TEXAS REALTORS
SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT **9004 Oak Vista, Orange, Texas 77630**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☑is ☐is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?☐ _____ (approximate date) or ☐never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop/Range/Stove	✓		
Dishwasher	✓		
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane (LP) Gas:		✓	
-LP Community (Captive)			✓
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:		✓	
-Black Iron Pipe		✓	
-Copper	✓		
-Corrugated Stainless Steel Tubing			✓
Hot Tub	✓		
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking		✓	
Plumbing System			✓
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: ☐ sump ☐ grinder		✓	
Rain Gutters	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa	✓		
Trash Compactor	✓		
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System		✓	

Item	Y	N	U	Additional Information
Central A/C	✓			☑electric ☐gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units	✓			number of units:1
Attic Fan(s)			✓	if yes, describe:
Central Heat	✓			☑electric ☐gas number of units: 1
Other Heat		✓		if yes describe:
Oven			✓	number of ovens: ☐electric ☐gas ☐other:
Fireplace & Chimney	✓			☑wood ☐gas logs ☐mock ☐other:
Carport		✓		☐attached ☐not attached
Garage	✓			☑attached ☐not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 1
Satellite Dish & Controls		✓		☐owned ☐leased from
Security System		✓		☐owned ☐leased from

Item	Y	N	U	Additional Information
Solar Panels		✓		☐owned ☐leased from
Water Heater	✓			☑electric ☐gas ☐other: number of units: 1
Water Softener		✓		☐owned ☐leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler		✓		☐automatic ☐manual areas covered:
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☐city ☑well ☐MUD ☐co-op ☐unknown ☐other:

Was the Property built before 1978? ☐yes ☑no ☐unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: **Shingle** Age: **18 years approximately** (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐yes ☑no ☐unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☑yes ☐no If yes, describe (attach additional sheets if necessary):

Only one garage door system works. The remote will need to be replaced or reset for the working one. The other one does not operate as it was when purchased.

Documentation can be provided regarding any repairs made to the roof by current and previous owners.

Exhaust fan above stove works but is noisy.

Trash compactor in kitchen not in working condition as has not been since home purchase.

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		✓
Ceilings	✓	
Doors	✓	
Driveways		✓
Electrical Systems		✓
Exterior Walls	✓	

Item	Y	N
Floors	✓	
Foundation / Slab(s)		✓
Interior Walls	✓	
Lighting Fixtures	✓	
Plumbing Systems	✓	
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences	✓	
Windows	✓	
Other Structural Components		✓

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Ceilings) No improvements to purchased conditions have been made to ceilings.

Some ceiling Sheetrock was replaced and textured in the master bedroom in 2025. This area was not painted.

There was a condensation drip evidence on the Sheetrock in the laundry room ceiling. Foam protectant tubing was secured over the exposed area by the homeowner.

(Doors) There is a small hole in the door to the guest room.
(Exterior Walls) There are visible settling cracks in areas around the garage exterior perimeter.
(Floors) Carpet has been removed in the guest bedroom with no other improvements. Condensation has been occasionally noticed on exposed concrete areas.

The carpet area next to the ac has been wet due to an ac drain line overflow. We were able to raise the carpet and dry the area out with a fan.

Carpet has been removed in the office with no additional improvements.

The flooring in the dining area by the window is not securely adhered to the slab.There is visible discoloration and 2 tears caused by the refrigerator being moved into the home.

The is some cracked tile in the laundry room.
(Interior Walls) There is an area in the living room interior wall that did have a minor water leak from the roof. This resulted in paint to lift.
Wallpaper was removed in the laundry room. No other improvements completed.

Paneling in the garage has normal wear and tear. No improvements have been made to the garage interior.

No improvements have been made to the walls other than basic painting.

There was a pipe leak behind the washer in the laundry room. This was repaired and area was covered. Information on the repair can be provided upon request.
(Lighting Fixtures) Light fixtures above the kitchen cabinets are not all in working condition.

The light coverings on the wall lights in the master bedroom have wear damage & some pieces are broken on the coverings.

Some hanging lights in the garage may need repair or build replacements.

(Plumbing System) There is a slow drip from the faucet in the laundry room sink.

