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Form # 2091 01/25

63330816

SELLER'S DISCLOSURE STATEMENT

Property Address : 2175 Quaethem Drive, Chesterfield, MO 63005

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

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

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

STATUTORY DISCLOSURES				
Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.				
LEAD-BASED PAINT				
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNK <input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
METHAMPHETAMINE				
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNK <input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)				
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNK <input type="checkbox"/>

6 Please explain any "Yes" answers you gave in this section:

RADIOACTIVE OR HAZARDOUS MATERIALS		YES	NO	UNK
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Please explain any "Yes" answers you gave in this section:			
ADDITIONAL DISCLOSURES				
Lead-Based Paint		YES	NO	UNK
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:			
Radon		YES	NO	UNK
13	Are you aware if the property has been tested for radon gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section: <i>See Inspection Report</i>			
Mold		YES	NO	UNK
16	Are you aware of the presence of any mold on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	Please explain any "Yes" answers you gave in this section: <i>See inspection report of outside small art room in backyard (not connected to main home) - ONLY suspected mold/mildew in isolated areas</i>			
Asbestos Materials		YES	NO	UNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23	Please explain any "Yes" answers you gave in this section:			
Other Environmental Concerns		YES	NO	UNK
24	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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25	Please explain any "Yes" answers you gave in this section:			
SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)				
26	Development Name <i>Quaethem Farm Estates - NO MANDATORY ASSESSMENTS</i>			
27	Contact Name	Phone #		
28	Type of Property (check all that apply) <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op			
29	Mandatory Assessment #1	\$ _____ per	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other	
30	Mandatory Assessment #2	\$ _____ per	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other	
31	Mandatory Assessment(s) include: <input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____			



		YES	NO	UNK
69	Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71	Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72	Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73	Please explain any "Yes" or "Other" answers you gave in this section: <i>Irrigation service scheduled for May 9, 2026</i>			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)				
74	What is the source of your drinking water? <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Well <input type="checkbox"/> Other			
75	If well, when was the water last tested? <i>Not known</i> Is test documented? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, please provide documentation.			
76	Do you have a water softener? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, is it <input checked="" type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
		YES	NO	UNK
77	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)				
79	What is the type of sewerage system to which the house is connected? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain:			
80	If septic/aerator, when was system last serviced?			
		YES	NO	UNK
81	Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82	Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84	Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)				
Type of Service Panel(s):				
85	Panel 1: Amps 200 Brand GE <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86	Panel 2: Amps 200 Brand GE <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87	Panel 3: Amps 125 Brand GE <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:				
88	Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89	Panel 2: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90	Panel 3: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
		YES	NO	UNK
91	Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92	Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93	Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION				
94	The property was originally constructed in: <i>Approx 41 years...</i> Seller has occupied property from <i>7/2021</i> to <i>date</i>			
95	List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <i>Remodelled 4 bathrooms and Art room flooring Installed electric blinds for windows in kitchen, living room and study New blinds in Master bedroom</i>			
		YES	NO	UNK
96	Were required permits obtained for the work described above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
97	Please explain any "No" answers you gave in this section: <i>Bathroom Showers and Vanities remodelled, no permits</i>			

UNK=Unknown

_____/_____
Initials BUYER and SELLER acknowledge they have read this page

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SURVEY AND ZONING					YES	NO	UNK
130	Do you have a survey of the property? If yes, please attach.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
131	Does the survey include all existing improvements on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132	Are you aware of any shared or common features with adjoining properties?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Is any portion of the property located within the 100-year flood hazard area (flood plain)?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
135	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Please explain any "Yes" answers you gave in this section:						
INSURANCE					YES	NO	UNK
137	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.						
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)					YES	NO	UNK
139	Range/Stove	<input type="checkbox"/> N/A	Age <i>Not known</i>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
140	Oven	<input type="checkbox"/> N/A	Age <i>Not known</i>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
141	Cooktop	<input type="checkbox"/> N/A	Age <i>Not Known</i>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
142	Outdoor Grill	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
143	Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
144	Built in Microwave	<input type="checkbox"/> N/A	Age <i>Not known</i>				
145	Built in Refrigerator	<input type="checkbox"/> N/A	Age <i>3 years</i>				
146	Dishwasher	<input type="checkbox"/> N/A	Age <i>Not known</i>				
147	Garbage Disposal	<input type="checkbox"/> N/A	Age				
148	Trash Compactor	<input type="checkbox"/> N/A	Age <i>Not known</i>				
149	Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars <i>N/A</i>				
150	Gas Powered Exterior Lights	<input checked="" type="checkbox"/> N/A	# of lights <i>N/A</i>				
151	Security System/Cameras	<input type="checkbox"/> N/A		<input checked="" type="checkbox"/> Owned	<input type="checkbox"/> Leased		
					YES	NO	UNK
152	Are you aware of any items in this section in need of repair or replacement?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153	Please explain any "Yes" answers you gave in this section:						
MISCELLANEOUS					YES	NO	UNK
154	Has the property been continuously occupied during the last twelve months?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
156	Is the property located in an area that requires any specific disclosure(s) from the city or county?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	Is the property designated as a historical home or located in a historic district?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is property tax abated? If yes, attach documentation from taxing authority.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	Are you aware of any pets having been kept in or on the property? Explain below.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Explain below.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162	Are you aware if carpet has been laid over a damaged wood floor? Explain below.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	Are you aware of any existing or threatened legal action affecting the property? Explain below.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Explain below.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Please explain any "Yes" answers you gave in this section:						
<p><i>1 dog</i></p> <p><i>161 - see inspection report</i></p>							

