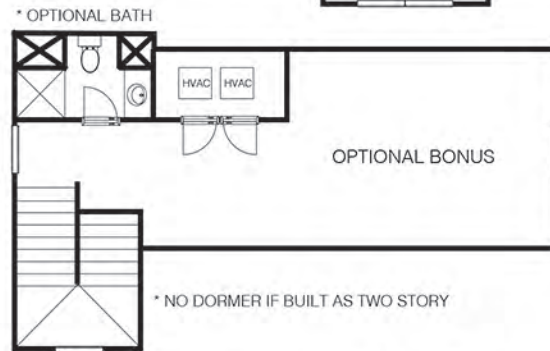
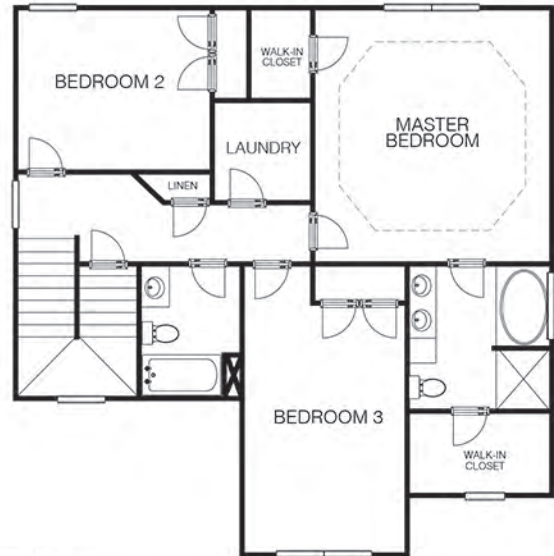
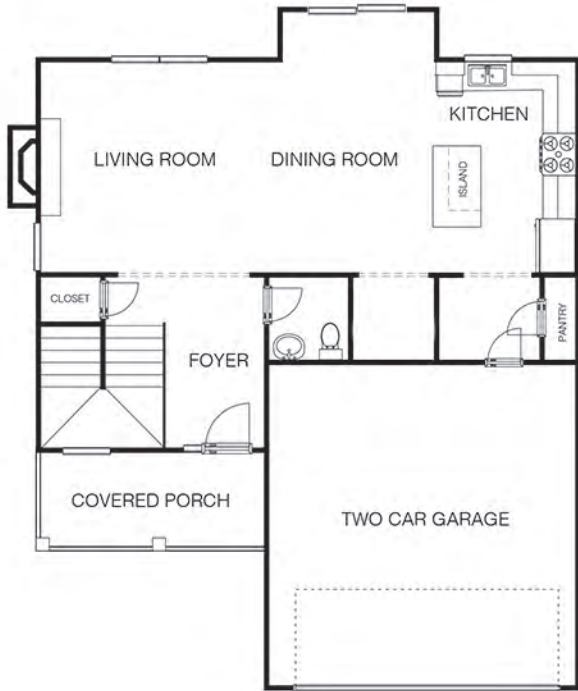


THE CAMBRIDGE B



* NO DORMER IF BUILT AS TWO STORY

ATLANTIC
CONSTRUCTION, INC.

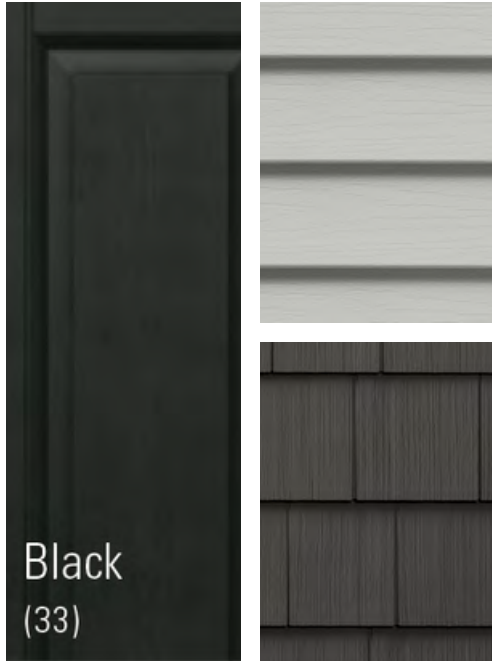
"Building Value" www.AtlanticConstructionInc.com | 910.938.9053

Artist's representation only. Plans may differ depending on the modifications performed by the builder. Room sizes, window placement, square footage totals, and other dimensions may vary from these drawings.

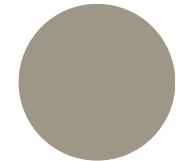


B14W

Cambridge



ATLANTIC
CONSTRUCTION, INC
"Building Value"



RL
RAYNOR, LACORTE
& ASSOCIATES



B14W

Cambridge

Exterior

Siding:	Sterling
Cedar Shake:	Slate
Board and Batten:	Slate
Shutter Color:	Black
Shutter Style:	Raised Panel
Shingles:	Black

Interior

Cabinets:	Mist (Light Gray)
Granite Countertops:	Frost White
LVP Flooring:	4022 Druidstone
Carpet:	Greige
Interior Paint:	City Loft



ONslow COUNTY
234 NW Corridor Boulevard Jacksonville, NC
28540 (910) 455-3661

Permit

Permit NO. **RBLD-2025-00613**

Permit Type: **Residential Building**

Work Classification: **Residential Single Family Dwelling**

Permit Status: **Issued**

Issue Date: **05/21/2025**

Expiration: **11/17/2025**

Location Address

Parcel Number

129 TIDES END DRIVE, HOLLY RIDGE, NC 28445

762-1.4

Contacts

ATLANTIC CONSTRUCTION INC **Applicant**
7 E DORIS AVE, JACKSONVILLE, NC 28540
(910)938-9053 CHASS@ATLANTICCONSTRUCTIONINC.COM

BUCEK'S PLUMBING COMPANY, INC. **Plumbing Contractor**
2570 WILMINGTON HWY, JACKSONVILLE, NC 28540
(910)347-6607 OFFICE@BUCEKSPLUMBING.COM

ATLANTIC CONSTRUCTION, INC. **General Contractor**
7 E DORIS AVE, JACKSONVILLE, NC 28540
(910)938-9053 CHASS@ATLANTICCONSTRUCTIONINC.COM

WILLIAMS BROTHERS ELECTRIC INC **Electrical Contractor**
768 GRANTS CREEK RD, JACKSONVILLE, NC 28546
(910)389-7890 WILLIAMSBRoelec@YAHOO.COM

DAVIS HEATING & AC, LLC **Mechanical Contractor**
1368 PINEY GREEN RD, SUITE 10, JACKSONVILLE, NC 28546
(910)333-1954 DAVISHEATING_AC@YAHOO.COM

Description: CONSTRUCT SFD

Valuation: \$85,000.00

Total Sq Feet: 2,206.00

Inspection Requests:

Building (910) 455-3661 or
Environmental Health (910) 938-5851



ONSLow COUNTY
 234 NW Corridor Boulevard Jacksonville, NC
 28540 (910) 455-3661

Permit

Permit NO. RBLD-2025-00613

Permit Type: Residential Building

Work Classification: Residential Single Family Dwelling

Permit Status: Issued

Issue Date: 05/21/2025
Expiration: 11/17/2025

Fees	Amount
Electrical Temporary Power	\$50.00
GC-Home Owners Recovery Fund - Admin	\$1.00
GC-Home Owners Recovery Fund - Pay	\$9.00
Residential Building - SFD	\$875.62
Zoning - Zoning	\$50.00
Total:	\$985.62

Payments	Amt Paid
Total Fees	\$985.62
Check #	\$985.62
*****9684	
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	IVR
Setback Inspection	53
Footing	100
Foundation Inspection	105
Plumbing Under Slab Inspection	405
Flood Foundation Inspection	600
Slab and Elevation Inspection	110
Saw Service Inspection	200
Rough-In Electrical Inspection	455
Rough-In Framing Inspection	465
Rough-In Gas and Fuel Inspection	490
Rough-In Mechanical Inspection	475
Rough-In Plumbing Inspection	480
Underground Wastewater Inspection	220
Underground Water Supply Inspection	225
Insulation Inspection	233
Temporary Power Inspection	190
Partial Framing	
Residential - Compliance Zoning Inspection	20202
Compliance Flood Inspection	535
Compliance Building Inspection	520
Compliance Gas and Fuel Inspection	540
Compliance Mechanical Inspection	545
Compliance Plumbing Inspection	550
Compliance Electrical Inspection	525

Permission to Enter Land: I certify that I am authorized to grant, and do in fact, grant permission to Onslow County Planning and Development employees and their agents, to enter on the property noted on the Onslow County permit for the purpose of inspections.

Permit Expiration: In accordance with GS153A-358, building permits expire six months "after the date of issuance if the work authorized by the permit has not commenced", or "after commencement, the work is discontinued for a period of 12 months".

I hereby acknowledge that I have read this permit and state that the above information is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit.



ONLOW COUNTY
234 NW Corridor Boulevard Jacksonville, NC
28540 (910) 455-3661

Permit

Permit NO. **RBLD-2025-00613**
Permit Type: **Residential Building**
Work Classification: **Residential Single Family Dwelling**
Permit Status: **Issued**

Issue Date: **05/21/2025** Expiration: **11/17/2025**

Residential and Commercial Inspections:
Jonathan Briggs, Deputy Director
(910) 455-3661

May 21, 2025

Date



ZONING PERMIT

Applicant: Beaver Creek Investors Inc
Property Address: 129 TIDES END DRIVE, HOLLY RIDGE, NC 28445
Zoning Permit: ZNP-2025-00931/RBLD-2025-00613
Work Class: Zoning.2
Parcel #: 762-1.4
Authorized Use: CONSTRUCT SFD
Zoning District: R-15
SETBACKS: (Front) 20 (Rear) 15 (Side) 8 (Side Street)

Zoning Condition/Standards:

Property owners in neighborhoods with restrictive covenants should be aware that the Onslow County Zoning Ordinance may be less restrictive than these covenants. These property owners are advised to contact their Homeowners Association (HOA) prior to construction.

Underpinning/skirting is required for ALL manufactured home setups and must be in place prior to the zoning compliance inspection.

For new construction, the following may have an eighteen (18) inch encroachment allowance:

Ground mounted mechanical equipment, uncovered porches, steps, stoops, overhanging roofs, eaves, bay windows, balconies, gutters, cornices, buttresses, piers, awnings, windowsills, chimneys, covered steps and stoops, structural overhangs, and similar architectural features into required side and rear yard setbacks.

SETBACK INSPECTION REQUIREMENTS:

Prior to pouring any concrete, applicants must schedule a setback inspection.

A foundation survey is required for any structure proposed to be within one foot of the required setback line. The applicant is required to accurately mark property lines (flags, stakes, spray paint) prior to the setback inspection.

The Zoning Officer can require a foundation survey when he is unable to make a reasonable determination on the setback compliance.

If the structure location is different from the approved site plan, the applicant will be asked to submit a revised site plan that reflects the location.

FINAL ZONING COMPLIANCE INSPECTION REQUIREMENTS:

Prior to scheduling final building compliance inspections, the applicant must schedule a final zoning compliance inspection.

