

## POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

(It should be understood that the preamble to the Seller's Disclosure Statement applies to this Addendum)

To be completed by **SELLER** concerning 1550 Morrison Lane, Foristell, MO 63348 (Property Address)

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. If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a pool/spa/pond/lake inspection.

### POOL

#### (A) General Information: (Give closest approximation that is known)

- (1) Age ? (2) Shape Rectangle (3) Size (length x width) 40x20 (4) Depth ~ 10 ft. (5) Volume (gallons) 30,000  
(6) Type:  
Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other \_\_\_\_\_  
In ground (please check the following that apply) ☒ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass  
☐ Vinyl liner ☐ Other \_\_\_\_\_  
(7) Pool Builder ?  
(8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☒ Saltwater ☐ Other \_\_\_\_\_  
(9) Pool service provider FOUR SEASONS POOL & SPA Last serviced Sept. 2018 (date)  
(10) Last opened by " Last closed by "  
(11) Age of heater NONE Heating source — (12) Age of pump Approx 4 yrs.  
(13) Age of filter NOT Type of filter ☒ Sand ☐ DE ☐ Other \_\_\_\_\_

Additional comments/information: SURE

#### (B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including, but not limited to the following):

Tile and grouting, coping, interior finish, caulking/expansion joints, and deck

Replaced pump + filter, some electrical work

#### (C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, but not limited to the following):

Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board, and covers

Ladder, slide, diving board, cover included

#### (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):

Pump(s)/motor, filter, heater, piping, valves, chemical feeders, gauges, automatic cleaning equipment, time clocks/controls, switches, fountain, and aerator

Electrical repair 2018

#### (E) Leaks and/or Defects:

- (1) Are you aware of any leaks in the pool or pool components ☐ Yes ☒ No  
(2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☒ No

Explain any "yes" answers in this section:

Needs to be painted 2019 or 2020

\*Converted to salt water approx 4 years ago

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

- (1) Age \_\_\_\_\_ (2) Volume (gallons) \_\_\_\_\_ (3) Manufacturer \_\_\_\_\_ (4) Construction \_\_\_\_\_  
(5) Type of chemical sanitizer? ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other \_\_\_\_\_  
(6) Spa service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date) \_\_\_\_\_  
(7) Age of heater \_\_\_\_\_ Heat source \_\_\_\_\_  
(8) Age of pump \_\_\_\_\_ (9) Age of filter \_\_\_\_\_ (10) Number of jets \_\_\_\_\_  
(11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(12) Are you aware of any defects ☐ Yes ☐ No If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PONDS and LAKES:****General Information: (Give closest approximation that is known)**

- (1) Number of Ponds/Lakes 1 (2) Age — (3) Depth 70 FT (4) Size (e.g. gallons, acreage) Approx. 2 acres  
(5) Type ☒ Natural ☐ Artificial  
(6) Construction ☐ Concrete ☐ Plastic ☐ Other former clay pit  
(7) Water source —  
(8) Does any sewage run into the Pond/Lake ☐ Yes ☒ No  
(9) Is the Pond/Lake shared ☐ Yes ☒ No  
(10) Is the Pond/Lake stocked ☒ Yes ☐ No  
(11) Pond service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date) \_\_\_\_\_  
(12) If heated, age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_  
(13) Is there a pump ☐ Yes ☒ No Age of pump \_\_\_\_\_  
(14) Have any chemicals been added ☐ Yes ☒ No  
(15) Is there a filtration system ☐ Yes ☒ No Age of filter \_\_\_\_\_  
(16) Is there an overflow system ☐ Yes ☒ No  
(17) If there is an overflow system, does overflow run onto adjoining properties ☐ Yes ☒ No  
(18) Are there any leaks ☐ Yes ☒ No  
(19) Is there a fountain(s) ☐ Yes ☒ No  
(20) Have any repairs been performed during your ownership on the Pond/Lake or any components of the Pond/Lake ☐ Yes ☒ No  
(21) Are you aware of any defects ☐ Yes ☒ No

Explanation of any "yes" answers (8-10, 14-18, 20, and 21 above):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Royce Roener 11/2/18  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

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

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE