

ADDRESS: 214 Black Oak Way, Daphne, AL 36526

HOMEOWNERS INSURANCE: Coastal American \$5,000 annually
Provider Premium

HOA: ☐ Yes Company: Anita Salinas Email: _____
☒ No Phone No: 251-422-5161 Dues: Voluntary ☐ Monthly ☐ Biannually
☐ Quarterly ☒ Annually

SURVEY: ☐ Yes TERMITE BOND: ☒ Yes Company: Mr. Buggs
☒ No ☐ No Bond Expiration Date: February 2027 (Transferable)

ELEVATION CERTIFICATE: ☐ Yes ☒ No

FAIRHOPE SINGLE TAX: ☐ Yes ☒ No

FORTIFIED: ☐ Yes ☒ No

Fortified Status: _____
Expiration Date: _____

	COMPANY	MONTHLY COST
ELECTRIC	Riviera Utilities	\$180-200
WATER	Loxley Water	\$55
SEWER	BCSewerService	\$70/month
TRASH	BCSolidWaste (Wed)	\$30/quarter
INTERNET & CABLE	MediaCom	\$119/month
GAS	No Gas	
SECURITY LIGHTS	Riviera Utilities	\$12/month (opt)
OTHER: _____		

	SYSTEM AGE	LOCATION
ROOF	2021	
HVAC HVAC Serviced annually by Bay Breeze Heating & Air of Spanish Fort	2016	☐ ATTIC ☐ 1 ST FLOOR
HOT WATER HEATER 50 gallon ☐ TANKLESS	2025	☐ ATTIC ☒ 1 ST FLOOR Garage
POOL		
Type: _____		
Other: _____		

PLUMBING OR ELECTRICAL UPDATES, IF ANY:

Plumbing was completely replaced 2024-2025; No electrical updates.

ADDITIONAL UPDATES OR SPECIAL NOTES:

New flooring 2025; New carpet 2026; New gutters (around exterior of home) 2025; New fascia/soffit 2025; New paint (ceiling, walls, trim, cabinets, and vanities) 2026; 8' fence in rear of backyard; 6' fence on both sides of backyard with 1 drive through gate and 2 (4') walk through gates; Covered back porch with fans; security system available; quiet dead-end street; chimney inspection performed June 2026; home warranty provided; and front lawn swing under a majestic oak. Previous owner had chair lift in garage, and according to the measurements taken, the home appears to meet the ADA standards for handicap accessible. There is space in the garage to build a ramp for handicap accessibility. Whole house central vacuum works with the canister located in garage, needs a new hose.