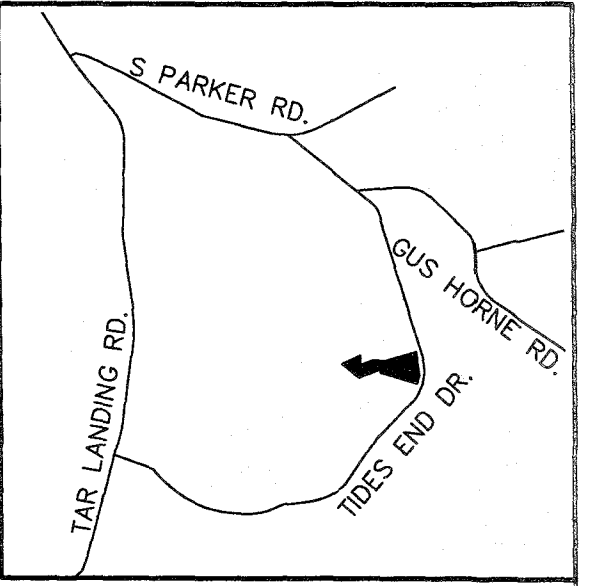
The Zoning Officer will check for posted address and any changes to the building footprint (additions, porches, etc.) and underpinning for ALL manufactured homes.

Zoning Official: 

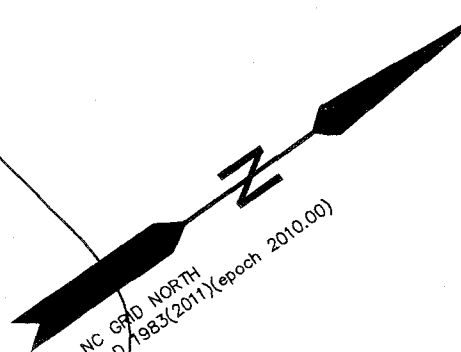
Date: May 16, 2025

This zoning permit shall become invalid six months after the above date if work is not initiated or if work is suspended or abandoned for a period of six months. Any changes in proposed plans, which are unauthorized, shall render this permit and void.

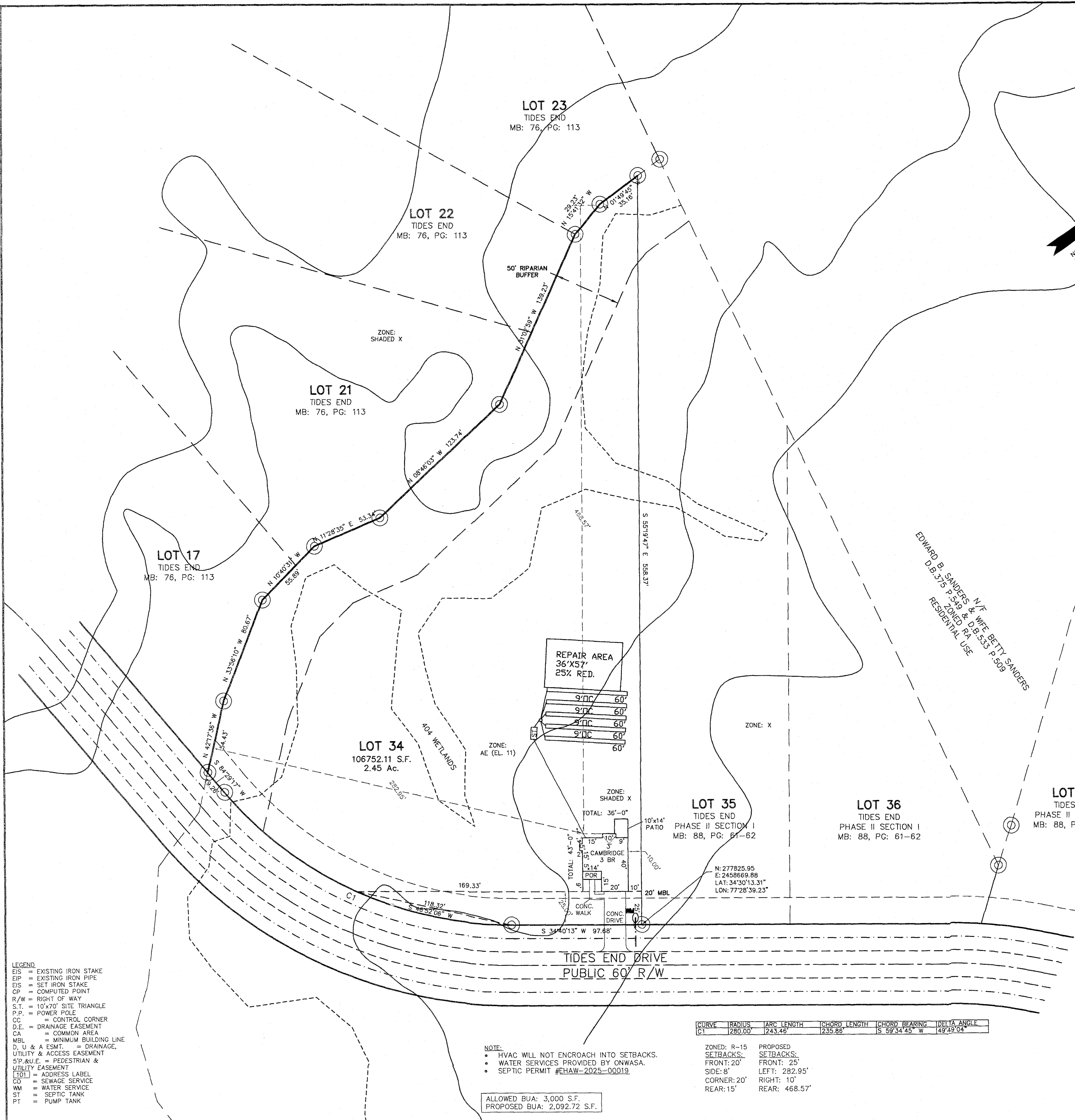
GPS DATA:
ALL COORDINATES AND BEARINGS ARE BASED ON THE
NORTH AMERICAN DATUM OF 1983(2011)(epoch 2010.00).
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD88). ESTABLISHED USING NC
North Carolina GNSS Real Time Network (RTN) ON
06/03/2022



- VICINITY MAP NOT TO SCALE -



NC GPO NORTH
MAP 1983(2011)(epoch 2010.00)



A PORTION OF THIS LAND IS LOCATED IN A 10 YR. FLOOD
ZONE PER EFFECTIVE FIRMS 3720425700K & 3720426700K
DATED 06/19/2020.