Facet in kitchen sink- the button to switch from stream to spray has been worn down.
(Walls/Fences) There is visible spacing on entrance gate in the front entrance to the back yard.
Some boards need to be nailed down back into place along the fence.
(Windows) There is visible erosion on the exterior stained glass area of the office.
There is a minor crack in the small window in the kitchen.

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: ☐ oak wilt ☐		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage	✓	
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Paint Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓

Condition	Y	N
Radon Gas		✓
Settling	✓	
Soil Movement		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event	✓	
Wetlands on Property		✓
Wood Rot	✓	
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI	✓	
Previous termite or WDI damage repaired	✓	
Termite or WDI damage needing repair		✓
Previous Fires		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

Previous Roof Repairs or Replacement	✓		Subsurface Structure or Pits		✓
Previous Other Structural Repairs		✓	Underground Storage Tanks**		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓	Aboveground Storage Tanks**		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		✓	Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓	Conservation Easements***		✓

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Improper Drainage) The back yard area against the patio tends to not drain away from the house. This will allow heavy rain water to pool & come into the patio area occasionally.
(Previous Roof Repair) The roof homeowners insurance required repairs of shingles and sheet boards in some areas replaced in 2023 by Coastal Roofing. The repair info can be provided upon request.

Sealant was put in a small area by the owner on the roof by the skylight area.

A siding peace was reattached from a recent storm by the owner.

No other improvements have been made since the home was purchased in 2022.
(Settling) There is evidence of settling on exterior brick. This was also evident when the home was purchased.
(Water Damage) Water from the AC drain line did get on the wood below the unit towards the flooring, This area was dried out but no materials of the surroundings have been replaced.
(Wood Rot) Visible wood rot area on exterior bay window of dining room.

Damage to exterior trim base board piece in patio area.

There is wood rot discovered behind the trim base board that is adjacent to the office wall in the patio.

Visible rot on interior window sill inside patio enclosure.

There is visible siding rot on the exterior shed building.
(Previous treatment for termites or WDI) Termites were discovered in 2024 in the master bedroom.The home was treated by Bill Clark pest control in 2024 and carries a current yearly contact renewal. No visible known terminates found with recent renewal inspection in May 2026. All information can be provided upon request.
(Previous termites or WDI damage repaired) Damaged sheet rock and wood was replaced in the master bedroom by ABR construction in November 2025. The ceiling Sheetrock area was not repainted after the repair.
Information regarding repairs completed can be provided upon request.

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? ☑yes ☐no If yes, explain (attach additional sheets if necessary):

(Section 4) The floater mechanism in the guest bathroom toilet may need to be replaced.
Gutters in back yard need to be cleaned out.
All pump Equipment to the spa is turned off but We have made no improvements to the room or spa since the home was purchased as spa is not usable.

Section 5. Insurance. (Indicate Yes (Y) or No (N))	Y	N
The Property is presently covered by insurance.	✓	
The Property is presently covered by flood insurance.*	✓	
The Property is presently covered by windstorm insurance.	✓	
You (Seller) have been unable to insure the Property for any reason.		✓

*Homes in high-risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

(Q1) Homeowners policy is with TWFG under agent Tara Arena.
(Q2) Current active flood policy under Wright's with agent Tara Arena. Flood policy documents can be provided upon request to verify all zoning concerns.
(Q3) Insurance policy is with Tara Arena TWFG.

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☐yes ☑no If yes, explain:

Section 7. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐yes ☑no If yes, explain:

Section 8. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	N	
☐	☑	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
☐	☑	Previous flooding due to a natural flood event.
☐	☑	Previous water penetration into a structure on the Property due to a natural flood.
☐	☑	Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
☐	☑	Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
☐	☑	Located ☐ wholly ☐ partly in a floodway.
☐	☑	Located ☐ wholly ☐ partly in a flood pool.
☐	☑	Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is

subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐yes ☑no If yes, explain (attach additional sheets as necessary):

Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
☐	☑	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
☐	☑	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property
☑	☐	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
☐	☑	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
☐	☑	Any condition on the Property which materially affects the health or safety of an individual.
☐	☑	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
☐	☑	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
☐	☑	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
☐	☑	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary):

(Lawsuits/other legal) Sellers divorced in 2025. The home is to be sold by both owners according to the divorce decree.

