



LISTING QUESTIONNAIRE

Property Address 10218 Wexford Lane, Daphne, AL 36526

Age of HVAC 2021 & 2023 Ken was the HVAC last serviced New Whip line & Upgraded larger amperage connection in October 2025

HVAC service provider Baldwin Heating & Air Contact info 251-206-8859

Age of water heaters _____ Electric or gas Electric Tankless? No

Septic tank? No If yes then where is the septic tank and field lines located _____

Alarm system? Yes If yes, company name ADT Tel # ???

Age and type of oven _____ Age of dishwasher _____ Age of microwave _____

Cable provider Mediacom Internet provider _____

If you live outside city limits: Do you have an independent garbage company _____

If yes, company name _____ Tel # _____ Pickup days Friday

Lawn care service Self If yes, company name _____ Tel # _____

Homeowner Insurance company Coastal American Insurance Tel # _____

Average price \$1936

Flood Insurance No If yes, company name _____ Tel # _____

Pool? No If yes, salt water chlorine Pool service provider _____

Subdivision amenities: Tennis Golf Boat access RV/Storage parking

Community pool _____ Fitness Center _____ Other _____

Yearly HOA dues 400 Renewal month N/A HOA contact name Community Management

Tel # 251-901-1342 Email marzella@cmacommunities.com

Utility providers and average costs for the last 6 months

Water service provider Belforest Water Average cost \$30/month
Gas service provider Daphne Utilites Average cost N/A - not turned on for fireplace
Electric service provider Riviera Utilities Average cost \$205/month
Trash service provider Daphne Utilities Average cost \$19/month
Other service providers Baldwin County Sewer Service Average cost \$65/month

Do you have an existing survey Yes If yes please provide a copy

Do you have an existing termite bond Yes If yes, company name Waynes

Renewal amount -Monthly service Renewal month \$33 month.

Age of roof 2024 Any home certifications (GOLD or BRONZE certification) Fortified

Additional items and/or updates you feel a buyer would need to know _____

New Fence in Backyard. Under Eaves lighting added in 2024. Storage Shed with Workbench, Shelving and Ramp (2024) New Counter Depth refrigerator
New Age Storage System in garage Cupboards, and Metal Backboard in 2024.

A paragraph or two about what you loved about living in the home (this will be put in the inhome portfolio for potential buyers)

What we've truly loved about this home is how effortlessly it balances comfort, function, and those little extras that make everyday living easier. There is no shortage of storage, both inside and out, from the large storage room to the walk-in decked attic, which has made staying organized simple. The additional den has been a wonderful flex space for an office or quiet retreat, while the cozy gas fireplace creates a warm, inviting place to unwind. Outside, the corner lot offers a spacious setting, and the newly fenced yard paired with the screened back porch has been ideal for relaxing or gathering with friends. The sprinkler system keeps everything looking its best with minimal effort, and the under-eave lighting adds a subtle touch of charm in the evenings. We've also enjoyed the convenience of the large storage shed and metal gazebo for extra functionality and outdoor enjoyment. Inside, the recently updated bathrooms with shiplap, granite, updated lighting, and new fans add a fresh, stylish feel. The upstairs bonus space has been a favorite, serving as a generous additional bedroom or game room. Topping it all off, the fortified roof provides peace of mind, and the low HOA and utility costs have made this home as practical as it is enjoyable.