

**SWIMMING POOL INSPECTION ADDENDUM
WHEN POOL IS CLOSED AND UNAVAILABLE FOR INSPECTION**

1. The SELLER hereby represents that the swimming pool was in working order and serviceable and ha been operated without known defects during the 20____ season. Due to the inability to properly inspect the pool because of the seasonal conditions prior to settlement, the SELLER agrees to escrow \$_____ until the opening of the pool in the 20____ season. Subsequently, at _____ expense, the pool will be opened by April 30, 20____, if weather permits, by a reputable pool service company, but no later than May 31, 20 ____.

2. If the inspection reveals any defects, the BUYER shall notify SELLER within 3 days with a copy of the written inspection report and an estimate of costs to correct the defects in order for the pool to be placed in good working order. The SELLER shall then be responsible to pay for the correction of the defects up to the amount held in escrow, but no more. Escrowed funds are to be used only for the repair and/or replacement of major mechanical components, such a s filter, pump, heater, spa blower, (if there is a spa), accessories included in the sale are in “as in” condition.

3. An agreement for the disbursement of escrowed finds will be executed by all parties at settlement. **IN NO CASE SHALL POOL OPENING BE DELAYED BEYOND _____, 20____. ESCROWEE IS HEREBY AUTHORIZED TO RELEASE MONIES TO SELLER ON _____, 20____, IF POOL HAS NOT BEEN OPENED.**

4. BUYER hereby releases, quit claims and forever discharges SELLER, all Agents, their Sub Agents, employees and any officer or partner of any one them and any other person, firm, or corporation who may be liable by or through them, for any and all claims, losses or demands, including personal injuries, and all the consequences thereof, which now known or not which may arise from any defects in the property report or not.

All other terms and conditions shall remain unchanged and in full force and effect.

WITNESS _____ BUYER _____ DATE _____

WITNESS _____ BUYER _____ DATE _____

WITNESS _____ SELLER _____ DATE _____

WITNESS _____ SELLER _____ DATE _____