

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)1 To be completed by SELLER concerning 638 Woodbriar Lane, St. Peters, MO 63376 (Property Address)2 **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.**
3 **If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may**
4 **surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake**
5 **inspection.**6 **POOL**7 **(A) General Information: (Give closest approximation that is known)**8 (1) Age 25 (2) Shape RECT. (3) Size (length x width) 40 x 20 (4) Depth 10 (5) Volume (gallons) 35,000

9 (6) Type:

10 Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other11 In ground (please check the following that apply) ☐ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass ☒ Vinyl liner12 ☐ Other13 (7) Pool Builder A-Z POOLS14 (8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☒ Saltwater15 ☐ Other16 (9) Pool service provider SELF Last serviced _____ (date)17 (10) Last opened by SELF Last closed by _____18 (11) Age of heater N/A Heating source _____ (12) Age of pump 3 yrs19 (13) Age of filter 3 yrs Type of filter ☒ Sand ☐ DE ☐ Other _____

20 Additional comments/information:

21 _____
22 _____
23 _____24 **(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including,**
25 **but not limited to the following):**

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

27 _____
28 _____
29 _____30 **(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including,**
31 **but not limited to the following):**

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

33 NEW Ladder 2024, NEW COVER 202234 _____
35 _____36 **(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical**
37 **equipment (including, but not limited to the following):**38 NEAS Filter, Valve & Pump replaced 2020?39 _____
40 _____41 **(E) Leaks and/or Defects:**42 (1) Are you aware of any leaks in the pool or pool components ☐ Yes ☒ No43 (2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☒ No

44 Explain any "Yes" answers in this section:

45 _____
46 _____
47 _____
48 _____

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 _____

PONDS and LAKES

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

- (1) Number of Ponds/Lakes 1 (2) Age 25 (3) Depth 18 inch (4) Size (e.g. gallons, acreage) 300
(5) Type ☐ Natural ☒ Artificial
(6) Construction ☐ Concrete ☐ Plastic ☒ Other Robber Pond Liner
(7) Water source Rain or hose
(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 Self Last serviced _____ (date) _____
(12) If heated, age of heater N/A Heat Source _____
(13) Is there a pump ☒ Yes ☐ No Age of pump Sept 2024
(14) Have any chemicals been added ☐ Yes ☒ No
(15) Is there a filtration system ☒ Yes ☐ No Age of filter 25 yrs
(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):

Goldfish, Bio Filter w/UV Sterilizer

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.

Robert H. Russell
SELLER SIGNATURE DATE

Robert H. Russell
Seller Printed Name

Theresa M. Russell
SELLER SIGNATURE DATE

Theresa M. Russell
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.

BUYER SIGNATURE DATE

Buyer Printed Name

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