☐ ☑ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: $ _____ per _____ and are: ☐mandatory ☐voluntary

Any unpaid fees or assessments for the Property? ☐yes ($ _____) ☐no

If the Property is in more than one association, provide information about the other associations or attach information to this notice:

☐ ☑ Any common area (facilities such as pool, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐yes ☐no If yes, describe:

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☐yes ☑no If yes, attach copies of any such reports and indicate the number of reports attached: _____

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☑ Homestead	☐ Senior Citizen	☐ Disabled
☐ Wildlife Management	☐ Agricultural	☐ Disabled Veteran
☐ Other: _____		☐ Unknown

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☑unknown ☐no ☐yes. If no or unknown, explain. (Attach additional sheets if necessary):

We have self installed smoke detector in the hallway above the master bedroom. This was purchased from walmart.

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Sellers to provide inaccurate information or to omit any material information.

Sara Elizabeth Guidry 10-23-2026
Signature of Seller Date

Bryan Joseph Guidry 10-24-2026
Signature of Seller Date

Printed Name: **Sara Guidry**

Printed Name: **Bryan Guidry**

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit https://publicsite.dps.texas.gov. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

(3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric:	**Entergy**	phone #:	
Sewer:	**Septic system on property**	phone #:	
Water:	**Well on the property**	phone #:	
Cable:		phone #:	
Trash:	**Live Oak - Eco Waste**	phone #:	
Natural Gas:		phone #:	
Phone Company:		phone #:	
Propane:		phone #:	
Internet:	**Spectrum**	phone #:	
Security System:		phone #:	

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date

Signature of Buyer Date

Printed Name:

Printed Name:

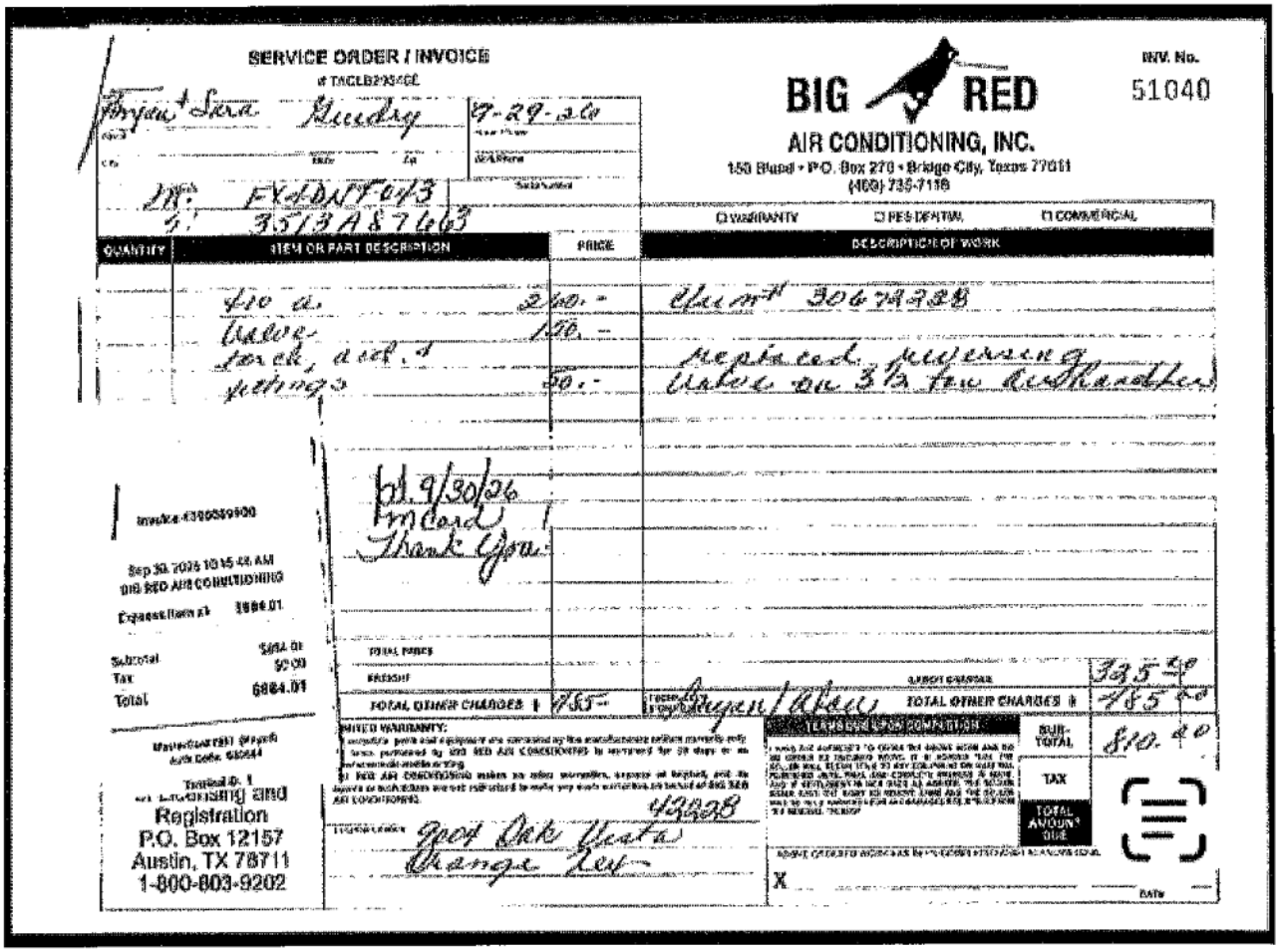
Gmail

Sherry Hommel, Realtor <sherryhommelsold@gmail.com>

(no subject)

Sherry Hommel <hommel1@att.net>
To: Sherry Hommel <sherryhommelsold@gmail.com>

Tue, Oct 20, 2026 at 2:57 PM



SERVICE ORDER / INVOICE

BIG RED AIR CONDITIONING, INC.
150 Bugal • P.O. Box 270 • Bridge City, Texas 77611
(409) 735-7116

INV. No. 51040

Bryan & Sara Gurley 9-29-26

JR: FX4DNF043
S: 3513A87663

☐ WARRANTY ☐ RESIDENTIAL ☐ COMMERCIAL

QUANTITY	ITEM OR PART DESCRIPTION	PRICE	DESCRIPTION OF WORK
410 a.		240.-	Unit # 306744238
valve		150.-	
torch, acet. +			replaced, recovering
fittings		50.-	valve on 3½ ton Heatpump

Invoice #3905599900
Sep 30, 2026 10:15:44 AM
BIG RED AIR CONDITIONING
Expense Item #1 6864.01
Subtotal $0.00
Tax
Total 6864.01

Terminal ID: 1
Processing and Registration
P.O. Box 12157
Austin, TX 78711
1-800-803-9202

9/30/26
MCard
Thank You

TOTAL PRICE 335.40
FREIGHT
TOTAL OTHER CHARGES 1 785.- Buyer/Agent TOTAL OTHER CHARGES 785.40

LIMITED WARRANTY:
BIG RED AIR CONDITIONING
493238

Location Post Oak Plaza
Orange Tex

TERMS AND CONDITIONS OF COMPLETION
SUB-TOTAL 810.40
TAX
TOTAL AMOUNT DUE

X DATE

Thank You,
Sherry Hommel, Realtor

Coldwell Banker
1504 W Park Ave
Orange, Tx 77630

Direct 409-779-9129

"Your Local Real Estate Expert"

Please excuse typos sent from my IPhone!



Air Solutions, Inc.
License No. TACLB106873E
4748 Main Ave.
Groves, TX 77619

Phone: 409-962-2476
Email: service@airsolutionstx.com
URL: www.airsolutionstx.com

Thank you Sara Guidry -

Here is a copy of your estimate. Thank you for your business! If you have any questions please feel free to contact us.

Air Solutions, Inc.