THIS IS TO CERTIFY THAT THIS MAP IS A TRUE
REPRESENTATION OF THE PROPERTY HEREON AS
COMPILED BY ACTUAL SURVEY OF THE PREMISES
AND THAT THERE ARE NO ENCROACHMENTS
ACCORDING
TO THE BEST OF MY KNOWLEDGE, EXCEPT AS SHOWN.
THE RATIO OF PRECISION IS 1:10,000+

John L. Pierce
JOHN L. PIERCE, P.L.S., L-2596
NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
JOHN L. PIERCE

LOT 37
TIDES END
PHASE II SECTION I
MB: 88, PG: 61-62

LOT 38
TIDES END
PHASE II SECTION I
MB: 88, PG: 61-62

SITE ADDRESS:
129 TIDES END DR.

PRELIMINARY PLOT PLAN
SHOWING
LOT 34
TIDES END PHASE II SECT. I

PREPARED FOR
ATLANTIC CONSTRUCTION INC.
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY

JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE NO. C-1888
405 JOHNSON BLVD. JACKSONVILLE, NC 28541
PHONE: 910-346-9800 DATE: 5/8/2025
SCALE: 1" = 50' JOB #2025-284



- LEGEND
- EIS = EXISTING IRON STAKE
 - EIP = EXISTING IRON PIPE
 - ES = SET IRON STAKE
 - CP = COMPUTED POINT
 - R/W = RIGHT OF WAY
 - S.T. = 10'x70' SITE TRIANGLE
 - P.P. = POWER POLE
 - CC = CONTROL CORNER
 - D.E. = DRAINAGE EASEMENT
 - CA = COMMON AREA
 - MBL = MINIMUM BUILDING LINE
 - D, U & A ESMT. = DRAINAGE, UTILITY & ACCESS EASEMENT
 - 5'P & 6'U.E. = PEDESTRIAN & UTILITY EASEMENT
 - [101] = ADDRESS LABEL
 - CD = SEWAGE SERVICE
 - WM = WATER SERVICE
 - ST = SEPTIC TANK
 - PT = PUMP TANK

- NOTE:
- HVAC WILL NOT ENCROACH INTO SETBACKS.
 - WATER SERVICES PROVIDED BY ONWASA.
 - SEPTIC PERMIT #EHAW-2025-00019

ALLOWED BUA: 3,000 S.F.
PROPOSED BUA: 2,092.72 S.F.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00	243.46	235.89	S 59°34'45" W	49°49'04"

ZONED: R-15
SETBACKS:
FRONT: 20'
SIDE: 8'
CORNER: 20'
REAR: 15'

PROPOSED
SETBACKS:
FRONT: 25'
LEFT: 282.95'
RIGHT: 10'
REAR: 468.57'

REF:
DB: 5300, PG: 572
MB: 88, PG: 61-62

TE #34



EHAW-2025-00019

Receipt# 58183
Amount Paid \$ 35.00
Payment Style: Check
Date: 1-31-25

North Carolina Onsite Wastewater Contractor Inspector Certification
Authorized Onsite Wastewater Evaluator Permit Option for Non-Engineered Systems
Notice of Intent (NOI) to Construct

New Expansion Repair Relocation Relocation of Repair Area

Owner or Legal Representative Information:
Name: BEAVER CREEK INVESTORS INC
Mailing address: PO BOX 1685 City: JACKSONVILLE State: NC Zip: 28541
Phone: 910-346-9800 Email: BETTYB@JLPNC.COM

Authorized Onsite Wastewater Evaluator Information:
Name: R HAYWOOD PITTMAN II Certification #: 10033E
Mailing address: PO BOX 1387 City: RICHLANDS State: NC Zip: 28574
Phone: 910-330-2784 Email: PITTMANSOIL@YAHOO.COM

Site Location Information:
Site address: 129 TIDES END DRIVE
Tax parcel identification number or subdivision lot, block number of property: PARENT PARCEL 761-36 2 & 762-1
TIDES END PH II SEC I LOT 34 County: ONSLow

System Information:
Wastewater System Type: IIA
Daily Design Flow: 360
Saprolite System: Yes No Subsurface Operator Required: Yes No
Water Supply Type: Private Well Public Water Supply Spring Other:

Facility Type:
 Residential 3 # Bedrooms 6 Maximum # of Occupants
 Business Type of Business and Basis for Flow:
 Public Assembly Type of Public Assembly and Basis for Flow:



Required Attachments:
 Plat or Site Plan
 Evaluation of Soil and Site Features by Licensed Soil Scientist

Attest: On this the 29 day of JANUARY 2025 by signature below I hereby attest that the information required to be included with this NOI to Construct is accurate and complete to the best of my knowledge. Furthermore, I hereby attest that I have adhered to the laws and rules governing onsite wastewater systems in the state of North Carolina. This NOI shall expire on 29 day of JANUARY, 2028.

Signature of Authorized Onsite Wastewater Evaluator: R HAYWOOD PITTMAN II

Signature of Owner or Legal Representative:

Disclosure: The owner may apply for a building permit for the project upon submitting a complete NOI to Construct and the fee required (if any) to the local health department. An onsite wastewater system authorized by an authorized onsite wastewater evaluator shall be transferable to a new owner with the consent of the authorized onsite wastewater evaluator.

