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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 3397 Hwy 185, Washington, MO, 63090 (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 Unk (2) Shape Rectangl (3) Size (length x width) 12x30 (4) Depth 6 (5) Volume (gallons) 17000
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 [x] Fiberglass [] Vinyl liner
12 [] Other
13 (7) Pool Builder Unk
14 (8) Type of chemical sanitizer [] Chlorine [] Copper/Silver Ionizer [] Bacquacil [] Ozonator [] Saltwater
15 [] Other
16 (9) Pool service provider Washington Pool & Spa Last serviced 08/16/2023 (date)
17 (10) Last opened by Washington Pool & Spa Last closed by Washington Pool & Spa
18 (11) Age of heater None Heating source None (12) Age of pump 3 years - High Efficiency
19 (13) Age of filter Unk Type of filter [x] Sand [] DE [] Other

20 Additional comments/information:
21 Small dripping leak on filter. Service company says not worth fixing.
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 Main deck completely torn out and replaced spring 2023.
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 high efficiency pump 3 years ago.
39
40

41 (E) Leaks and/or Defects:

42 (1) Are you aware of any leaks in the pool or pool components [] Yes [x] No
43 (2) Are you aware of any defects relating to the pool or to any of the pool components [] Yes [x] 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 1 _____ (2) Age Unk _____ (3) Depth 16' _____ (4) Size (e.g. gallons, acreage) 2 acres
- 66 (5) Type Natural Artificial
- 67 (6) Construction Concrete Plastic Other _____
- 68 (7) Water source Surface water run off
- 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 None _____ 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 Aeration system with 2 diffusers.
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 *Frederick Hodges, III* dotloop verified 09/18/23 9:29 AM CDT UUTW-1J0V-3EHL-FCVK
 92 SELLER SIGNATURE DATE
 93 Frederick Hodges, III
 94 Seller Printed Name

Jennifer Hodges dotloop verified 09/18/23 11:55 AM CDT 13M9-ZjVP-40UE-5U3X
 SELLER SIGNATURE DATE
 Jennifer Hodges
 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

 BUYER SIGNATURE DATE

 Buyer Printed Name