

408 N ADAMS ST

ACTIVE STR | OFFERED AT \$749,000



This historic home, built in 1896 as the Carriage Haus, blends timeless charm with modern updates. Renovated in 2021, it features updated bathrooms, a refreshed kitchen, and flexible living spaces. Currently a successful short-term rental with a transferable STR permit, it offers immediate income potential. With 3 bedrooms, 2 bathrooms, and an additional room for a study or guest overflow, the home is located on one of Fredericksburg's iconic streets. Enjoy the butterfly garden, serene backyard with a hot tub, and majestic oak tree, all just steps from shops, restaurants, and attractions. A perfect blend of history, convenience, and charm! For more information and photos please visit <https://408-n-adams-st.jilltabor.com>.

Click QR Code for additional information and photos.

Jill Tabor
REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R98600A (Active) List Price: \$749,000 (114 Hits)

408 N Adams St Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,899
Apx Total SqFt: 1,899
Price Per SQFT: \$394.42
Source SqFt: GCAD
Appx Year Built: 1906
Type & Style: Early Fbg, Historical
Current B&B: Yes
Stories: One
Heating: Electric
A/C: Central Air
Garage/Carport: Detached

Unit #:
Original List Price: \$799,000
Area: City-Northeast
Subdivision: Close-in-Place
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: City Lot
Apx Acreage: 0.1900
Seller's Est Tax: 9830.23
Showing Instructions: Appointment Only, Showing Service
Days on Market 63

Tax Exemptions:	Taxes w/o Exemptions: \$9,830.23	Tax Info Source: CAD	CAD Property ID #: 24917	Zoning: R-2
Flood Plain: No	Deed Restrictions: Yes	STR Permit: Yes	Permit #: 8056001493	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Brick
Foundation: Pillar/Post/Pier
Roof: Composition
Flooring: Ceramic Tile
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Gas Starter
Appliances: Dishwasher, Microwave, Range, Refrigerator, Electric Water Heater

City/Rural: In City Limits
Site Features: Deck/Patio, Hot Tub, See Remarks, Other
Interior Features: Ceiling Fan(s), Formal Dining Room, High Ceilings, Washer-Dryer Connection, Window Treatments, See Remarks, Other
Topography: Few Trees, Level
Surface Water: None
Access: City Street, Paved
Location Description: Gravel Drive
Documents on File:

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles		Attorney:	Refer to MLS#:
Location/Directions: From Main St, go north on N Adams St. Take a left onto E Travis St, then a right back onto N Adams St. Property is on the left.			
Owner: HAUS TOGETHER LLC		Occupancy: Short Term Rental	
Legal Description: CLOSE-IN-PLACE LOT 3-PT & 4			
Instructions: Call ShowingTime (800-746-9464) to schedule a showing.			

Public Remarks: A rare blend of premier location & historic charm originally built in 1896 as the Carriage Haus for Fredericksburg residents, this home seamlessly blends history with modern updates. Renovated in 2021, it features updated bathrooms, a refreshed kitchen, and thoughtfully designed living spaces. Currently operating as a thriving short-term rental, the home includes a coveted STR permit that will transfer to the new owner, offering a rare opportunity for immediate income potential. The flexible layout features 3 bedrooms and 2 bathrooms with an additional room for a study / libray or guest overflow. Nestled on one of Fredericksburg's iconic streets, guests love the charming front butterfly garden, the serene backyard with a hot tub, and the majestic oak tree that enhances the property's appeal. Best of all, the home is just steps from Fredericksburg's renowned shops, restaurants, and attractions, offering the perfect balance of convenience and charm. Don't miss the chance to own a piece of Fredericksburg's history—whether as a full-time residence, weekend getaway, or income-producing property!