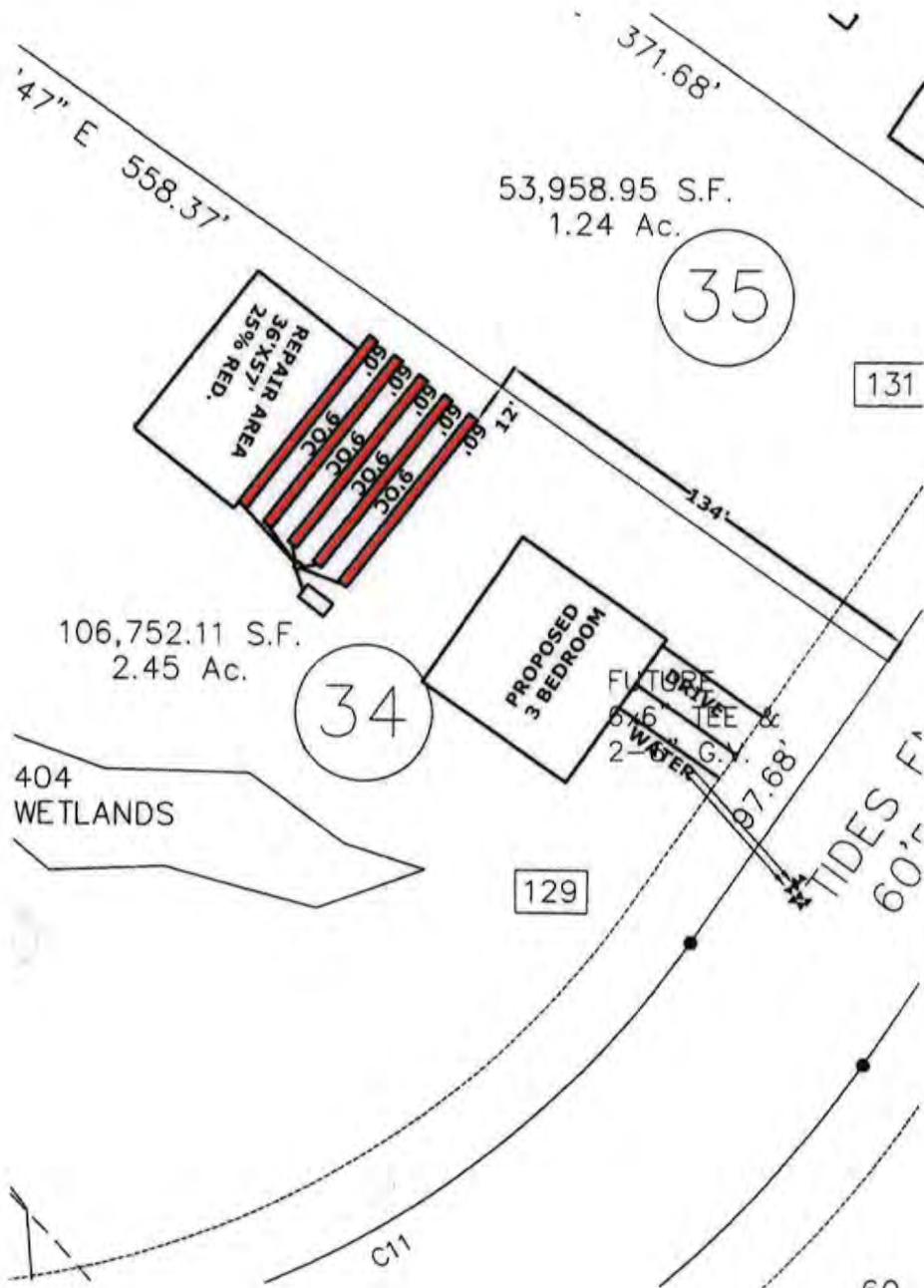
Local Health Department Receipt Acknowledgement:
Signature of Local Health Department Representative: Janice Shepard Date: 1-31-25

RECEIVED

JAN 31 2025

Owner: TIDES END II
Address: LOT 34
Location: 129 TIDES END DRIVE
OFF TAR LANDING ROAD

PITTMAN SOIL CONSULTING
PO BOX 1387
RICHLANDS, NC 28574
910-330-2784
pittmansoil@yahoo.com



- INITIAL**
- 3 BEDROOM
 - LTAR 4
 - 5-60' CONVENTIONAL LINES
 - 12-18" TB
 - >6" SOIL COVER REQUIRED OVER SYSTEM AND 5' BEYOND SYSTEM
- REPAIR AREA**
- 3 BEDROOM
 - LTAR 4
 - 4-57' 25% REDUCTION LINES
 - 12-18" TRENCH BOTTOMS
 - >6" SOIL COVER REQUIRED OVER SYSTEM AND 5' BEYOND SYSTEM

RECEIVED
JAN 31 2025

APPROX SCALE. 1"=50'

Pittman Soil Consulting

1003 Gregory Fork Road

Richlands, NC 28574

Phone (910)330-2784

pittmansoil@yahoo.com

JANUARY 29, 2025

Ref: TIDES END II LOT 34, 129 TIDES END DR

A soil evaluation was conducted on the above referenced tract to determine the sites suitability for septic. The current laws and rules of NC was used as guide for this evaluation.

Hand Auger borings on the site were used to characterize the soil texture, structure, physical and chemical properties, and depth to the soil wetness condition. The attached plot plan shows the location of the septic system in the most ideal location on the site. The soil wetness condition was found to be 24-30" from the surface with a clay loam texture. I have assigned an LTAR of 0.4 gpd/sqft for a 360 gpd 3 bedroom residence. This will require the installation of 5-60' conventional lines that shall be installed in accordance with the current rules. The depth to soil wetness of 24-30" would constitute a 12-18" trench bottom. The system will require 6" of Group II or III soil cover that shall extend 5' from the edge of the system. The system will require a 1000 gallon septic tank.

Soils in the repair area showed soil wetness at depths of 24-30" from the surface with a clay loam texture. The repair area will require 4-57' 25% reduction lines installed at 12-18" from the surface with an LTAR of 0.4 gpd/sqft.

After installation the site should be landscaped to shed surface water. Any alterations to the site may impact soil conditions. System shall not be installed in wet conditions.

If you have any questions please feel free to contact me at 910-330-2784. Thank You.