ESTIMATE

Invoice Date: August 18, 2026

Estimate: Air3525

Customer Summary

Customer Information	Service Address	Billing Address
Sara Guidry 409-670-3420 berlinger0702@gmail.com	9004 Oak Vista Orange, TX 77630	9004 Oak Vista Orange, TX 77630

Invoice Summary

Amount	Terms
$357.00	**Due on Receipt**

✔ Accept Invoice

Invoice Details

TaskID	Description	System	Tax	Qty	Amount
EC101B	Clean In Place Without Access Door	Primary System	X	1	$357.00

Customer Notes

No Diagnostic Fee	$0.00
Subtotal	$357.00
Taxable Subtotal	$0.00
Sales Tax (Orange Sales Tax) - 8.25%	$0.00
Total Amount	$357.00

Payment History

Date	Payment Method	Payment Made By	Comment / Notes	Amount
			Total Payment Received	$0.00

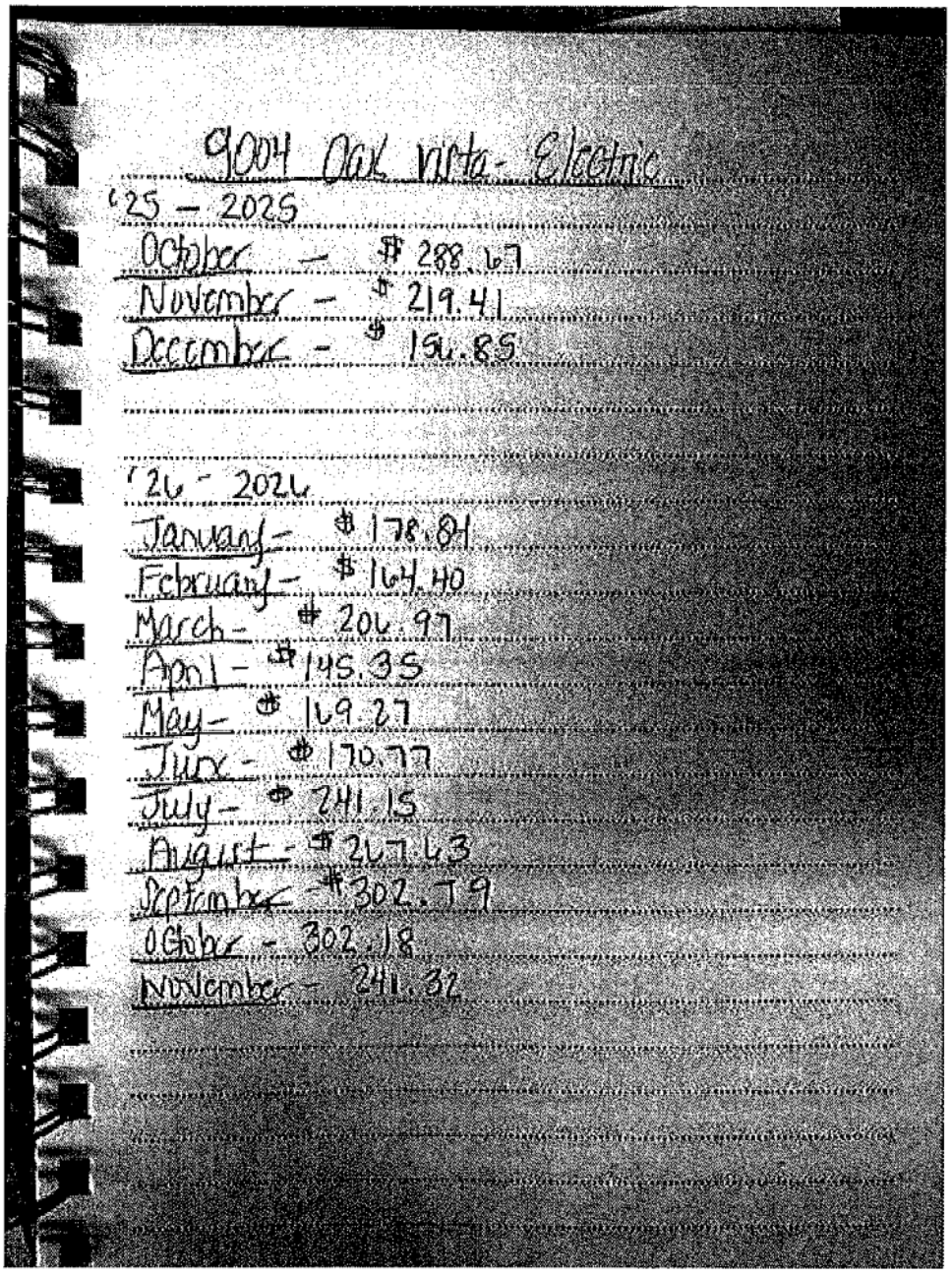
Gmail

Sherry Hommel, Realtor <sherryhommelsold@gmail.com>

(no subject)

