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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 435 Cheshire Farm Lane, St. Louis, MO 63141 (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 13 yr (2) Shape rect. (3) Size (length x width) 16' x 10' (4) Depth 4 1/2' (5) Volume (gallons) 4,000  
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 Endless Pool  
14 (8) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Saltwater  
15  Other \_\_\_\_\_  
16 (9) Pool service provider Leslie's Pool Last serviced Dwight 7-8-22 (date)  
17 (10) Last opened by owner 5/1/23 Last closed by owner 9/1/22  
18 (11) Age of heater 13 yr Heating source Electric (12) Age of pump 2 yr  
19 (13) Age of filter New 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 New pool cover  
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 New control pad, new pump replaced  
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 Control pad and pump replaced 7/8/22 by Dwight -  
39 great guy  
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 \_\_\_\_\_

*gibson*

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 0 (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 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.

91 *Joseph W Bean* 7/14/23 *Karen Munger* 7/14/23

92 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

93 JOSEPH W BEAN Joe Bean and Karen Munger .

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 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.

101 \_\_\_\_\_ DATE \_\_\_\_\_ DATE

102 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

103 \_\_\_\_\_

104 Buyer Printed Name Buyer Printed Name