Sincerely,



R. Haywood Pittman II
NC Licensed Soil Scientist

PITTMAN SOIL CONSULTING
 PO BOX 1387
 RICHLANDS, NC 28574,
 910-330-2784
 pittmansoil@yahoo.com

Sheet 1 of 1
 PROPERTY ID #: _____
 COUNTY: ONSLow

SOIL/SITE EVALUATION
 for ON-SITE WASTEWATER SYSTEM

OWNER TIDES END II
 ADDRESS: 129 TIDES END DR DATE EVALUATED: VARIES, 2024, 2025
 PROPOSED FACILITY: 3 BDR PROPOSED DESIGN FLOW (.1949): 360 PROPERTY SIZE: _____
 LOCATION OF SITE: LOT 34 PROPERTY RECORDED: _____
 WATER SUPPLY: Private Public Well Spring Other _____
 EVALUATION METHOD: Auger Boring Pit Cut TYPE OF WASTEWATER: Sewage Industrial Process Mixed

P R O F I L E #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)				OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE		.1941 CONSISTENCE/ MINERALOGY		.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPR O CLASS	.1944 RESTR HORIZ	
1	0-1 LS	0-15	SL	GR	FR	NEXP	U 30" 2.5Y 6/1	S	NA	NA	S 18" TB 0.4
		15-36	CL	SBK	FI	SS SP					
		36-48	CL	SBK	FI	SS SP					
2	0-1 LS	0-12	SL	GR	FR	NEXP	U 24" 2.5Y 6/1	S	NA	NA	S 12" TB 0.4
		12-28	CL	SBK	FI	SS SP					
		28-48	CL	SBK	FI	SS SP					
3	0-1 LS	0-12	SL	GR	FR	NEXP	U 26" 2.5Y 6/1	S	NA	NA	S 14" TB 0.4
		12-28	CL	SBK	FI	SS SP					
		28-48	CL	SBK	FI	SS SP					
4											

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM	OTHER FACTORS (.1946): <u>S</u>
Available Space (.1945)	S	S	SITE CLASSIFICATION (.1948): <u>PS</u>
System Type(s)	II	II	EVALUATED BY <u>HAYWOOD PITTMAN</u>
Site LTAR	0.4	0.4	OTHER(S) PRESENT: <u>HANNAH STILES</u>

COMMENTS: _____
 PERMIT _____

Pittman Soil Consulting

1003 Gregory Fork Road

Richlands, NC 28574

Phone (910)330-2784

pittmansoil@yahoo.com

INSPECTIONS

All inspections of this AOWE permit shall be scheduled with the AOWE no less than 24 hours prior to start.

Septic and pump tanks shall be concrete, and in accordance with NC Laws and rules. No plastic tanks shall be used without WRITTEN consent of AOWE.

Drain lines shall be conventional rock 4 or 57, polystyrene, infiltrator chamber, or as specified on the permit.

All pipe shall be sch 40 PVC(DWV), and all pipe joints shall be welded with solvent.

Property lines shall be readily identifiable prior to installation.

Any changes that need to be made shall be approved by AOWE prior to installation.

All other systems (fill, type IV and V) shall require preconstruction meetings prior to installation.

This permit shall not be installed in wet conditions. The AOWE will determine when the site is suitable for installation.

SYSTEM SHALL NOT BE LEFT OPEN TO WEATHER PRIOR TO COVERING

This permit is transferable to Atlantic Construction Inc.

IT IS THE CONTRACTOR/OWNER'S RESPONSIBILITY TO PROVIDE PITTMAN SOIL CONSULTING WITH CERTIFICATE OF INSURANCE AND ANY FORMS THAT MAY BE REQUIRED.



R. Haywood Pittman II
NC Licensed Soil Scientist 1262
AOWE 10033E

NO INSPECTIONS AFTER 1 00PM MON-THURS & NONE ON FRIDAYS

INSTALLERS SHALL BE LICENSED FOR A MINIMUM OF 5 YEARS.

IF THE SYSTEM IS WRITTEN FOR CONVENTIONAL, THE INSTALLER MUST GET PERMISSION FROM AOWE TO TAKE A REDUCTION

Pittman Soil Consulting

1003 Gregory Fork Road

Richlands, NC 28574

Phone (910)330-2784

pittmansoil@yahoo.com

OPERATION AND MAINTENANCE

- Do not park or drive on any portion of system or repair area
- All building foundations shall be 5' from any part of system or repair area
- All water lines shall be 10' from any part of initial system to include irrigation lines
- Do not irrigate over initial system area once grass is established
- Any water leaks shall be addressed
- Water usage shall not exceed 60% of daily design flow
- Only water, waste, washing machine, and toilet paper shall be in septic tank
- Do not use flushable wipes
- No latex or feminine hygiene products shall be flushed
- Do not pour food waste or dairy products in septic tank
- Septic tank shall be pumped every 3 to 5 years
- Maintain grass cover and positive drainage over system area
- Do not plant trees or bushes on septic tank or system area
- Do not install utility lines over system area
- System shall be located prior to any fence installation
- Septic system area shall be roped off prior to construction of structure

There is no warranty or guarantee that system will perform for any period of time.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER N.C. Farm Bureau Ins. Agency 5301 Glenwood Avenue (27612) P.O. Box 27427 Raleigh NC 27611		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL: ADDRESS:	
INSURED Pitman Soil Consulting C/O Ronald H. Pitman, II 1003 Gregory Fork Rd. Richlands NC 28574		INSURER(S) AFFORDING COVERAGE INSURER A: Capital Specialty Insurance Corporation INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

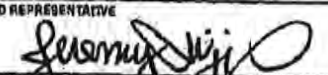
COVERAGES CERTIFICATE NUMBER: CL2472432348 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