ADDITIONAL COMMENTS	
166	
167	
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Seller attaches the following document(s): _____

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.

Apr 07, 2026

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

Chintalapati Varma

Seller Printed Name

Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this 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

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

PROPERTY ADDRESS: 2175 Quaethem Drive, Chesterfield, MO 63005 DATE: Apr 07, 2026

SEPTIC (Explain any "yes" answers)

Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- (a) How many people occupy the property? _____
- (b) Has the property been vacant over any period during the last 12 months? Yes No
- (c) Does any other property owner share this system? Yes No
- (d) Is any part of your system located on a neighbor's property? Yes No
- (e) Is there a well within 50 feet of the septic tank? Yes No
- (f) Does the system have an aerator? Yes No
- (g) Of what is the bottom of the tank constructed? gravel concrete unknown
- (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? Yes No
- (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? Yes No
- (j) Are any of the pipes exposed? Yes No
- (k) Is there any seepage or surface discharge (effluence) from the septic system? Yes No
If yes, is there any from your system onto your neighbor's property? Yes No
- (l) Is there any seepage or surface discharge from a neighbor's system onto your property? Yes No
- (m) Have you noticed any noxious, offensive or unusual odors from the system? Yes No
- (n) Have you experienced slow drainage or drain backups? Yes No
- (o) Is there a current maintenance service agreement covering your system? Yes No If yes, what is the annual cost and who is the current provider? _____
- (p) Does any government authority require a maintenance service agreement for the new homeowner? Yes No
- (q) Have you ever been notified/cited by any governmental authority on problems related to the system? Yes No
- (r) Has a service company ever recommended any work to be done to the system? Yes No
- (s) Are you aware of any defects? Yes No
- (t) Have you expanded, updated, or modified the septic system? Yes No
- (u) Have you cleaned or pumped the system during your ownership of the property? Yes No
If yes, when was it done and who did the work? _____

WELLS (Explain any "yes" answers)

- (a) Is any part of the well located on a neighbor's property? Yes No
- (b) Is the well shared with any other properties? Yes No
If yes, is there a recorded well agreement? Yes No
- (c) Are you aware of any problems relating to the quality or source of drinking water? Yes No
- (d) Have you ever been notified/cited by any governmental authority on problems related to the system? Yes No
- (e) Has a service company ever recommended any work be done to the system? Yes No
- (f) Are you aware of any defects? Yes No
- (g) Are you aware of any plans to bring public water to this property? Yes No

Explanation of any "yes" answers and additional comments for either of the above sections:

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.

Chintalapati Varma Apr 07, 2026
04/07/26 08:30 PM CDT BM-SIGNED

SELLER _____ DATE _____ SELLER _____ DATE _____

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Septic/Well Addendum to Sellers 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 Septic/Well 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 _____ DATE _____ BUYER _____ DATE _____

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If you do not understand it, consult your attorney.
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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 2175 Quaethem Drive, Chesterfield, MO 63005 (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 yrs (2) Shape Freeform (3) Size (length x width) 17 x 34 feet (4) Depth 6 feet (5) Volume (gallons) 12,000-15,000

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 Unknown

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

15 Other _____

16 (9) Pool service provider Sterling Blue Pools Last serviced 4/7/2026 (date)

17 (10) Last opened by 4/7/2026 Last closed by _____

18 (11) Age of heater None Heating source _____ (12) Age of pump _____

19 (13) Age of filter Not known Type of filter Sand DE Other Cartridge

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 None

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 None

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 Replaced Booster Pump and Salt System Generator May 2025

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 _____

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SPA

General Information: (Give closest approximation that is known)

- (1) Age Not known (2) Volume (gallons) Not known (3) Manufacturer Hot Springs (4) Construction _____
- (5) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Other _____
- (6) Spa service provider Sterling Blue Pools Last serviced 4/7/26 (date)
- (7) Age of heater Not known Heat Source Electric
- (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) None
- (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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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.

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 **Chintalapati Varma**

Apr 07, 2026

Apr 07, 2026

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

Chintalapati Varma

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.

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BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

Buyer Printed Name

Buyer Printed Name