

Addendum 1

Supplemental information for items 2 and 9 of the Disclosure Statement

Item 2.

There is a crack in the art studio concrete floor slab. See attached December 21, 2021 report from Engineering of Brevard, PLLC.

Structural support for the home is provided by the poured concrete footer and walls. Both the footer and the walls are reinforced with steel bars. After construction of these structural support elements was completed, a non-structural concrete slab was poured on top of compacted fill to serve as the floor in the lower level. Before construction of the home was completed, a stress crack appeared in a part of the concrete slab in the art studio.

Some settling of a part of the art studio floor slab occurred over about a two year period. At the outer wall, one part of the slab is about $\frac{1}{4}$ " lower than the slab on the other side of the crack. The depth of the displacement decreases to less than $\frac{1}{8}$ " at the other end of the crack at the cabinets by the interior wall. The depth of the displacement has not increased since about 2009. There are no signs of cracking or movement in the structural supporting poured concrete walls. If additional settling under the art studio concrete floor slab should occur, some additional displacement along the crack line could also take place.

Item 9.

In 2018, during an annual maintenance call, the service technician found that a thermal expansion valve ("TXV") in the lower-level HVAC system did not fully open. The TXV has no impact on the heating function of the HVAC system and the unit has heated the lower level since 2018 without any issues. The technician advised that the air conditioning unit would still provide cooling even though the TXV was not fully opening, but that cooling would be at a reduced capacity. If the TXV completely failed to open, cooling would not occur. On hot summer days from 2018 to present, the unit has cooled sufficiently to maintain a 72 degree temperature. Last summer, for example, when the outside temperatures were above 80 degrees, the unit maintained a 72 degree temperature in the lower level. The unit has been used for air conditioning in each summer from 2018 to date without any apparent problem.