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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 457 Melanie Meadows Lane, Ballwin, MO 63021 (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 32 (2) Shape rectangle (3) Size (length x width) 40+20 (4) Depth 8ft (5) Volume (gallons) 30,000
9 (6) Type: Above ground (please check the following that apply) Vinyl liner Other
10 In ground (please check the following that apply) Concrete Stainless Gunitite Fiberglass Vinyl liner
11 Other
12 (7) Pool Builder unknown but the technician from Little Giant Pool & Spa thinks they built the pool
13 (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
14 Other
15 (9) Pool service provider Little Giant Pool & Spa, 636-271-2200 Last serviced 04/01/2021 (date)
16 (10) Last opened by Little Giant Pool & Spa Last closed by Little Giant Pool & Spa
17 (11) Age of heater n/a Heating source (12) Age of pump approx. 7 yrs
18 (13) Age of filter unknown Type of filter Sand DE Other

19 Additional comments/information:
20 We purchased a new filter head and laterals aprox. 2009 and the sand was just replaced in 2020. The length of the pool above does not include the
21 measurement for the depth of the steps.

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 We have performed necessary standard maintenance. It is likely a new pool cover will be needed, we typically buy an inexpensive cover every couple
34 years.

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 In addition to above comments, the liner was purchased in 2015. We have been told a liner will last 10+ years and potentially longer if one is attentive
39 to keeping the water chemicals in balance. We checked water daily, for that reason.

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 The jets in the steps area are non functioning and have been plugged until we change the liner next, at which time we had planned to have it repaired
46 while all open.

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

92 SELLER SIGNATURE DATE

93 David Starr
94 Seller Printed Name

91 *Kerrie L. Starr* dotloop verified
04/08/21 2:11 PM CDT
SKMX-6MICY-P3YW-BJLU

92 SELLER SIGNATURE DATE

93 Kerrie Starr
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