

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)

To be completed by **SELLER** concerning 16 Outer Ladue Drive, Frontenac, MO 63131 (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 now 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 13 (2) Shape (1) (3) Size (length x width) (2) (4) Depth (3) (5) Volume (gallons) 25,116

(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 The Pool Specialists, Inc.

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

☐ Other _____

(9) Pool service provider The Pool Specialists, Inc. Last serviced 3/30/2021 (date)

(10) Last opened by The Pool Specialists, Inc. Last closed by The Pool Specialists, Inc.

(11) Age of heater New 3/26/2021 Heating source Gas (12) Age of pump 13 years

(13) Age of filter 13 years Type of filter ☐ Sand ☐ DE ☐ Other FNS 60

Additional comments/information:

(1) Custom Freeform with steps and benches (2) 21' x 38' x 23' (3) 3'6" to 6"

(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

(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

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

(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:

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 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

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.

William Franz 04/03/2021
SELLER SIGNATURE DATE
William Franz
Seller Printed Name

Franz Laurie 04/03/2021
SELLER SIGNATURE DATE
Laurie Franz
Seller Printed Name

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.

BUYER SIGNATURE DATE

Buyer Printed Name

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