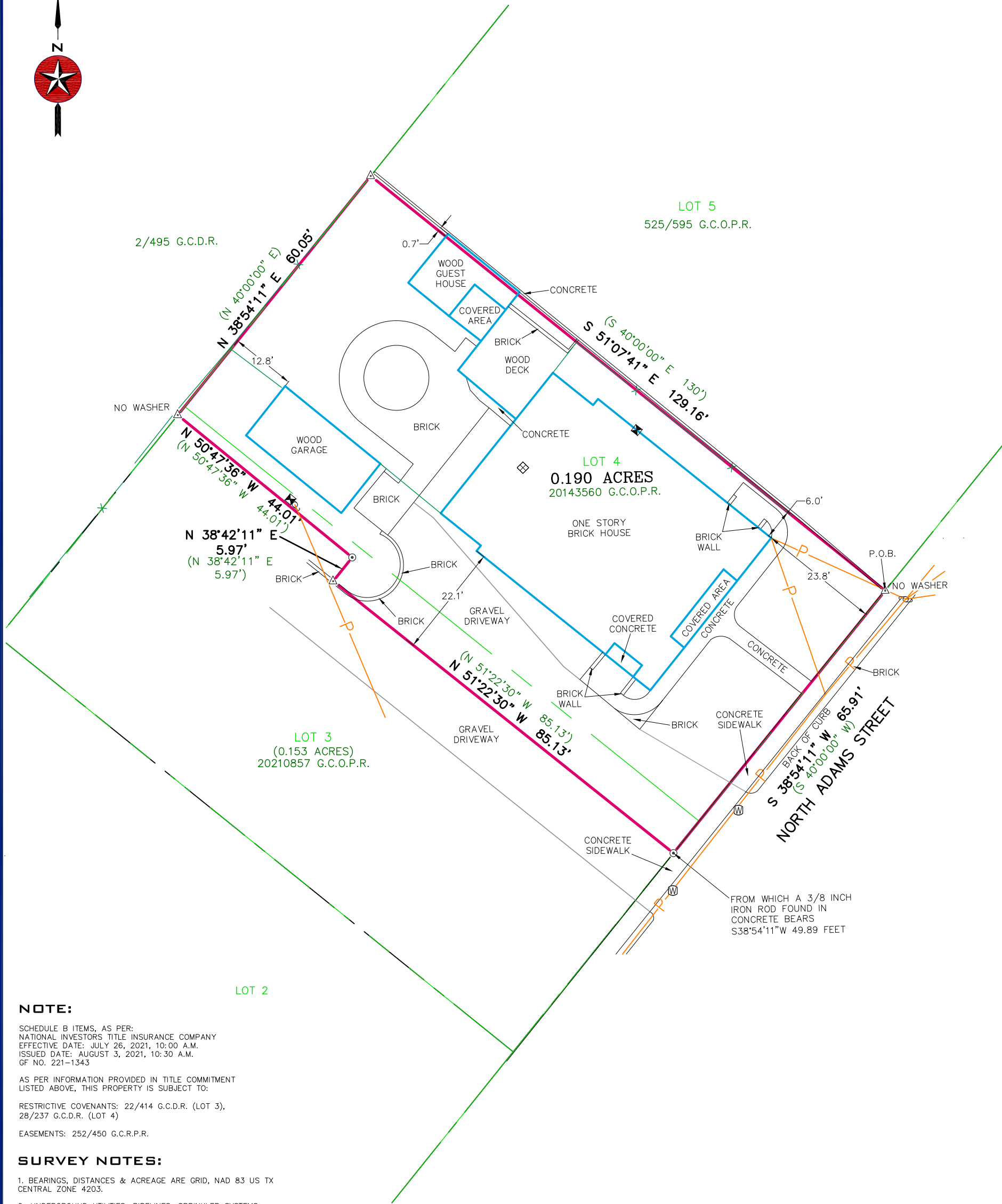
Agent Remarks: Furnishings and decor convey with a few exceptions

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 547594			

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007



NOTE:

SCHEDULE B ITEMS, AS PER:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
EFFECTIVE DATE: JULY 26, 2021, 10:00 A.M.
ISSUED DATE: AUGUST 3, 2021, 10:30 A.M.
GF NO. 221-1343

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 22/414 G.C.D.R. (LOT 3),
28/237 G.C.D.R. (LOT 4)

