

Form # 2180 01/20

POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT
(It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)

To be completed by SELLER concerning 334 Bird Song Lane, St. Clair, MO 63077 (Property Address)

Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all. If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake inspection.

POOL

(A) General Information: (Give closest approximation that is known)

(1) Age _____ (2) Shape _____ (3) Size (length x width) _____ (4) Depth _____ (5) Volume (gallons) _____
(6) Type:
Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other _____
In ground (please check the following that apply) ☐ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass ☐ Vinyl liner
☐ Other _____
(7) Pool Builder _____
(8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Saltwater
☐ Other _____
(9) Pool service provider _____ Last serviced _____ (date)
(10) Last opened by _____ Last closed by _____
(11) Age of heater _____ Heating source _____ (12) Age of pump _____
(13) Age of filter _____ Type of filter ☐ Sand ☐ DE ☐ Other _____

Additional comments/information:

(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including, but not limited to the following):

Tile and grouting, coping, interior finish, caulking/expansion joints and deck

(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, but not limited to the following):

Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers

(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but no limited to the following):

(E) Leaks and/or Defects:

(1) Are you aware of any leaks in the pool or pool components ☐ Yes ☐ No
(2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☐ No

Explain any "Yes" answers in this section:

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SPA

General Information: (Give closest approximation that is known)

(1) Age _____ (2) Volume (gallons) _____ (3) Manufacturer _____ (4) Construction _____
(5) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other _____
(6) Spa service provider _____ Last serviced _____ (date) _____
(7) Age of heater _____ Heat Source _____
(8) Age of pump _____ (9) Age of filter _____ (10) Number of jets _____
(11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) _____

(12) Are you aware of any defects ☐ Yes ☐ No If Yes, please explain _____

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PONDS and LAKES



General Information: (Give the closest approximation that is known)

(1) Number of Ponds/Lakes 1 (2) Age unk (3) Depth 20' (4) Size (e.g. gallons, acreage) 1 acre
(5) Type ☐ Natural ☒ Artificial
(6) Construction ☐ Concrete ☐ Plastic ☒ Other Dirt
(7) Water source Natural
(8) Does any sewage run into the Pond/Lake ☐ Yes ☒ No
(9) Is the Pond/Lake shared ☐ Yes ☒ No
(10) Is the Pond/Lake stocked ☒ Yes ☐ No
(11) Pond service provider n/a Last serviced n/a (date) _____
(12) If heated, age of heater _____ Heat Source _____
(13) Is there a pump ☐ Yes ☒ No Age of pump _____
(14) Have any chemicals been added ☐ Yes ☒ No
(15) Is there a filtration system ☐ Yes ☒ No Age of filter _____
(16) Is there an overflow system ☒ Yes ☐ No
(17) If there is an overflow system, does overflow run onto adjoining properties ☐ Yes ☒ No
(18) Are there any leaks ☐ Yes ☒ No
(19) Is there a fountain(s) ☐ Yes ☒ No
(20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake ☐ Yes ☒ No
(21) Are you aware of any defects ☐ Yes ☒ No

Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):
Bass, Crappie, Catfish. Overflows out back left corner.
Dock needs boards replaced. Wood is in the woodshed.

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SELLER'S ACKNOWLEDGEMENT Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

	<u>May 04, 2025</u>		<u>May 04, 2025</u>
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
<u>Olivia Jones</u>			
Seller Printed Name		Seller Printed Name	

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BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement. Buyer understands that the information in this addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum to Sellers Disclosure Statement and any other important information provided by either Seller or Broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

_____ BUYER SIGNATURE	_____ DATE	_____ BUYER SIGNATURE	_____ DATE
_____ Buyer Printed Name		_____ Buyer Printed Name	

RESIDENTIAL SELLERS DISCLOSURE (IF APPLICABLE)		9 pages
#2091-Seller's Disclosure Statement 1_20.pdf		6 pages
#2165-Septic_Well Addendum to Seller's Disclosure Statement (Rev. 12_09).pdf		1 page
#2180-Pool_Spa_Pond_Lake Addendum to Seller's Disclosure Statement 1_20.pdf		2 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Paul Diller
pdiller@trophypa.com
IP: 208.70.37.98
Domain: trophypa.brokermint.com
Date: Apr 30, 2025 07:14 AM

Package ID:



A1DDDD9111CBF4717948428D70988DF4

Time zone:

CDT (UTC-5)

Signers:



<div>OJ</div>	Olivia Jones Seller 1	olivia_kay_jones@yahoo.com IP: 75.91.5.235	Signed	May 04, 2025 06:04 PM id: c2ad80f11d2363919ac0a3c11df7fdba	
<div>EJ</div>	Eugene Jones Jr Seller 2	oneal7058@yahoo.com IP: 75.91.5.235	Signed	May 04, 2025 06:05 PM id: b2bbe1f9e16f6e3ff3eca0e48d8a92c2	

HISTORY

Apr 30, 2025 07:15 AM	<div>EJ</div>	Eugene Jones Jr	oneal7058@yahoo.com	IP: 129.222.85.88	Viewed
May 04, 2025 05:35 PM	<div>OJ</div>	Olivia Jones	olivia_kay_jones@yahoo.com	IP: 75.91.5.235	Viewed
May 04, 2025 06:04 PM	<div>OJ</div>	Olivia Jones	olivia_kay_jones@yahoo.com	IP: 75.91.5.235	Signed
May 04, 2025 06:05 PM	<div>EJ</div>	Eugene Jones Jr	oneal7058@yahoo.com	IP: 75.91.5.235	Signed
May 04, 2025 06:05 PM		Package has been fully signed and sealed			Completed