

If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

Approved by Counsel for St. Louis REALTORS\*  
To be used exclusively by REALTORS\*

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 2446 Highway Z, 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 19 (2) Shape Freeform (3) Size (length x width) 27 x 21 (4) Depth 5'6" x 3' (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  Gunite  Fiberglass  Vinyl liner

12  Other \_\_\_\_\_

13 (7) Pool Builder Pool Tron

14 (8) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Saltwater

15  Other \_\_\_\_\_

16 (9) Pool service provider Pool Tron Last serviced Weekly (9-13-2019) (date)

17 (10) Last opened by \_\_\_\_\_ Last closed by \_\_\_\_\_

18 (11) Age of heater 19 Heating source Propane (12) Age of pump \_\_\_\_\_

19 (13) Age of filter \_\_\_\_\_ Type of filter  Sand  DE  Other System 3TM Modular Media Filter

20 **Additional comments/information:**

21 Pool has been serviced entirely by Pool Tron, including weekly maintenance, winterization and spring setup.

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

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

26 Repair of Pebble Tec pool finish - Fall 2019

27 Deck grouting repaired

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

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

32 None

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

37 Pool Tron has complete records.

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 5 (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 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 \_\_\_\_\_ Last serviced \_\_\_\_\_ (date)

73 (12) If heated, age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_

74 (13) Is there a pump  Yes  No Age of pump \_\_\_\_\_ There is a dedicated well to provide water if

75 (14) Have any chemicals been added  Yes  No needed during summer months to two top lakes

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 1995 - We trapped muskrats and repaired their damage. Partially drained several lakes and cleaned up shorelines.

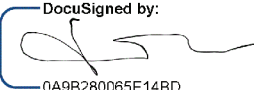
86 \_\_\_\_\_

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 \_\_\_\_\_ zes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

91  \_\_\_\_\_ 2/23/2022

92 **SELLER SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_ **SELLER SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

93 Janet S. Lange \_\_\_\_\_

94 Seller Printed Name \_\_\_\_\_ 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** \_\_\_\_\_ **BUYER SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

103 \_\_\_\_\_

104 Buyer Printed Name \_\_\_\_\_ Buyer Printed Name \_\_\_\_\_