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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 6603 Pershing Ave University City, Mo 63130 (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 (2) Shape Kidney (3) Size (length x width) 25 x 12 (4) Depth 6'1 (5) Volume (gallons) 6571  
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 San Juan Pools is the Manufacture  
14 (8) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Saltwater  
15  Other \_\_\_\_\_  
16 (9) Pool service provider The Pool Company Last serviced 2025 (date)  
17 (10) Last opened by 2024 Last closed by 2024  
18 (11) Age of heater 6? Heating source Gas (12) Age of pump 5 or 6?  
19 (13) Age of filter 13 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 Pool crack repaired approx. 6 years ago. Pool resurfaced with ecofinsh at the same time.  
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 Deck surface was coated with epoxy  
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 \_\_\_\_\_  
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 Pool wasn't open in 2025 as no one was there. Upon winter inspection / closing a new crack identified. Hasn't  
46 been repaired as weather wasn't conducive and best to be done in spring / warmer weather. Quote to repair  
47 and resurface in hand. Equipment working in 2024.  
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**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 \_\_\_\_\_
- \_\_\_\_\_
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**PONDS and LAKES**

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

- (1) Number of Ponds/Lakes \_\_\_\_\_ (2) Age \_\_\_\_\_ (3) Depth \_\_\_\_\_ (4) Size (e.g. gallons, acreage) \_\_\_\_\_
- (5) Type  Natural  Artificial
- (6) Construction  Concrete  Plastic  Other \_\_\_\_\_
- (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 component of the Pond/Lake  Yes  No
- (21) Are you aware of any defects  Yes  No

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

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\_\_\_\_\_  
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**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.

<i>John Paulthorp</i>	01/13/2026	<i>Hollie Paulthorp</i>	01/15/2026
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
_____		_____	
Seller Printed Name		Seller Printed Name	

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**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.

_____	DATE	_____	DATE
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
_____		_____	
Buyer Printed Name		Buyer Printed Name	