



SELLER HOMEWORK

ADDRESS: 19258 Salvation Road, Summerdale, AL 36580

HOMEOWNERS INSURANCE: Allstate Provider 2700/yr Premium

HOA: YES NO HOA Company Email Monthly Annually Biannually Quarterly

SURVEY: YES NO TERMITE BOND: YES NO Lewis Pest Control February 2027 Termite Company Bond Exp. Date

ELEVATION CERTIFICATE: YES NO FAIRHOPE SINGLE TAX: YES NO

	COMPANY	MONTHLY COST
ELECTRIC	Baldwin EMC	@ \$140
GAS		
WATER	Well - new 2021	
SEWER	Septic	
PHONE	Verizon	
INTERNET	Starlink	
TRASH	Baldwin Co Solid Waste	\$17
GENERATOR	YES NO	FUEL SOURCE Natural Gas Propane

GOLD FORTIFIED HOME: YES NO

Fortification Exp Date

BRONZE FORTIFIED ROOF: YES NO

Fortification Exp Date

	AGE OF SYSTEMS	LOCATION
ROOF	Metal 2018	
HVAC	2019, new compressor in 2025	Attic Ground Level
HOT WATER HEATER	TANKLESS	Attic Ground Level

ANY UPDATES TO PLUMBING OR ELECTRICAL:

ADDITIONAL UPDATES OR SPECIAL NOTES:

New exterior paint, updated front door, and new lattice installed in 2026. New custom kitchen installed in 2023. Newly renovated bathroom done in 2025. Starlink Satellite does not convey but is negotiable.