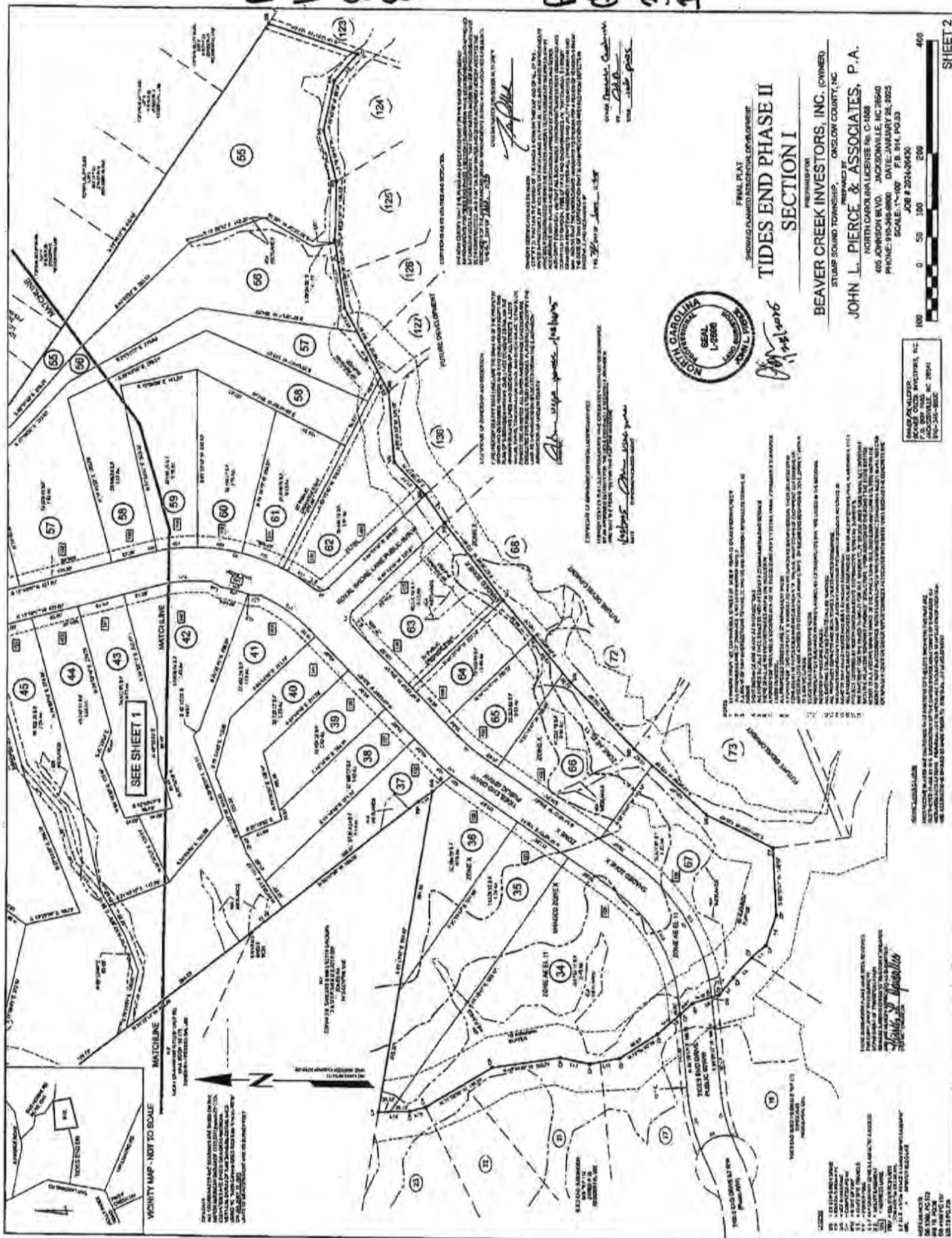
INSR LTR	TYPE OF INSURANCE	ADDITIONAL (IND, YWR)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL. AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		EV20162381-07	07/10/2024	07/19/2025	EACH OCCURRENCE \$ 1000000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1000000 GENERAL AGGREGATE \$ 2000000 PRODUCTS - COMP/OP AGG \$ 2000000 Professional Occ/Agg \$ 1M/2M COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NC) (If yes, describe under DESCRIPTION OF OPERATIONS below)	Y/N	N/A			PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractor's Pollution Liability		EV20162381-07	07/10/2024	07/10/2025	Each Occurrence \$1000000 General Aggregate \$2000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Contractors Pollution

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

B K 8 8 P G 3 1



SEE SHEET 1

VICINITY MAP - NOT TO SCALE

OWNER'S REPRESENTATIVE: JOHN L. PIERCE & ASSOCIATES, P.A.
 PROJECT MANAGER: JOHN L. PIERCE & ASSOCIATES, P.A.
 DATE: JANUARY 24, 2025

THIS PLAN IS SUBJECT TO THE EXISTING RECORD PLATS AND DEEDS IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF ONSLOW COUNTY, NORTH CAROLINA.

PROPERTY DEVELOPMENT

CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES

THE OWNER CERTAINS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING IN ANY MANNER.

ALL RIGHTS RESERVED BY THE DEVELOPER

OWNER'S REPRESENTATIVE: JOHN L. PIERCE & ASSOCIATES, P.A.
 PROJECT MANAGER: JOHN L. PIERCE & ASSOCIATES, P.A.
 DATE: JANUARY 24, 2025

ALL RIGHTS RESERVED BY THE DEVELOPER

OWNER'S REPRESENTATIVE: JOHN L. PIERCE & ASSOCIATES, P.A.
 PROJECT MANAGER: JOHN L. PIERCE & ASSOCIATES, P.A.
 DATE: JANUARY 24, 2025

OWNER'S REPRESENTATIVE: JOHN L. PIERCE & ASSOCIATES, P.A.
 PROJECT MANAGER: JOHN L. PIERCE & ASSOCIATES, P.A.
 DATE: JANUARY 24, 2025



John L. Pierce

FINAL PLAN
 SHOWING PLANNED RESIDENTIAL DEVELOPMENT
**TIDES END PHASE II
 SECTION I**

PREPARED FOR:
BEAVER CREEK INVESTORS, INC. (OWNER)
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NC

PREPARED BY:
JOHN L. PIERCE & ASSOCIATES, P.A.
 NORTH CAROLINA LICENSE NO. C-1088
 405 JOHNSON BLVD., JACKSONVILLE, NC 27840
 PHONE: 919-346-8800 DATE: JANUARY 24, 2025
 SCALE: 1"=100' JOB # 2024-09430



SHEET 2

ENGINEER/PLANNING:
 JOHN L. PIERCE & ASSOCIATES, P.A.
 405 JOHNSON BLVD., JACKSONVILLE, NC 27840
 PHONE: 919-346-8800

ALL INFORMATION SHOWN ON THIS PLAN IS SUBJECT TO THE EXISTING RECORD PLATS AND DEEDS IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF ONSLOW COUNTY, NORTH CAROLINA.