Sherry Hommel <[redacted]>

Tue, Oct 20, 2026 at 2:56 PM



9004 Oak Vista - Electric

'25 - 2025

October - $ 288.67

November - $ 219.41

December - $ 191.85

'26 - 2026

January - $ 178.84

February - $ 164.40

March - $ 206.97

April - $ 145.35

May - $ 169.27

June - $ 170.77

July - $ 241.15

August - $ 267.43

September - $ 302.79

October - 302.18

November - 241.32

Thank You,
Sherry Hommel, Realtor

Coldwell Banker
1504 W Park Ave

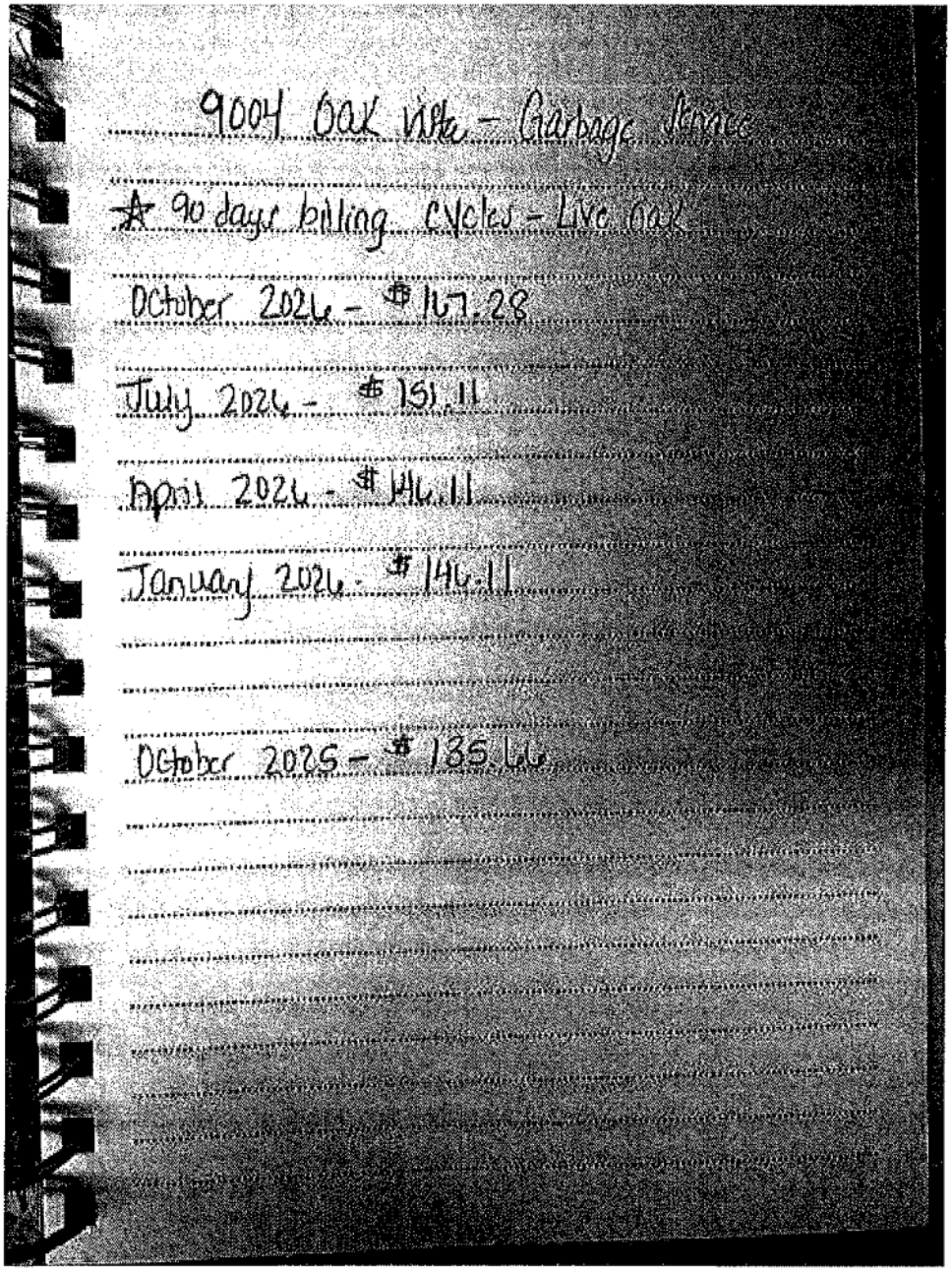
Gmail

Sherry Hommel, Realtor <sherryhommelsold@gmail.com>

(no subject)

Sherry Hommel <hommel1@att.net>
To: Sherry Hommel <sherryhommelsold@gmail.com>

Tue, Oct 20, 2026 at 2:57 PM



Thank You,
Sherry Hommel, Realtor

Coldwell Banker
1504 W Park Ave

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSON WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED
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CONCERNING THE PROPERTY AT 9004 Oak Vista, Orange, Texas 77630

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: ☑Septic Tank ☑Aerobic Treatment ☐Unknown

☐ _____

(2) Type of Distribution System: _____ ☑Unknown

(3) Approximate Location of Drain Field or Distribution System: ☑Unknown

_____

(4) Installer: **Seller has paperwork from previous homeowner.** ☐Unknown

(5) Approximate Age: _____ ☑Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐Yes ☑No

If yes, name of maintenance contractor: _____

Phone: _____ contract expiration date: _____

(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)

(2) Approximate date any tanks last pumped? **Tanks have not been pumped during ownership.**

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐Yes ☑No

If yes, explain: _____

_____

(4) Does Seller have manufacturer or warranty information available for review? ☐Yes ☑No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:
☐planning materials ☐permit for original installation ☐final inspection when OSSF was installed
☐maintenance contract ☑manufacturer information ☐warranty information

☑ **Seller has paperwork from previous owner regarding well pump and septic information**

(2) "Planning materials" are the supporting material that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to instal the on-site sewer facility.