EASEMENTS: 252/450 G.C.R.P.R.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LEGEND:

	BOUNDARY LINE		POINT		PEDESTAL		MAILBOX
	ADJOINER LINE		1/2" IRON ROD FOUND		UTILITY POLE		SEWER MANHOLE
	SURVEY LINE		1/2" IRON ROD SET		GUY		SEWER CLEANOUT
	BURIED UTILITY LINE		3/8" IRON ROD FOUND		ELECTRIC METER		SEPTIC TANK
	OVERHEAD UTILITY LINE		IRON PIPE FOUND		BURIED CABLE SIGN		WATER WELL
	FENCE		MAG NAIL FOUND WITH A WASHER MARKED "SEARCHERS RPLS 6275"		GAS METER		WATER METER
	PIPE FENCE CORNER POST FOUND		BENCH MARK		AIR CONDITIONER		FIRE HYDRANT
	WOOD FENCE CORNER POST FOUND				AS MARKED		AS MARKED
	U.E. - UTILITY EASEMENT						
	B.L. - BUILDING SETBACK LINE						
	G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS		G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS				
	G.C.D.R. - GILLESPIE COUNTY DEED RECORDS		G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS				



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON AUGUST 27, 2021; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

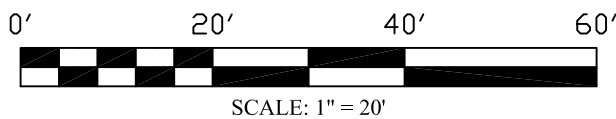
ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

08-30-2021
DATE



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211
Firm #10193966 | www.searchersllc.com



SCALE: 1" = 20'

TITLE SURVEY

0.190 ACRES BEING A PORTION OF LOT NO. 3 AND ALL OF LOT NO. 4 CLOSE-IN-PLACE ADDITION IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 22, PAGE 302 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

REFERENCE: KELLY CREIGHTON DICUFFA AND ANTHONY W. DICUFFA JOB NO. 21-5339
ADDRESS: 408 NORTH ADAMS ST. REV. 0 DRAWN BY: NJA



LEGAL DESCRIPTION: Being 0.190 acres of land, being all of Lot No. 4 and part of Lot No. 3 of the Close-In-Place Addition in the City of Fredericksburg, Gillespie County, Texas as shown on plat recorded in Volume 22, Page 302 of the Deed Records of Gillespie County, Texas, and being the same tract of land described in Instrument No. 20143560 of the Official Public Records of Gillespie County, Texas; Said 0.190 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in August 2021:

BEGINNING at a mag nail found in concrete in the northwest line of North Adams Street for the south corner of Lot No. 5 of said Close-In-Place Addition, the east corner of said Lot No. 4, and the east corner hereof;

THENCE South 38°54'11" West a distance of 65.91 feet along the northwest line of said North Adams Street, the southeast line of said Lot No. 4 and the southeast line of said Lot No. 3 to a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" for the east corner of that certain 0.153 acre tract described in Instrument No. 20210857 of said Official Public Records and the south corner hereof, and from which a 3/8 inch iron rod found in concrete for the south corner of said Lot No. 3 and the south corner of said 0.153 acre tract bears South 38°54'11" West a distance of 49.89 feet;

THENCE crossing said Lot No. 3 along the northeast line of said 0.153 acre tract, the following 3 courses:

1. North 51°22'30" West a distance of 85.13 feet to a mag nail found with a washer marked "Searchers RPLS 6275";
2. North 38°42'11" East a distance of 5.97 feet to a 1/2 inch iron rod found;

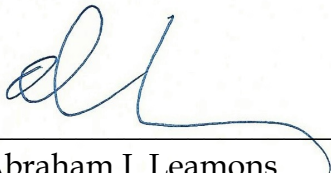
3. North 50°47'36" West a distance of 44.01 feet to a mag nail found in the southeast line of that certain tract described in Volume 2, Page 495 of said Deed Records and the northwest line of said Lot No. 3, for the north corner of said 0.153 acre tract and the west corner hereof;

