ADDENDUM TO CONSTRUCTION AND LIMITED LEASE AGREEMENT DATED 2/17/2022 BETWEEN HOUSE CRAFT HOMES RESIDENTIAL AND COMMERCIAL, LLC AND MATHEW FEDERICO & KELLIE O FEDERICO

The purchase price has been changed from Two Hundred Thirteen Thousand, Two Hundred Dollars ($213,200.00) to Two Hundred Twenty Eight Thousand, Two Hundred Dollars ($228,200.00).
Correcting the spelling of Fredrico to Federico.

Dated: March 25, 2022

DocuSigned by:
3/28/2022
58CFBE65B216425...
Mathew Federico

DocuSigned by:
3/28/2022
70DC9CC160AD4DA...
Kellie O Federico

DocuSigned by:
3/30/2022
1F1A13B66887405...
John D. Harrington, Contractor

ULTIMATE WIND SPEED: 130
NOMINAL WIND SPEED: 101
WIND EXPOSURE CATEGORY: B
RISK CATEGORY 11
INTERIOR PRESSURE COEFFICIENT OR Gcpi= +/- 0.18
ASSUMED DESIGN LOAD BEARING VALUE OF SOIL 1,500 PSF
FLOOR LIVE LOAD 40 PSF
ROOF LIVE LOAD 20 PSF

SQUARE FOOTAGE	
LIVING AREA	1793
ENTRY	48
TOTAL	1841
VOLUME 14,416	

BUILDING CODE 2017 6TH EDITION
2. ALL CEILING SHEETROCK SHALL BE MIN 5/8"
3- ALL AREAS EXCEPT WHERE GFI RECEPTICALS RECEPTICALS SHALL BE ARC FAULT
4- ELECTRICAL DESIGN BY ELECTRICAL CONTRA
5- CONTRACTOR SHALL VERIFY ALL DIMENSION TO BEGINNING.
6- SMOKE DETECTORS SHALL BE WIRED TO ALA WITH BATTERY BACKUP.