(3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water-saving devices	Usage (gal/day) with water-saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling 6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by and inspector of Buyer's choice.

Sara Elizabeth Guidry 10-23-2026
Signature of Seller Date

Bryan Joseph Guidry 10-24-2026
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 05-04-2026

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

EQUAL HOUSING OPPORTUNITY

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 9004 Oak Vista, Orange, Texas 77630

1. **Definitions.** For the purposes of this form the following definitions, with notes, apply.
   (A) "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
   [Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]
   (B) "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
   [Note: Not all land in Texas is subject to a Groundwater District.]
   (C) "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.
   (D) "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
   [Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]
   (E) "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
   [Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. **Information Related to Groundwater and Water Wells.** [Attach additional sheets as necessary.]
   (A) Is any portion of the Property located in a Groundwater District? ☐ Yes ☐ No ☑ Unknown
   If yes, identify the district and its website: _____
   (B) Is Seller aware of one or more Water Wells on the Property? ☑ Yes ☐ No
   If yes:
   (1) The total number of Water Wells known to Seller is 1
   (2) The number of Water Wells known to Seller that are currently in use is 1
   (3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is 0
   (4) Identify the registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: N/a
   (C) If the answer to 2(B) is yes, complete the following to the extent known.
   ☑ (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
   ☐ (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
   Water Well: _____
   Owners/Operators: _____
   Beneficiary: _____
   Agreement or Understanding: _____
   (D) Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? ☐ Yes ☑ No If yes, describe the Water Well and identify any agreements or understanding governing access to the water: _____

