

Form # 2091 01/20

**SELLER'S DISCLOSURE STATEMENT**

1 To be completed by **SELLER** concerning 5806 PARK DR TROY MO. 63379 (Property Address) located  
2 in the municipality of \_\_\_\_\_ (if incorporated), County of LINCOLN, Missouri.  
3 **Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect**  
4 **Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property**  
5 **being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot**  
6 **guarantee the accuracy of the information in this form.**

7 **TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges  
8 that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for  
9 methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to  
10 your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some  
11 persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to  
12 achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,  
13 even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all  
14 aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,  
15 impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at  
16 the end of this form to describe that condition.

17 **TO BUYER:** THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY  
18 CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this  
19 disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment  
20 included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure  
21 that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the  
22 Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of  
23 the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,  
24 products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.  
25 Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price  
26 or you should make the correction of these conditions by the Seller a requirement of the sale contract.

27 **SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)**

- 28 (a) Development Name \_\_\_\_\_
- 29 (b) Contact \_\_\_\_\_ Phone \_\_\_\_\_
- 30  Type of Property: (check all that apply)  Single-Family Residence  Multi-Family  Condominium  Townhome
- 31  Villa  Co-Op
- 32 (c) Mandatory Assessment: # \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year
- 33 Mandatory Assessment: # \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year
- 34 (d) Mandatory Assessment(s) include:
- 35  entrance sign/structure  street maintenance  common ground  snow removal of common area
- 36  snow removal specific to this dwelling  landscaping of common area  landscaping specific to this dwelling
- 37  clubhouse  pool  tennis court  exercise area  reception facility  water  sewer  trash removal
- 38  doorman  cooling  heating  security  elevator  other common facility \_\_\_\_\_
- 39  assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_  some insurance  real estate taxes
- 40  other specific item(s): \_\_\_\_\_
- 41  Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_
- 42 (e) Optional Assessment(s)/Membership(s) Please explain \_\_\_\_\_
- 43
- 44 (f) Are you aware of any existing or proposed special assessments?  Yes  No
- 45 (g) Are you aware of any special taxes and/or district improvement assessments?  Yes  No
- 46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees?  Yes  No
- 47 (i) Are you aware of any material defects in any common or other shared elements?  Yes  No
- 48 (j) Are you aware of any existing indentures/restrictive covenants?  Yes  No
- 49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others?  Yes  No
- 50 (l) Is there a recorded street/road maintenance agreement?  Yes  No
- 51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_
- 52

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page.

SELLER SELLER

53 UTILITIES

54 Utility Current Provider
55 Gas/Propane: if Propane, is tank Owned Leased
56 Electric: CUIVRE RIVER CO-OP
57 Water: WELL
58 Sewer: SEPTIC
59 Trash: SUTTON
60 Recycle: SELF
61 Internet: ATT
62 Phone: ATT

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard
65 (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other WOOD IF DESIRED
66 (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units)
67 (d) Areas of house not served by central heating/cooling: NA
68 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other:
69 (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain
70
71 (g) Other details:

72 FIREPLACE(S)

73 (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
74 (b) Type of flues/venting:
75 Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) Location(s)
76 Non-Functional: Number of fireplace(s) Location(s) Please explain
77 (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain
78 NA

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: Electric Natural Gas Propane Tankless Other:
81 (b) Ice maker supply line: Yes No
82 (c) Jet Tub: Yes No
83 (d) Swimming Pool/Spa/Hot Tub: Yes No
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate:
86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain
87

88 WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

89 (a) What is the source of your drinking water? Public Community Well Other (explain)
90 (b) If Public, identify the utility company:
91 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information
92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as
93 the curb stop box? Yes No If "Yes", please explain

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other
96 If "Other" please explain
97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No
98 (c) When was the septic/aerator system last serviced?
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No
100 If "Yes", please explain

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven
103 Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
104 Ceiling Fan(s) Intercom System Central Vacuum System Other
105 (b) Gas Appliances & Equipment: Natural Gas Propane
106 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
107 Gas dryer (hook up) Other
108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
109 Electric Garage Door Opener(s) Number of controls 2 EACH
110 Security Alarm System Owned Leased/Lease information:

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- 111  Satellite Dish  Owned  Leased/Lease Information: \_\_\_\_\_  
112  Electronic Pet Fence System Number of Collars: \_\_\_\_\_  Other: \_\_\_\_\_  
113 (d) Are you aware of any items in this section in need of repair or replacement?  Yes  No If "Yes", please explain \_\_\_\_\_  
114

115 **ELECTRICAL**

- 116 Type of service panel:  Fuses  Circuit Breakers  Other: \_\_\_\_\_  
117 (a) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown  
118 (b) Are you aware of any problems or repairs needed in the electrical system?  Yes  No If "Yes", please explain \_\_\_\_\_  
119

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? 18 Years. Documented?  Yes  No  
122 (b) Has the roof ever leaked during your ownership?  Yes  No If "Yes" please explain \_\_\_\_\_  
123  
124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?  Yes  No If "Yes",  
125 please explain NEW ROOF OVER ORIGINAL  
126 (d) Are you aware of any problems with the roof, gutters or downspouts?  Yes  No If "Yes", please explain \_\_\_\_\_  
127

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,  
130 decks/porches or other load bearing components?  Yes  No If "Yes" please describe in detail \_\_\_\_\_  
131  
132 (b) Are you aware of any repairs to any of the building elements listed in (a) above?  Yes  No If "Yes", please describe the  
133 location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_  
134  
135 (c) Are you aware that any of the work in (b) above was completed without required permits?  Yes  No  
136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: \_\_\_\_\_  
137  
138 (e) Were required permits obtained for the work in (d) above?  Yes  No NA

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a)  Sump pit  Sump pit and pump  
141 (b) Type of foundation:  Concrete  Stone  Cinder Block  Wood  
142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space?  Yes  No If "Yes", please  
143 describe in detail NA  
144  
145  
146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  
147  Yes  No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control  
148 effort NA  
149

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements?  Yes  No  
152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects?  Yes  No  
153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company?  Yes  No  
154 (d) Are you aware of any pest/termite control reports for the property?  Yes  No  
155 (e) Are you aware of any pest/termite control treatments to the property?  Yes  No  
156 (f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
157

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  Yes  No  
160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the  
161 property?  Yes  No  
162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect  
163 the property?  Yes  No  
164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private  
165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,  
166 e.g. retention ponds, rain gardens, sand filters, permeable pavement)  Yes  No  
167 (e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
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**HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)
  - (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  Yes  No
  - (2) Are you aware if it has ever been covered or removed?  Yes  No
  - (3) Are you aware if the property has been tested for lead?  Yes  No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
  - (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

- (b) Asbestos Materials
  - (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?  Yes  No
  - (2) Are you aware of any asbestos material that has been encapsulated or removed?  Yes  No
  - (3) Are you aware if the property has been tested for the presence of asbestos?  Yes  No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
  - (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

- (c) Mold
  - (1) Are you aware of the presence of any mold on the property?  Yes  No
  - (2) Are you aware of anything with mold on the property that has ever been covered or removed?  Yes  No
  - (3) Are you aware if the property has ever been tested for the presence of mold?  Yes  No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
  - (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

- (d) Radon
  - (1) Are you aware if the property has been tested for radon gas?  Yes  No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
  - (2) Are you aware if the property has ever been mitigated for radon gas?  Yes  No If "Yes", please provide the date and name of the person/company who did the mitigation \_\_\_\_\_

- (e) Methamphetamine
 

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?

Yes  No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_

- (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
 

Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property?  Yes  No If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. \_\_\_\_\_

**Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

- (g) Radioactive or Hazardous Materials
 

Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material?  Yes  No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. \_\_\_\_\_

- (h) Other Environmental Concerns
 

Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?  Yes  No If "Yes", please explain \_\_\_\_\_

**SURVEY AND ZONING**

- (a) Are you aware of any shared or common features with adjoining properties?  Yes  No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ~~Yes~~  No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)?  Yes  No
- (d) Do you have a survey of the property?  Yes  No (If "Yes", please attach) Does it include all existing improvements on the property?  Yes  No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?  Yes  No
- (f) Please explain any "Yes" answers you gave in this section. SHARED WELL 5304 PARK DR

/   
BUYER BUYER

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SELLER SELLER

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property?  Yes  No If "Yes", please provide the following  
230 information: date of claim, description of claim, repairs and/or replacements completed \_\_\_\_\_  
231 \_\_\_\_\_  
232 \_\_\_\_\_  
233 \_\_\_\_\_