MASTER BOX 14x14x14

LGT BOX 12x12x12

ROOM BOX 10x10x10

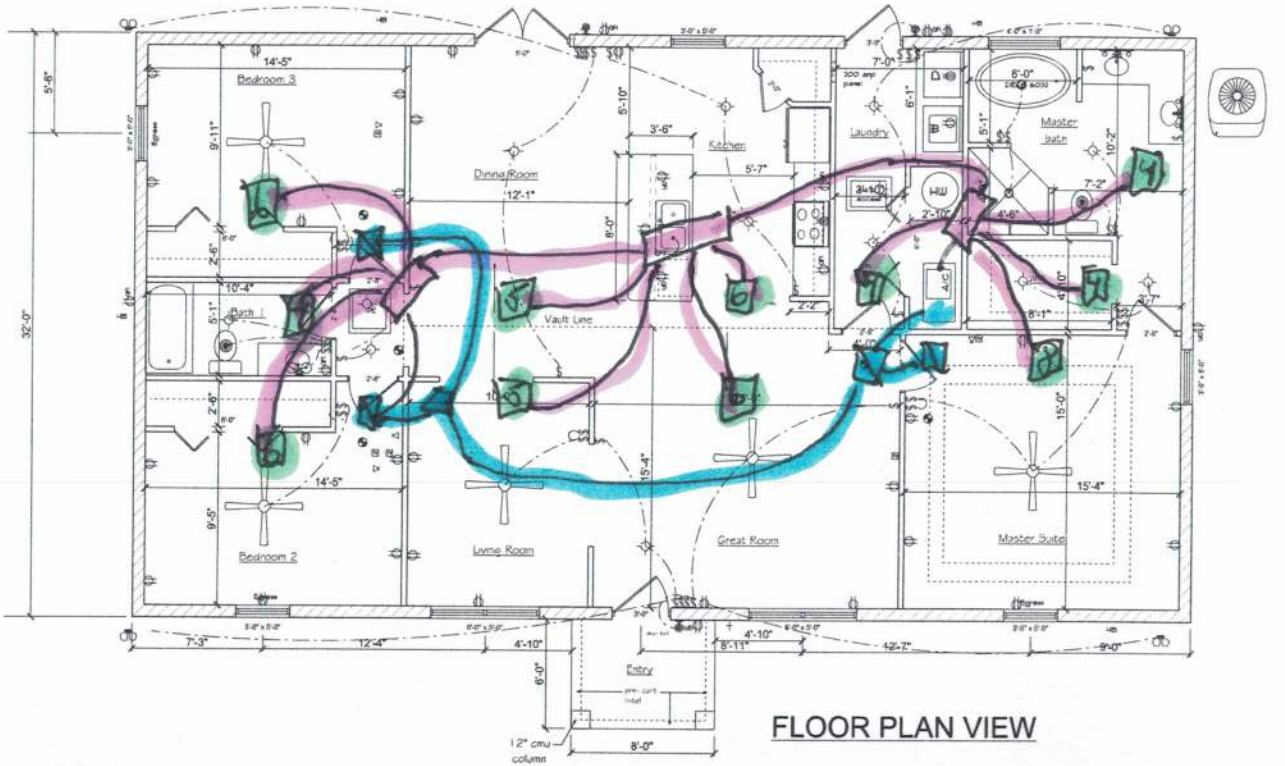
MAIN POT 20x20x16

MASTER POT 12x12x8

ROOM POT 10x10x6

LONGITUDINAL SHEARWALLS

TRANSVERSE SHEARWALLS



FLOOR PLAN VIEW

FORM R405-2020

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 99

The lower the EnergyPerformance Index, the more efficient the home.

, , FL,

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Detached
3. Number of units, if multiple family	1
4. Number of Bedrooms	3
5. Is this a worst case?	No
6. Conditioned floor area (ft²)	1793

7. Windows**	Description	Area
a. U-Factor:	Dbl, U=0.33	165.67 ft²
SHGC:	SHGC=0.25	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
d. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		1.500 ft.
Area Weighted Average SHGC:		0.250

8. Skylights	Description	Area
a. U-Factor(AVG):	N/A	ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R=0.0	1793.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Type and Insulation	Insulation	Area
a. Concrete Block - Int Insul, Exterior	R=5.0	1456.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

11. Ceiling Type and insulation level	Insulation	Area
a. Under Attic (Vented)	R=30.0	1793.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

12. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: Main	6	228.6

13. Cooling systems	kBtu/hr	Efficiency
a. Central Unit	34.4	SEER:14.00

14. Heating systems	kBtu/hr	Efficiency
a. Electric Heat Pump	32.8	HSPF:8.20

15. Hot water systems	
a. Electric	Cap: 40 gallons EF: 0.92
b. Conservation features None	
Credits (Performance method)	CF, Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Fredrico
HVAC Load Calculations

for

House Craft Homes
10523 US Highway 441
Alachua Fl 32615

Prepared By:

R. M. Walsh
North Centeral Florida Air Conditioning
P.O Box 358604
Gainesville, Fl 32635
386-454-4767
Friday, April 08, 2022

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.

Project Report

General Project Information

Project Title:	Fredrico
Project Date:	Friday, March 1, 2022
Project Comment:	Edit the file AUTOLOAD.RHV so that it contains your company name, weather data, and any other information you would like to have in each new project that you start.
Client Name:	House Craft Homes
Client Address:	10523 US Highway 441
Client City:	Alachua Fl 32615
Client Phone:	386-462-5323
Client Fax:	888-769-0105
Client E-Mail Address:	housecraftinvoices@gmail.com
Company Name:	North Centeral Florida Air Conditioning
Company Representative:	R. M. Walsh
Company Address:	P.O Box 358604
Company City:	Gainesville, Fl 32635
Company Phone:	386-454-4767
Company Fax:	386-454-4854
Company Comment:	

Design Data

Reference City:		Gainsville AP, Florida
Building Orientation:		Front door faces South
Daily Temperature Range:		Medium
Latitude:	29	Degrees
Elevation:	152	ft.
Altitude Factor:	0.995	

	Outdoor Dry Bulb	Outdoor Wet Bulb	Outdoor Rel.Hum	Indoor Rel.Hum	Indoor Dry Bulb	Grains Difference
Winter:	33	30.8	n/a	n/a	70	n/a
Summer:	92	77	51%	50%	75	52

Check Figures

Total Building Supply CFM:	792	CFM Per Square ft.:	0.440
Square ft. of Room Area:	1,799	Square ft. Per Ton:	614
Volume (ft³):	17,180		

Building Loads

Total Heating Required Including Ventilation Air:	32,742 Btuh	32.742	MBH
Total Sensible Gain:	22,701 Btuh	72	%
Total Latent Gain:	8,793 Btuh	28	%
Total Cooling Required Including Ventilation Air:	31,494 Btuh	2.62	Tons (Based On Sensible + Latent)
		2.93	Tons (Based On 75% Sensible Capacity)

Notes

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All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

