



SELLER HOMEWORK

ADDRESS: 22593 Inverness Way, Foley, AL 36535

HOMEOWNERS INSURANCE: Alfa

Provider

Premium

The Gardens at GlenLakes, POA

sandyhallberg@msn.com

HOA: ☒ YES
☐ NO

HOA Company

Email

251. 923-7552

Phone

\$450

Dues

☐ Monthly

☐ Annually

☐ Biannually

☒ Quarterly

ELEVATION CERTIFICATE: ☐ YES ☒ NO

SURVEY: ☐ YES ☒ NO

Plot Map

TERMITE BOND: ☒ YES ☐ NO

Arrow

Termite Company

11/2026

Bond Exp. Date

	COMPANY	MONTHLY COST
ELECTRIC	<u>Baldwin EMC</u>	<u>\$213</u>
GAS		<u>\$55.70</u>
WATER		<u>\$30</u>
SEWER	<u>Baldwin CSS</u>	<u>\$60.50</u>
PHONE	<u>N/A</u>	
INTERNET	<u>C-Spire</u>	<u>\$85</u>
TRASH	<u>Riviera</u>	<u>\$23</u>
GENERATOR	☒ YES ☐ NO	FUEL SOURCE ☒ Natural Gas ☐ Propane

FAIRHOPE SINGLE TAX: ☐ YES ☒ NO

GARAGE DOOR OPENERS

1

Garage Openers

☒ YES ☐ NO

KEYS TO EXTERIOR DOORS

2

Home Keys

☒ YES ☐ NO

COMMUNITY MAILBOX

N/A

Mailbox #

☐ YES ☒ NO

GOLD FORTIFIED HOME: ☐ YES ☒ NO

Fortified FORTIFIED ROOF: ☐ YES ☒ NO

Fortification Exp Date 09/09/2031

	AGE OF SYSTEMS	LOCATION
ROOF	<u>2021</u>	
HVAC	<u>un-known</u>	☒ Attic ☐ Ground Level
HOT WATER HEATER	<u>2021</u>	☒ Attic ☐ Ground Level
	☐ TANKLESS	

ANY UPDATES TO PLUMBING OR ELECTRICAL:

ADDITIONAL UPDATES OR SPECIAL NOTES:

>> New Roof -2021

>> New Water Heater - 2021

>> POA Includes: Yard clean up, all the yard maintenance, grass, shrubbery, sprinkler system water bill and maintenance and repair, management.