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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 1306 Windgate Way Ct, Chesterfield, MO 63005 (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 19.5 y (2) Shape Rect. (3) Size (length x width) 36'x18' (4) Depth 3-6-8 ft. (5) Volume (gallons) 27,761
- 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 Pebbletech aggregate surface over original marcite plaster surface
- 13 (7) Pool Builder Baker Pool & Spa
- 14 (8) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Saltwater  
15  Other \_\_\_\_\_
- 16 (9) Pool service provider Aquadactor of St. Louis Last serviced 10/07/2020 (date)
- 17 (10) Last opened by Aquadactor of St. Louis Last closed by Aquadactor of St. Louis
- 18 (11) Age of heater 12 years Heating source Natural gas (12) Age of pump 1 year
- 19 (13) Age of filter 8 years Type of filter  Sand  DE  Other cartridge

20 Additional comments/information:  
21 Polaris pool cleaner pump motor - 2 years old.  
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 April 2013 - replaced interior pool surface and tile  
28 May 2015 - applied new Sundeck surface to pool area, pergola floor and walkways  
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 Replaced cover anchors in deck as needed  
34 May 2015 - applied new Sundeck surface to pool area, pergola floor and walkways  
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 May 2020 - replaced main pool pump motor  
39 May 2019 - replaced Polaris pool pump motor  
40 May 2009 - replaced pool heater  
41 \_\_\_\_\_

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 \_\_\_\_\_  
46 \_\_\_\_\_  
47 \_\_\_\_\_  
48 \_\_\_\_\_

49 **SPA**

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

- 51 (1) Age \_\_\_\_\_ (2) Volume (gallons) \_\_\_\_\_ (3) Manufacturer \_\_\_\_\_ (4) Construction \_\_\_\_\_
- 52 (5) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Other \_\_\_\_\_
- 53 (6) Spa service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date)
- 54 (7) Age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_
- 55 (8) Age of pump \_\_\_\_\_ (9) Age of filter \_\_\_\_\_ (10) Number of jets \_\_\_\_\_
- 56 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the
- 57 items above) \_\_\_\_\_
- 58 \_\_\_\_\_
- 59 \_\_\_\_\_
- 60 (12) Are you aware of any defects  Yes  No If Yes, please explain \_\_\_\_\_
- 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 *Richard R. Marston* dotloop verified 03/03/21 2:01 PM CST JNMS-B5VX-R7F3-FOMG

92 SELLER SIGNATURE DATE

93 Richard R. Marston  
94 Seller Printed Name

91 *Lisa C. Marston* dotloop verified 03/05/21 9:40 AM CST QZQ6-8WHY-8300-PYLR

92 SELLER SIGNATURE DATE

93 Lisa C. Marston  
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