Duct Size Preview

Room or Duct Name	Source	Minimum Velocity	Maximum Velocity	Rough. Factor	Design L/100	SP Loss	Duct Velocity	Duct Length	Htg Flow	Clg Flow	Act. Flow	Duct Size	Reg Size
System 1													
Supply Runouts													
Zone 1													
1-Master Bath	Built-In	450	750	0.01	0.1		364		39	32	32	1--4	
2-WIC	Built-In	450	750	0.01	0.1		106.6		9	9	9	1--4	
3-Master	Built-In	450	750	0.01	0.1		457.3		58	160	160	1--8	
4-Great Room	Built-In	450	750	0.01	0.1		503.8		62	99	99	1--6	
5-Kitchen	Built-In	450	750	0.01	0.1		500.1		30	98	98	1--6	
6-Bedroom 3	Built-In	450	750	0.01	0.1		484.4		48	95	95	1--6	
7-Bath 1	Built-In	450	750	0.01	0.1		141.9		12	12	12	1--4	
8-Bedroom 2	Built-In	450	750	0.01	0.1		466.3		48	92	92	1--6	
9-Utility	Built-In	450	750	0.01	0.1		655.4		17	57	57	1--4	
10-Living	Built-In	450	750	0.01	0.1		481.9		28	66	66	1--5	
11-Dining	Built-In	450	750	0.01	0.1		527.9		35	72	72	1--5	
Other Ducts in System 1													
Supply Main Trunk	Built-In	650	900	0.003	0.1		760		386	792	792	10x15	

Summary

System 1

Heating Flow:	386
Cooling Flow:	792

Equipment Data - System 1 - Main Floor

Cooling

System Type:	Air Source Heat Pump
Outdoor Model:	DZ14SN0361A*
Indoor Model:	ARUF37D14A*
Tradename:	DAIKIN
Outdoor Manufacturer:	DAIKIN MANUFACTURING COMPANY, L.P.
Description:	Air Source Heat Pump
AHRI Reference No.:	7998865
Capacity:	34,400
Efficiency:	14 SEER

Heating

System Type:	Air Source Heat Pump
Model:	DZ14SN0361A*
Tradename:	DAIKIN
Manufacturer:	DAIKIN MANUFACTURING COMPANY, L.P.
Description:	Air Source Heat Pump
Capacity:	32,800
Efficiency:	8.2 HSPF

Manual S Performance Data - System 1 - Main Floor

Loads and Design Conditions

Cooling:

Outdoor Dry Bulb:	0	Sensible Gain:	22.701
Outdoor Wet Bulb:	77	Latent Gain:	8.793
Indoor Dry Bulb:	75	Total Gain:	31.494
Indoor RH:	50	Load SHR:	0.72
Supply Airflow:	0	Entering Dry Bulb:	0
		Entering Wet Bulb:	0

Heating:

Outdoor Dry Bulb:	33	Sensible Loss:	32.742
Indoor Dry Bulb:	70	Entering Dry Bulb:	62.8
Indoor RH:	30	Supply Airflow:	386

Equipment Performance Data at System Design Conditions

Cooling:
Model Type: Air Source Heat Pump, Outdoor Model: DZ14SN0361A*, Indoor Model: ARUF37D14A*
, AHRI Reference Number: 7998865Nominal Capacity: 34.400, Manufacturer: DAIKIN MANUFACTURING COMPANY, L.P.

Interpolation Results:

		Load	Percent of Load
Sensible Capacity:	0.000	22.701	0%
Latent Capacity:	0.000	8.793	0%
Total Capacity:	0.000	31.494	0%

Heating:
Model Type: Air Source Heat Pump, Model: DZ14SN0361A*, Nominal Capacity: 32.800, Manufacturer: DAIKIN MANUFACTURING COMPANY, L.P.

Results:

		Load	Percent of Load
Heating Capacity:	32.800	32.742	100%

Manual S Performance Data - System 2

Loads and Design Conditions

Outdoor Dry Bulb:	0	Sensible Gain:	0.000
Outdoor Wet Bulb:	77	Latent Gain:	0.000
Indoor Dry Bulb:	75	Total Gain:	0.000
Indoor RH:	50	Load SHR:	0.00
Supply Airflow:	0	Entering Dry Bulb:	0
		Entering Wet Bulb:	0

Equipment Performance Data at System Design Conditions

Model Type: Standard Air Conditioner,
Manufacturer:

Interpolation Results:

		Load	Percent of Load
Sensible Capacity:	0.000	0.000	0%
Latent Capacity:	0.000	0.000	0%
Total Capacity:	0.000	0.000	0%

