SELLER HOMEWORK

ADDRESS: 22427 Inverness Way, Foley, AL 36535

HOMEOWNERS INSURANCE: _____ (Provider) _____ (Premium)

HOA: ☑ YES ☐ NO

The Gardens at GlenLakes, POA (HOA Company) sandyhallberg@msn.com (Email)

251. 923-7552 (Phone) $450 (Dues) ☐ Monthly ☐ Annually ☐ Biannually ☑ Quarterly

ELEVATION CERTIFICATE: ☐ YES ☑ NO

SURVEY: ☑ YES ☐ NO

FAIRHOPE SINGLE TAX: ☐ YES ☑ NO

GARAGE DOOR OPENERS ☑ YES ☐ NO — 1 # Garage Openers

KEYS TO EXTERIOR DOORS ☑ YES ☐ NO — 4 # Home Keys

COMMUNITY MAILBOX ☐ YES ☑ NO — Mailbox #

TERMITE BOND: ☑ YES ☐ NO

Arrow Exterminators (Termite Company) 2027 (Bond Exp. Date)

GOLD FORTIFIED HOME: ☐ YES ☑ NO

BRONZE FORTIFIED ROOF: ☐ YES ☑ NO

Fortification Exp Date

	COMPANY	MONTHLY COST
ELECTRIC	Baldwin EMC	$150/month
GAS	Riviera Utilities	$25/month
WATER	Riviera Utilities	$35/month
SEWER	Baldwin Co. Sewer	$60/Month
PHONE	N/A	
INTERNET	C-Spire	
TRASH	Riviera Utilities	$23/month

GENERATOR ☐ YES ☑ NO FUEL SOURCE ☐ Natural Gas ☐ Propane

	AGE OF SYSTEMS	LOCATION
ROOF	2019	
HVAC	2024	☐ Attic ☐ Ground Level
HOT WATER HEATER ☐ TANKLESS		☐ Attic ☑ Ground Level

ANY UPDATES TO PLUMBING OR ELECTRICAL:

* fully re-plumed with central shut off values in the garage
* new Carrier AC Unit -2024
* 2 wived attic fans

ADDITIONAL UPDATES OR SPECIAL NOTES:

* new roof - 2019 (30 years - 130 mph warranty)
*Screened in Back Porch
*Granite Kitchen Countertops
* POA Includes: Yard clean up, all the yard maintenance, grass, shrubbery, sprinkler system water bill and maintenance and repair, management.