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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)

2945 NIXON SCHOOL ROAD
LEASBURG, MISSOURI 65535
6 PARCELS

1 To be completed by SELLER concerning _____ (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 _____ (2) Shape _____ (3) Size (length x width) _____ (4) Depth _____ (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 Gunitite Fiberglass Vinyl liner
- 12 Other _____
- 13 (7) Pool Builder _____
- 14 (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
- 15 Other _____
- 16 (9) Pool service provider _____ Last serviced _____ (date)
- 17 (10) Last opened by _____ Last closed by _____
- 18 (11) Age of heater _____ Heating source _____ (12) Age of pump _____
- 19 (13) Age of filter _____ 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 _____
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 _____
34 _____
35 _____

36 **(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical**
37 **equipment (including, but no 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 _____
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 1 (2) Age ? (3) Depth ? (4) Size (e.g. gallons, acreage) 1.20 ACRES
- 66 (5) Type Natural Artificial
- 67 (6) Construction Concrete Plastic Other EXCAVATION
- 68 (7) Water source WATERSHED / RAIN
- 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
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 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

91 Cynthia F. Jacobus, Trustee
Thomas D. Skinner Revocable Trust 12-16-2024

92 SELLER SIGNATURE _____ DATE _____ SELLER SIGNATURE _____ DATE _____

93 CYNTHIA F. JACOBUS, TRUSTEE
94 Seller Printed Name THOMAS D. SKINNER Seller Printed Name
REVOCABLE TRUST

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 _____