Manual S Performance Data - System 3

Loads and Design Conditions

Outdoor Dry Bulb:	0	Sensible Gain:	0.000
Outdoor Wet Bulb:	77	Latent Gain:	0.000
Indoor Dry Bulb:	75	Total Gain:	0.000
Indoor RH:	50	Load SHR:	0.00
Supply Airflow:	0	Entering Dry Bulb:	0
		Entering Wet Bulb:	0

Equipment Performance Data at System Design Conditions

Model Type: Standard Air Conditioner,
Manufacturer:

Interpolation Results:

		Load	Percent of Load
Sensible Capacity:	0.000	0.000	0%
Latent Capacity:	0.000	0.000	0%
Total Capacity:	0.000	0.000	0%

Fredrico
HVAC Load Calculations

for

House Craft Homes
10523 US Highway 441
Alachua Fl 32615

Prepared By:

R. M. Walsh
North Centeral Florida Air Conditioning
P.O Box 358604
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10-Living	Built-In	450	750	0.01	0.1		481.9		28	66	66	1--5	
11-Dining	Built-In	450	750	0.01	0.1		527.9		35	72	72	1--5	
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Summary

System 1

Heating Flow:	386
Cooling Flow:	792

Equipment Data - System 1 - Main Floor

Cooling

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Description:	Air Source Heat Pump
AHRI Reference No.:	7998865
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Efficiency:	14 SEER

Heating

System Type:	Air Source Heat Pump
Model:	DZ14SN0361A*
Tradename:	DAIKIN
Manufacturer:	DAIKIN MANUFACTURING COMPANY, L.P.
Description:	Air Source Heat Pump
Capacity:	32,800
Efficiency:	8.2 HSPF

Manual S Performance Data - System 1 - Main Floor

Loads and Design Conditions

Cooling:

Outdoor Dry Bulb:	0	Sensible Gain:	22.701
Outdoor Wet Bulb:	77	Latent Gain:	8.793
Indoor Dry Bulb:	75	Total Gain:	31.494
Indoor RH:	50	Load SHR:	0.72
Supply Airflow:	0	Entering Dry Bulb:	0
		Entering Wet Bulb:	0

Heating:

Outdoor Dry Bulb:	33	Sensible Loss:	32.742
Indoor Dry Bulb:	70	Entering Dry Bulb:	62.8
Indoor RH:	30	Supply Airflow:	386

Equipment Performance Data at System Design Conditions

Cooling:
Model Type: Air Source Heat Pump, Outdoor Model: DZ14SN0361A*, Indoor Model: ARUF37D14A*
, AHRI Reference Number: 7998865Nominal Capacity: 34.400, Manufacturer: DAIKIN MANUFACTURING COMPANY, L.P.

Interpolation Results:

		Load	Percent of Load
Sensible Capacity:	0.000	22.701	0%
Latent Capacity:	0.000	8.793	0%
Total Capacity:	0.000	31.494	0%

Heating:
Model Type: Air Source Heat Pump, Model: DZ14SN0361A*, Nominal Capacity: 32.800, Manufacturer: DAIKIN MANUFACTURING COMPANY, L.P.

Results:

		Load	Percent of Load
Heating Capacity:	32.800	32.742	100%

Manual S Performance Data - System 2

Loads and Design Conditions

Outdoor Dry Bulb:	0	Sensible Gain:	0.000
Outdoor Wet Bulb:	77	Latent Gain:	0.000
Indoor Dry Bulb:	75	Total Gain:	0.000
Indoor RH:	50	Load SHR:	0.00
Supply Airflow:	0	Entering Dry Bulb:	0
		Entering Wet Bulb:	0

Equipment Performance Data at System Design Conditions

Model Type: Standard Air Conditioner,
Manufacturer:

Interpolation Results:

		Load	Percent of Load
Sensible Capacity:	0.000	0.000	0%
Latent Capacity:	0.000	0.000	0%
Total Capacity:	0.000	0.000	0%

Manual S Performance Data - System 3

Loads and Design Conditions

Outdoor Dry Bulb:	0	Sensible Gain:	0.000
Outdoor Wet Bulb:	77	Latent Gain:	0.000
Indoor Dry Bulb:	75	Total Gain:	0.000
Indoor RH:	50	Load SHR:	0.00
Supply Airflow:	0	Entering Dry Bulb:	0
		Entering Wet Bulb:	0

Equipment Performance Data at System Design Conditions

Model Type: Standard Air Conditioner,
Manufacturer:

Interpolation Results:

		Load	Percent of Load
Sensible Capacity:	0.000	0.000	0%
Latent Capacity:	0.000	0.000	0%
Total Capacity:	0.000	0.000	0%