9004 Oak Vista, Orange, Texas 77630
(Address of Property)

(E) Is Seller aware whether a Water Well on the Property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? ☐ Yes ☑ No If yes, describe the Groundwater rights owned or leased: _____

(F) Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? ☐ Yes ☑ No If yes, describe the Groundwater rights severed, sold, or leased: _____

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

(A) Does Seller own any Surface Water Right associated with the Property ☐ Yes ☑ No
If yes:

(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____

(2) If more than one person owns an interest in any Surface Water Right identified in 3(A)(1), identify each person and their respective ownership interest: _____

(B) Is there a pond, lake or water tank on the Property, whether currently with or without water? ☐ Yes ☑ No

Notices to Buyer and Seller:

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Sara Elizabeth Guidry	10-23-2026	Bryan Joseph Guidry	10-24-2026
Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 61-0

Authentisign ID: DC279FA4-E5C7-F111-BF6B-000D3A4FF82A

APPROVED BY THE TEXAS REAL ESTATE COMMISSION 05-04-2026

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

EQUAL HOUSING OPPORTUNITY

CONCERNING THE PROPERTY AT 9004 Oak Vista Orange
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
   - ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
   - ☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
   - ☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
   - ☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home.*

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Sara Elizabeth Guidry Seller **Sara Elizabeth Guidry**	10/14/2026 Date
Buyer	Date	Bryan Guidry Seller **Bryan Guidry**	10/14/2026 Date
Buyer's Broker	Date	Sherry Hommel Seller's Broker **Sherry Hommel**	10/14/2026 Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

Authentisign ID: DC279FA4-E5C7-4111-BF5B-000D3A4FF8ZA

TEXAS REALTORS

INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT 9004 Oak Vista
Orange, TX 77630

A. FLOOD AREAS:

(1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.

(2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.

(3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

(1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.

(2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.

(3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.

(4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

(1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.

(2) Federal, state, county, and city regulations:

(a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.

(b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.

(3) The first floor of all homes must now be built above the base flood elevation.

(a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

Coldwell Banker Southern Homes, 1504 W Park Ave Orange TX 77630 Phone: 4097799129 Fax: Sara Elizabeth Sherry Hommel
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Authentisign ID: DC279FA4-E6C7-F111-BF6B-000D3A4FF8ZA

(b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.

(c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

(4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:

(a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:

(b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and

(c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

(1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.

(2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.

(3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.

(4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.

(5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.

(a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.

(b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.

(c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

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Information about Special Flood Hazard Areas concerning 9004 Oak Vista Orange, TX 77630

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Authentisign Sara Elizabeth Guidry 10/14/26
Signature Date

Authentisign Bryan Guidry 10/14/26
Signature Date

Authentisign ID: DC279FA4-E5C7-F111-BF5B-000D3A4FF82A

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

Orange County Drainage District (October 2, 2025)

The real property that you are about to purchase is located in the **Orange County Drainage District ("District")** and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited tax rate in payment of such bonds.

The current rate of the District property tax is **$0.12925** on each **$100** of assessed valuation.

The District may impose assessments and issue bonds and impose an assessment in payment of such bonds. The rate of the District assessment is **$0.00** on each **$100** of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes approved by the voters are: **$0.00.** The aggregate initial principal amounts of all such bonds issued are: **$0.00.**

The District is located wholly or partly within the corporate boundaries and/or extraterritorial jurisdiction of the following municipalities: the City of Orange, the City of West Orange, the City of Pinehurst, the City of Bridge City, the City of Vidor, the City of Rose City, and the City of Pine Forest. The municipalities and the District overlap but may not provide duplicate services or improvements. Property located in each municipality and the District is subject to taxation by the respective municipality and the District.

The purpose of the District is to provide drainage and flood control facilities and services. The cost of District facilities is not included in the purchase price of your property.

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM. Quail Valley Estates Lot 4 Acres .47 more or less

The undersigned Purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

SELLER(S):

Authentisign
Sara Elizabeth Guidry
Signature of Seller

10/14/26
Date

Authentisign
Bryan Guidry
Signature of Seller

10/14/26
Date

PURCHASER(S):

Signature of Purchaser

Date

Signature of Purchaser

Date