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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)

To be completed by SELLER concerning 2925 Nantwich Lane, Saint Charles, MO 63301 (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 7yr (2) Shape round (3) Size (length x width) 27ft (4) Depth 52in (5) Volume (gallons) 18,000

(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 Watson's

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

(9) Pool service provider Owner Last serviced \_\_\_\_\_ (date)

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

(11) Age of heater \_\_\_\_\_ Heating source \_\_\_\_\_ (12) Age of pump 5yrs

(13) Age of filter 6yrs Type of filter ☒ Sand ☐ DE ☐ Other

Additional comments/information:

new liner & ground pad professionally installed August 2024. Upgraded to 1.5 horsepower pump in 2020. Sand filter currently has filter balls which are lower maintenance and washable/resuable annually.

**(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.

Ashley LaRue 9/3/25  
SELLER SIGNATURE DATE

\_\_\_\_\_  
SELLER SIGNATURE DATE

Ashley M LaRue  
Seller Printed Name

\_\_\_\_\_  
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 Seller's 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 SIGNATURE DATE

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

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