

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

©ST. LOUIS REALTORS®
Approved by Counsel for St. Louis REALTORS®
To be used exclusively by REALTORS®

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 212 Sugar Creek Ridge Drive, Kirkwood, MO 63122 (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 30 (2) Shape GOOD (3) Size (length x width) 18x40 (4) Depth 3.5-6.5 (5) Volume (gallons) 10,000Gallons+
9 (6) Type:
10 Above ground (please check the following that apply) Vinyl liner Other _____
11 In ground (please check the following that apply) Concrete Stainless Gunite Fiberglass Vinyl liner
12 Other _____
13 (7) Pool Builder NA
14 (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
15 Other _____
16 (9) Pool service provider Pebble Brook Pool & Spa Last serviced Weekly (date)
17 (10) Last opened by Pebble Brook Pool & Spa Last closed by Pebble Brook Pool & Spa
18 (11) Age of heater 4 Years Old Heating source Gas (12) Age of pump 4 Years Old
19 (13) Age of filter 1 Year Type of filter Sand DE Other _____

20 Additional comments/information:
21 New Pentair control panel / Pool can be controlled by cell phone and panel
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 Pool was painted with epoxy paint 4 years ago
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 interior light, new mesh cover that can be walked on for safety (3 years old), new alum handrail leading into pool, sealer on concrete deck 1 year
34 old
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 All pool equipment was replaced within 4 years, i.e. pump, sand filter, heater, chlorinator, cleaner, and new Pentair electric panel and all new wiring.
39 _____
40 _____

41 **(E) Leaks and/or Defects:**

42 (1) Are you aware of any leaks in the pool or pool components Yes No
43 (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 Small area of pool paint is flaking in a couple areas
46 _____
47 _____
48 _____

49 **SPA**

50 **General Information: (Give closest approximation that is known)**

- 51 (1) Age NA (2) Volume (gallons) NA (3) Manufacturer NA (4) Construction NA
- 52 (5) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Other
- 53 (6) Spa service provider NA Last serviced (date)
- 54 (7) Age of heater NA Heat Source NA
- 55 (8) Age of pump NA (9) Age of filter NA (10) Number of jets NA
- 56 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the
- 57 items above) NA
- 58
- 59
- 60 (12) Are you aware of any defects Yes No If Yes, please explain NA
- 61
- 62

63 **PONDS and LAKES**

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

- 65 (1) Number of Ponds/Lakes (2) Age (3) Depth (4) Size (e.g. gallons, acreage)
- 66 (5) Type Natural Artificial
- 67 (6) Construction Concrete Plastic Other
- 68 (7) Water source
- 69 (8) Does any sewage run into the Pond/Lake Yes No
- 70 (9) Is the Pond/Lake shared Yes No
- 71 (10) Is the Pond/Lake stocked Yes No
- 72 (11) Pond service provider Last serviced (date)
- 73 (12) If heated, age of heater Heat Source
- 74 (13) Is there a pump Yes No Age of pump
- 75 (14) Have any chemicals been added Yes No
- 76 (15) Is there a filtration system Yes No Age of filter
- 77 (16) Is there an overflow system Yes No
- 78 (17) If there is an overflow system, does overflow run onto adjoining properties Yes No
- 79 (18) Are there any leaks Yes No
- 80 (19) Is there a fountain(s) Yes No
- 81 (20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake
- 82 Yes No
- 83 (21) Are you aware of any defects Yes No

84 Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):

85 _____
86 _____
87 _____

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

91 *Donald R. Demulling - Trustee & Grantor* dotloop verified
92 SELLER SIGNATURE DATE 08/21/20 8:31 PM CDT
SNRY-F8XO-ILYE-USHZ

93 Donald R. Demulling - Trustee & Grantor
94 Seller Printed Name

91 *Natonya A. Demulling - Trustee & Grantor* dotloop verified
92 SELLER SIGNATURE DATE 08/21/20 8:46 PM CDT
VEXX-5HXF-JTID-8IYF

93 Natonya A. Demulling - Trustee & Grantor
94 Seller Printed Name

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

101 _____
102 BUYER SIGNATURE DATE

103 _____
104 Buyer Printed Name

101 _____
102 BUYER SIGNATURE DATE

103 _____
104 Buyer Printed Name