THENCE North 38°54'11" East a distance of 60.05 feet along the southeast line of said tract described in Volume 2, Page 495, the northwest line of Lot No. 3 and the northwest line of said Lot No. 4 to a mag nail found with a washer marked "Searchers RPLS 6275" for the north corner of said Lot No. 4, the west corner of said Lot No. 5 and the north corner hereof;

THENCE South 51°07'41" East a distance of 129.16 feet along the common line of said Lot No. 4 and said Lot No. 5 to the POINT OF BEGINNING containing 0.190 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: August 30, 2021
Job# 21-5339





SELLER'S DISCLOSURE NOTICE

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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 **408 N Adams St, Fredericksburg, Texas 78624**

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) ☒ 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	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane 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	✓		
Range/Stove	✓		
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:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			☒ electric ☐ gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 ☒ electric ☐ gas ☐ other:
Fireplace & Chimney	✓			☒ wood ☐ gas logs ☐ mock ☐ other:
Carport		✓		☐ attached ☐ not attached
Garage	✓			☐ attached ☒ not attached
Garage Door Openers		✓		number of units: number of remotes:
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System		✓		☐ owned ☐ leased from



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: Composition Shingle Age: unknown (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):

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	Item	Y	N	Item	Y	N
Basement		✓	Floors		✓	Sidewalks		✓
Ceilings		✓	Foundation / Slab(s)		✓	Walls / Fences		✓
Doors		✓	Interior Walls		✓	Windows		✓
Driveways		✓	Lighting Fixtures		✓	Other Structural Components		✓
Electrical Systems		✓	Plumbing Systems		✓			
Exterior Walls		✓	Roof		✓			

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

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	Condition	Y	N
Aluminum Wiring		✓	Radon Gas		✓
Asbestos Components		✓	Settling		✓
Diseased Trees: oak wilt		✓	Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓



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Encroachments onto the Property		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District	✓		Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs		✓	Termite or WDI damage needing repair		✓
Previous Other Structural Repairs		✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

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

(Located in Historic District) Property is in City of Fredericksburg Historic District

*A single blockable main drain may cause a suction entrapment hazard for an individual.

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

Section 5. 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

- ☐ ☒ Present flood insurance coverage.
- ☐ ☒ 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):



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***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 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ yes ☒ no If yes, explain (attach additional sheets as necessary):

*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).

Section 7. 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 8. 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
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
- ☐ ☒
- Manager's Name: _____ Phone: _____
- Fees or assessments are: \$ _____ per _____ ☐ mandatory ☐ voluntary
- Any unpaid fees or assessment for the Property? ☐ Yes (\$ _____) ☐ No



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

Any common area (facilities such as pools, 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

☐ ☒ 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 items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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

Section 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. 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 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):

**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 Seller to provide inaccurate information or to omit any material information.

Anthony W DiCuffa 2025-03-03
Signature of Seller Date

Signature of Seller Date

Printed Name: Anthony W DiCuffa

Printed Name: _____

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



Prepared with Sellers Shield

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: <u>City of Fredericksburg</u>	Phone #: _____
Sewer: <u>City of Fredericksburg</u>	Phone #: _____
Water: <u>City of Fredericksburg</u>	Phone #: _____
Cable: <u>Spectrum</u>	Phone #: _____
Trash: <u>City of Fredericksburg</u>	Phone #: _____
Natural Gas: <u>Atmos</u>	Phone #: _____
Phone Company: <u>N/A</u>	Phone #: _____
Propane: <u>N/A</u>	Phone #: _____
Internet: <u>Spectrum</u>	Phone #: _____

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: _____	





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



CONCERNING THE PROPERTY AT 408 N Adams St, Fredericksburg, Texas 78624

(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	<u>Anthony W DiCuffa</u> Seller	<u>2025-03-03</u> Date
_____ Buyer	_____ Date	Seller _____ Date	_____ Date
_____ Other Broker	_____ Date	_____ Listing Broker	_____ 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 licensees. 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>)