

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 282 Ries Road Ballwin, Mo 63021 (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 5 (2) Shape Irregular (3) Size (length x width) 38x18 (4) Depth 8.5 (5) Volume (gallons) 35,000

(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 Pool Tron

(8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☒ Saltwater

☐ Other Spa Is Bromine - TABS

(9) Pool service provider SELF Last serviced Weekly (date)

(10) Last opened by St. Louis Pool Service Last closed by Pool Tron

(11) Age of heater 5 on bath Heating source NAT GAS (12) Age of pump pool = 5 spa = 0 (New)

(13) Age of filter New Type of filter ☐ Sand ☐ DE ☐ Other

Additional comments/information:

Pool & Spa Run Independently of Each Other & Can be operated by Phone App.

(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

Diving Board 2019, Pool has solid winter cover stored w/ STL pool service & a safety mesh cover on property (custom made)

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

Spa side Remote New 2020, Cleaner pump 2018, Salt Cell 2018, Spa main Drive motor 2021 (greatly reduced Electricity Costs)

(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:

SPA

General Information: (Give closest approximation that is known)

- (1) Age 5 (2) Volume (gallons) 1200 (3) Manufacturer Pool Fran (4) Construction Concrete
(5) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☒ Other Bromine
(6) Spa service provider SELF Last serviced weekly (date)
(7) Age of heater 5 Heat Source NAT GAS
(8) Age of pump 0 (9) Age of filter New (10) Number of jets 16
(11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) New Copper Heating Coil Assembly 2020 & New main pump for circulation (variable speed) New safety cover 2019
(12) Are you aware of any defects ☐ Yes ☒ No If Yes, please explain _____

PONDS and LAKES

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

- (1) Number of Ponds/Lakes _____ (2) Age _____ (3) Depth _____ (4) Size (e.g. gallons, acreage) _____
(5) Type ☐ Natural ☐ Artificial
(6) Construction ☐ Concrete ☐ Plastic ☐ Other _____
(7) Water source _____
(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 _____ Last serviced _____ (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):

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.

Jeff Johnson 7/16/21
SELLER SIGNATURE DATE
Seller Printed Name

Valarie Johnson 7/16/21
SELLER SIGNATURE DATE
Seller Printed Name

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 Seller's 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.

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