an adjacent property?

349	Seller's Initials	\mathcal{L}	/ Date	1/25	SPD Page 6 of 9 Buyer's Initials	/	·	Date
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4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

The property may be subject to mine subsidence damage. Note to Buver: Maps of the counties and mines where mine subsidence damage may occur and mine subsidence available insurance are through: Department of Environmental Protection. Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Center, PA Coal 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

(B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- 1. Farmland and Forest Land Assessment Act 72 P.s.§5490.1 et seq. (Clean and Green Program)
- 2. Open Space Act 16 P.s. §11941 et seq.
- 3. Agricultural Area Security law 3 P.s. §901 et seq. (Development Rights)
- 4. Any other law/program:

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.

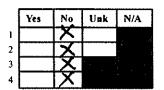
(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

- 1. Timber
- 2. Coal
- 3. Oil
- 4. Natural gas
- 5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in section 17:



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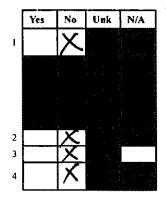
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18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- 1. Is any part of this property located in a wetlands area?
- 2. Is any part of this property located in a FEMA flood zone?
- 3. Are you aware of any past or present drainage or flooding problems affecting the property?
- 4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding:



(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

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 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.

- 2. Do you access the property from a private road or lane?
- 3. If "yes," do you have a recorded right of way or maintenance agreement?
- 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B):

	~ \	-1.1-		
0	Seller's Initials ////	Date 08/21/25	SPD Page 7 of 9 Buyer's Initials	/ Date

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No

19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?

2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

		First Test	Second Test	
Date				
Type of Test				
Results (picocurie	es/liter)			
Name of Testing S	Service			
2. Are you aware	of any radon removal:	system on the p	roperty?	
			hether it is in working or	der below:
Date Installed	Type of System	Provider	Working?	
	•		-	

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

- 1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
- 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

(D) Tanks

- 1. Are you aware of any existing or removed underground tanks? Size:
- 2. If "yes," have any tanks been removed during your ownership?
- (E) **Dumping.** Are you aware of any dumping on the property?

(F) Other

- 1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- 2. Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?
- 3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- 4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19:	

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- 1. Are you aware of any deed restrictions that apply to the property?
- 2. Are you aware of any historic preservation restriction or ordinance or archeological designation nation associated with the property?
- 3. 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?
- 4. Are you aware of any insurance claims filed relating to the property?

(B) Financial

- 1. 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 or other use restriction ordinances that remain uncorrected?
- 2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or seller that cannot be satisfied by the proceeds of this sale?

460		Yes	No	Unk	N/A
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SPD Page 8 of 9 Buyer's Initials _____/ ___ Date __

175 176	Yes No Unk N/A	(C) Legal	as of federal, state, or local laws or regulations relating to this
177	X	property?	
178 179	2	2. Are you aware of any existing or (D) Additional material Defects	threatened legal action affecting the property?
180	· X	1. Are you aware of any materia	defects to the property, dwelling, or fixtures which are not
181 182		disclosed elsewhere on this form	? ct is a problem with a residential real property or any portion
83		of it that would have a signi	ficant adverse impact on the value of the property or that
184 185			to people on the property. The fact that a structural element, beyond the end of the normal useful life of such a structural
86		element, system or subsystem is i	not by itself a material defect.
87		2. After completing this form, if	Seller becomes aware of additional information about the aspection reports from a buyer, the Seller must update the
188 189		Seller's Property Disclosure	Statement and/or attach the inspection(s). These inspection
190		reports are for informational pur	
91 92	Explain any "yes" answer	rs in section 20:	
93			
94 95	·············		
96	21. ATTACHMENTS		
97 98		t of this Disclosure if checked:	OD ()
99		closure Statement Addendum (PAR Form	SDA)
00			
01	U		.
i02 i03			his disclosure statement is accurate and complete to the best ter to provide this information to prospective buyers of
04	the property and to other r	eal estate licensees. SELLER ALON	E IS RESPONSIBLE FOR THE ACCURACY OF THE
605 606			all cause Buyer to be notified in writing of any informa- ge in the condition of the property following completion of
607	this form.	iren is removed inaccurate by a chair	Be in the condition of the property following completion of
808	SELLER		DATE
	LISA M. NEUFELD, Agent (or Hans Peter Neufeld	11-
609	SEISLER_		DATE 08 21 25
	,)	\bigcirc	
10	SELLER		DATE
511	DEODLAS		OTHER ORLY BY DIGGE COUNTY AND
		ION REGARDING THE REAL E	STATE SELLER DISCLOSURE LAW
512 513 .	į	EXECUTOR, ADMINISTRATOR, TR	
514	Treestand to the provisions of		ne undersigned executor, administrator or trustee is not required nistrator or trustee, must, however, disclose any known mate-
515	rial defect(s) of the property.	,	
516			DATE
517		AND ACKNOWLEDGEMENT BY BU	
518 519			tatement. Buyer acknowledges that this Statement is not a tuyer is purchasing this property in its present condition. It
520 521	is Buyer's responsibility to sa	itisfy himself or herself as to the cond	ition of the property. Buyer may request that the property etermine the condition of the structure or its components.
522			•
523	BUYER		DATE
524	BUYER		DATE

PROPERTY 155 South Third Street, Akron Borough, Lancaster County, Pennsylvania

Generally speaking, the Real estate seller Disclosure law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined 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 AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The law defines a number of exceptions where the disclosures do not have to be made:

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

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.