



SELLER'S DISCLOSURE SWIMMING POOL - SPA RIDER

SELLER: Robert R Wagner and Kathleen E Wagner

PROPERTY: 706 North Osage Trail, Independence, MO 64056

NOTICE TO BUYER. This is a disclosure of SELLER'S knowledge of the Swimming Pool and/or Spa/Hot Tub as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

☒ **PROPERTY INCLUDES SWIMMING POOL**

- a. Type: ☐ Gunite ☒ Vinyl Liner ☐ Fiberglass ☐ Other: _____
- b. Age of Pool: 24 Date of last resurfacing or liner replacement: 2025
- c. Age of Coping: _____ Date of last repair/replacement: _____
- d. Age of Pump: 5 Type: ☒ One Speed ☐ Variable Speed ☐ HP: 1
- e. Age of Filter: _____ Type of Filter: ☐ Sand ☐ DE ☐ Other: _____
Date of last filter change: _____
- f. Does Pool have operational heating system?.....Yes ☐ No ☒
☐ Electric ☐ Natural Gas ☐ Other: _____ Age of Heater: _____
- g. Type of Sanitizing System: Primary: ☒ Chlorine ☐ Salt
Secondary: ☐ Ionizer ☐ Other: _____ Age: _____
- h. Does Pool have a cover?.....Yes ☒ No ☐
☐ Anchored Safety Mesh ☐ Anchored Safety Solid ☒ Non-Anchored ☐ Other: _____
Age of Cover: _____
- i. Water Volume (gallons): 12000 Depth from: 52 to: _____
- j. Additional equipment included: ☒ Manual Vacuum ☒ Automatic Vacuum/Cleaner ☒ Hose and Net
☐ Other equipment: _____
- k. Any repairs performed on Pool or equipment in last 5 years?.....Yes ☒ No ☐
If "Yes", please describe: _____ New liner
- l. Any structural issues, leaks, defects or other problems with Pool or Pool equipment?....Yes ☐ No ☒
If "Yes", explain in detail: _____
- m. Is pool currently closed and winterized? Yes ☐ No ☐
If "Yes" SELLER states the swimming pool system and equipment have been winterized as of
(date): _____ and were in normal operating condition when last used and to
the best of SELLER'S knowledge remains in the same condition.

☐ **PROPERTY INCLUDES SPA-HOT TUB**

- a. Construction type or manufacturer: _____
- b. Age of Spa: _____
- c. Age of Pump: _____
- d. Type of electrical connection: ☐ 120 v ☐ 220 v
- e. Age of Filter: _____ Type of Filter: ☐ Sand ☐ DE ☐ Other: _____
- f. Type of heating system: ☐ Electric ☐ Natural Gas ☐ Other: _____ Age of heater: _____
- g. Type of Sanitizing System: ☐ Chlorine ☐ Salt ☐ Ionizer ☐ Other: _____
- h. Water volume (gallons): _____ Number of seats/capacity: _____
- i. Additional equipment included: _____
- j. Any repairs performed on Spa or equipment in last 5 years?.....Yes ☐ No ☐
If "Yes", please describe: _____
- k. Any structural issues, leaks, defects or other problems with Spa or equipment?.....Yes ☐ No ☐
If "Yes", explain in detail: _____
- l. Is spa/hot tub currently closed and winterized?.....Yes ☐ No ☐
If "Yes" SELLER states the spa/hot tub and equipment have been winterized as of
(date): _____ and were in normal operating condition when last
used and to the best of SELLER'S knowledge remains in the same condition.

04/14/26
dotloop verified

04/13/26
dotloop verified

Initials

Initials

BUYER

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Robert R Wagner
dotloop verified
04/14/26 12:02 PM CDT
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SELLER DATE

Kathleen E Wagner
dotloop verified
04/13/26 8:09 PM CDT
BV15-DBMA-XWYB-KMAC

SELLER DATE

COLD WEATHER/WINTERIZATION WAIVER OF INSPECTION: Yes ☐ No ☐

Notwithstanding the terms of any inspection provisions of the contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather. If the systems checked above have been winterized and the outside temperature does not permit safe inspection of the system(s) checked above prior to Closing, BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representation of the SELLER concerning the condition of said system(s).

BUYER DATE

BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last Revised September 2025. Copyright January 2026.