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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 1971 Nightingale Court, O'Fallon, MO 63366 (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 24 (2) Shape Grecian (3) Size (length x width) 36.6x16.63 (4) Depth 3' to 8' (5) Volume (gallons) 21,000
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 Edmiston Pools, Inc.
14 (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
15 Other
16 (9) Pool service provider Four Seasons Pool & Spa Last serviced 09/29/2021 (date)
17 (10) Last opened by 4/10/2022 Last closed by 10/10/2021
18 (11) Age of heater _____ Heating source _____ (12) Age of pump New 11/2020
19 (13) Age of filter New 11/2020 Type of filter Sand DE Other _____

20 Additional comments/information:
21 New Pool Liner and LED Pool Lite installed 9/2020.
22 Pump is a variable speed.
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 New vinyl pool liner installed 9/2020
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 Replaced ladder steps. New inlets, skimmer trim & main drain cover. New LED pool lite w/ remote.
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 New Pool variable speed pump & filter installed 11/2020.
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 _____ (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 *Janice A Sellner, Trustee* dotloop verified
04/15/22 12:57 PM CDT
86RV-CMBK-KYYR-95JN

92 SELLER SIGNATURE DATE

93 Janice A Sellner, Trustee
94 Seller Printed Name

91 *Patrick H Sellner, Trustee* dotloop verified
04/11/22 5:17 PM CDT
IV4B-050B-KYMN-CNAU

92 SELLER SIGNATURE DATE

93 Patrick H Sellner, Trustee
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