

SELLER'S DISCLOSURE SWIMMING POOL - SPA RIDER

1 **SELLER:** _____

2 **PROPERTY:** _____

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

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8 ☐ **PROPERTY INCLUDES SWIMMING POOL**

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

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35 ☐ **PROPERTY INCLUDES SPA-HOT TUB**

- 36 a. Construction type or manufacturer: _____
- 37 b. Age of Spa: _____
- 38 c. Age of Pump: _____
- 39 d. Type of electrical connection: ☐ 120 v ☐ 220 v
- 40 e. Age of Filter: _____ Type of Filter: ☐ Sand ☐ DE ☐ Other: _____
- 41 f. Type of heating system: ☐ Electric ☐ Natural Gas ☐ Other: _____ Age of heater: _____
- 42 g. Type of Sanitizing System: ☐ Chlorine ☐ Salt ☐ Ionizer ☐ Other: _____
- 43 h. Water volume (gallons): _____ Number of seats/capacity: _____
- 44 i. Additional equipment included: _____
- 45 j. Any repairs performed on Spa or equipment in last 5 years?.....Yes ☐ No ☐
- 46 If "Yes", please describe: _____
- 47 k. Any structural issues, leaks, defects or other problems with Spa or equipment?.....Yes ☐ No ☐
- 48 If "Yes", explain in detail: _____
- 49
- 50 l. Is spa/hot tub currently closed and winterized?.....Yes ☐ No ☐
- 51 If "Yes" SELLER states the spa/hot tub and equipment have been winterized as of
- 52 (date): _____ and were in normal operating condition when last
- 53 used and to the best of SELLER'S knowledge remains in the same condition.

SELLER | SELLER Initials

Initials BUYER | BUYER

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SELLER	DATE	SELLER	DATE
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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
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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.