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 35 years. The Seller has occupied the property from 12/85 to PRESENT.
- 236 (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "No", please explain \_\_\_\_\_
- 237
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
239 any other required governmental authority?  Yes  No If "Yes", please explain \_\_\_\_\_
- 240
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county?  Yes  No If "Yes", please  
242 explain \_\_\_\_\_
- 243 (e) Is the property designated as a historical home or located in a historic district?  Yes  No If "Yes", please explain \_\_\_\_\_
- 244
- 245 (f) Is property tax abated?  Yes  No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property?  Yes  No If "Yes" please explain HOUSE DOG  
247 HORSES
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes  No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?  Yes  No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_
- 254 \_\_\_\_\_

255 **Additional Comments:**

256 \_\_\_\_\_  
257 \_\_\_\_\_  
258 \_\_\_\_\_  
259 \_\_\_\_\_  
260 \_\_\_\_\_

261 Seller attaches the following document(s): \_\_\_\_\_

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

SELLER SELLER



This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

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Form # 2049 01/20

### DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 SALE CONTRACT DATE: \_\_\_\_\_  
2 PROPERTY: \_\_\_\_\_

3 **Lead Warning Statement**

4 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may  
5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children  
6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired  
7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide  
8 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any  
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
12  Seller certifies that this home was built in 1978 or later  
13  Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards  
14 in the housing  
15  Known lead-based paint and/or lead-based paint hazards are present in the house (explain):  
16 \_\_\_\_\_

17 (b) Records and reports available to Seller (check one below):  
18  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based  
19 paint hazards in the housing (list all documents below):  
20 \_\_\_\_\_  
21 \_\_\_\_\_

22  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

23 **Buyer's Acknowledgment** (initial appropriate blanks)

24  Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)  
25  Buyer has received the pamphlet Protect Your Family From Lead in Your Home.  
26  Buyer has (check one below):  
27

28  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of  
29 lead-based paint or lead-based hazards; or  
30  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
31 hazards.

32 **Agent's Acknowledgment** (initial)

33  Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.  
34 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyer's agent receives all compensation from Buyer).

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true  
37 and accurate.

38 \_\_\_\_\_  
39 BUYER SIGNATURE DATE

40 \_\_\_\_\_  
41 Buyer Printed Name

42 \_\_\_\_\_  
43 BUYER SIGNATURE DATE

44 \_\_\_\_\_  
45 Buyer Printed Name

46 \_\_\_\_\_  
47 SELLING AGENT SIGNATURE DATE

48 \_\_\_\_\_  
49 Selling Agent Printed Name

\_\_\_\_\_ 11/17/21  
SELLER SIGNATURE DATE

HARVEY HEGGER  
Seller Printed Name

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

\_\_\_\_\_  
Seller Printed Name

\_\_\_\_\_  
LISTING AGENT SIGNATURE DATE

\_\_\_\_\_  
Listing Agent Printed Name

50 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

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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 5806 PARK DR TROY, MO 63319 (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 20 (2) Shape ROUND (3) Size (length x width) 28' (4) Depth 4' (5) Volume (gallons) 17,500  
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 ?  
14 (8) Type of chemical sanitizer  Chlorine  Copper/Silver Ionizer  Bacquacil  Ozonator  Saltwater  
15  Other  
16 (9) Pool service provider SELF Last serviced SEPT 2021 (date)  
17 (10) Last opened by SELF 5/21 Last closed by SELF 9/21  
18 (11) Age of heater NA Heating source \_\_\_\_\_ (12) Age of pump 3 YRS  
19 (13) Age of filter 3 YRS 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 NA  
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 NA  
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 NA  
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 34 (3) Depth 12 FT (4) Size (e.g. gallons, acreage) .7
- 66 (5) Type  Natural  Artificial
- 67 (6) Construction  Concrete  Plastic  Other EARTH
- 68 (7) Water source 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 NA Last serviced \_\_\_\_\_ (date)
- 73 (12) If heated, age of heater NA Heat Source NA
- 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 Harvey Hegger 11/17/21  
92 SELLER SIGNATURE DATE  
93 HARVEY HEGGER  
94 Seller Printed Name

NA  
SELLER SIGNATURE DATE  
NA  
Seller Printed Name

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  
103 \_\_\_\_\_  
104 Buyer Printed Name

\_\_\_\_\_  
BUYER SIGNATURE DATE  
\_\_\_\_\_  
Buyer Printed Name