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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 190 Marshall Dr, Wentzville, MO 63385 (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 _____ (2) Shape _____ (3) Size (length x width) _____ (4) Depth _____ (5) Volume (gallons) _____
- 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 Gunitite Fiberglass Vinyl liner
- 12 Other _____
- 13 (7) Pool Builder _____
- 14 (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
- 15 Other _____
- 16 (9) Pool service provider _____ Last serviced _____ (date)
- 17 (10) Last opened by _____ Last closed by _____
- 18 (11) Age of heater _____ Heating source _____ (12) Age of pump _____
- 19 (13) Age of filter _____ 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 Deck lights were repaired in April 2021 (an animal chewed through the electrical wire), and the transformer box was replaced in June 2021.
34 _____
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 _____
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 _____
46 _____
47 _____
48 _____

49 **SPA**

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

51 (1) Age 4 (2) Volume (gallons) 315 (3) Manufacturer California Cooperage (4) Construction _____

52 (5) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Other _____

53 (6) Spa service provider NA Last serviced March 2020 (by previous owner) (date)

54 (7) Age of heater 4 Heat Source _____

55 (8) Age of pump 4 (9) Age of filter Unknown (10) Number of jets 34

56 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the

57 items above) Hot tub has not been used under the current ownership

58 _____

59 _____

60 (12) Are you aware of any defects Yes No If Yes, please explain Hot tub was drained in May 2020. A leak was discovered

61 while attempting to refill in April 2021. Current ownership is trying to resolve the issue.

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 *Brian D. Yard* dotloop verified
07/26/21 2:55 PM CDT
VNQD-CAYH-FWMJ-3PYU

92 SELLER SIGNATURE DATE

91 *Joy D. Yard* dotloop verified
07/26/21 3:13 PM CDT
TDTE-0EP9-7LR3-VL11

92 SELLER SIGNATURE DATE

93 Brian D. Yard
94 Seller Printed Name

93 Joy D. Yard
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

101 _____
102 BUYER SIGNATURE DATE

103 _____
104 Buyer Printed Name

103 _____
104 Buyer Printed Name