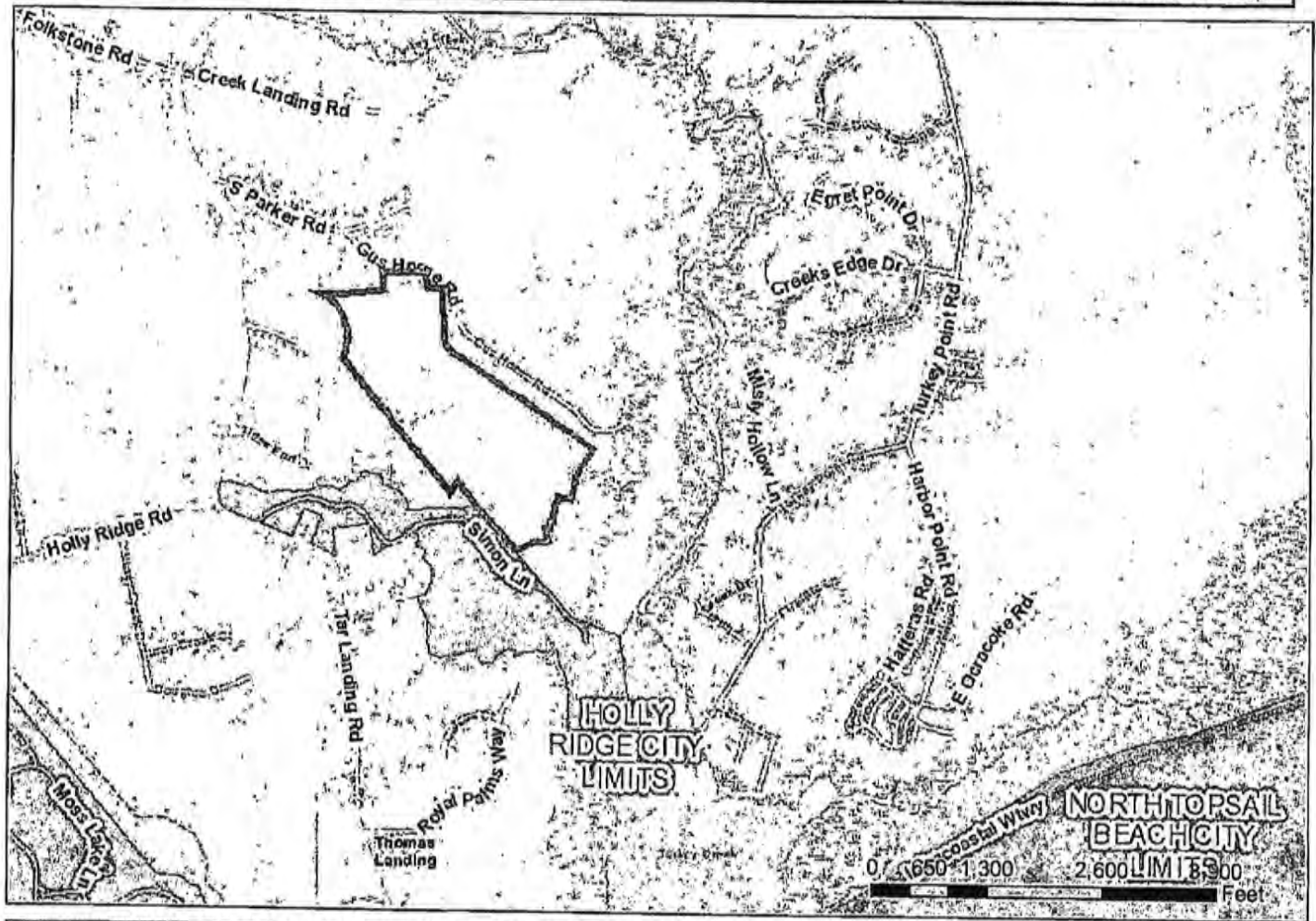
THIS PLAN IS SUBJECT TO THE EXISTING RECORD PLATS AND DEEDS IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF ONSLOW COUNTY, NORTH CAROLINA.

THIS PLAN IS SUBJECT TO THE EXISTING RECORD PLATS AND DEEDS IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF ONSLOW COUNTY, NORTH CAROLINA.

Parcel ID: 168714	Map Number: 761-36.2	NC PIN: 425702985157
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Owner: BEAVER CREEK INVESTORS INC	Mailing Address: PO BOX 1685 JACKSONVILLE 28541-1685	January 30, 2025
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WARNING: THIS IS NOT A SURVEY
 This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.



General Information	Physical Address: 126 GUS HORNE RD
----------------------------	---

Total Acres: 90.67
Land Value: \$ 393090
Bldg Value: \$ 0
Market Val: \$ 393090
Heated Sqft:
of Bedrooms:
Year Built:
Nbhd Code: 3232
Improv Code: R
Township: STUMP SOUND
City Limit: UNINCORPORATED ONSLOW

Subdivision: BEAVER CREEK INVESTMENT INC
Property Desc: 90.67A PT TR BEAVER CREEK INVESTORS INC
Plat Book: 79-38
Fire District: TURKEY CREEK

Last Sale Info:	
Deed Ref:	5300 / 572
Sale Price:	\$ 1300000
Sale Date:	30-OCT-20

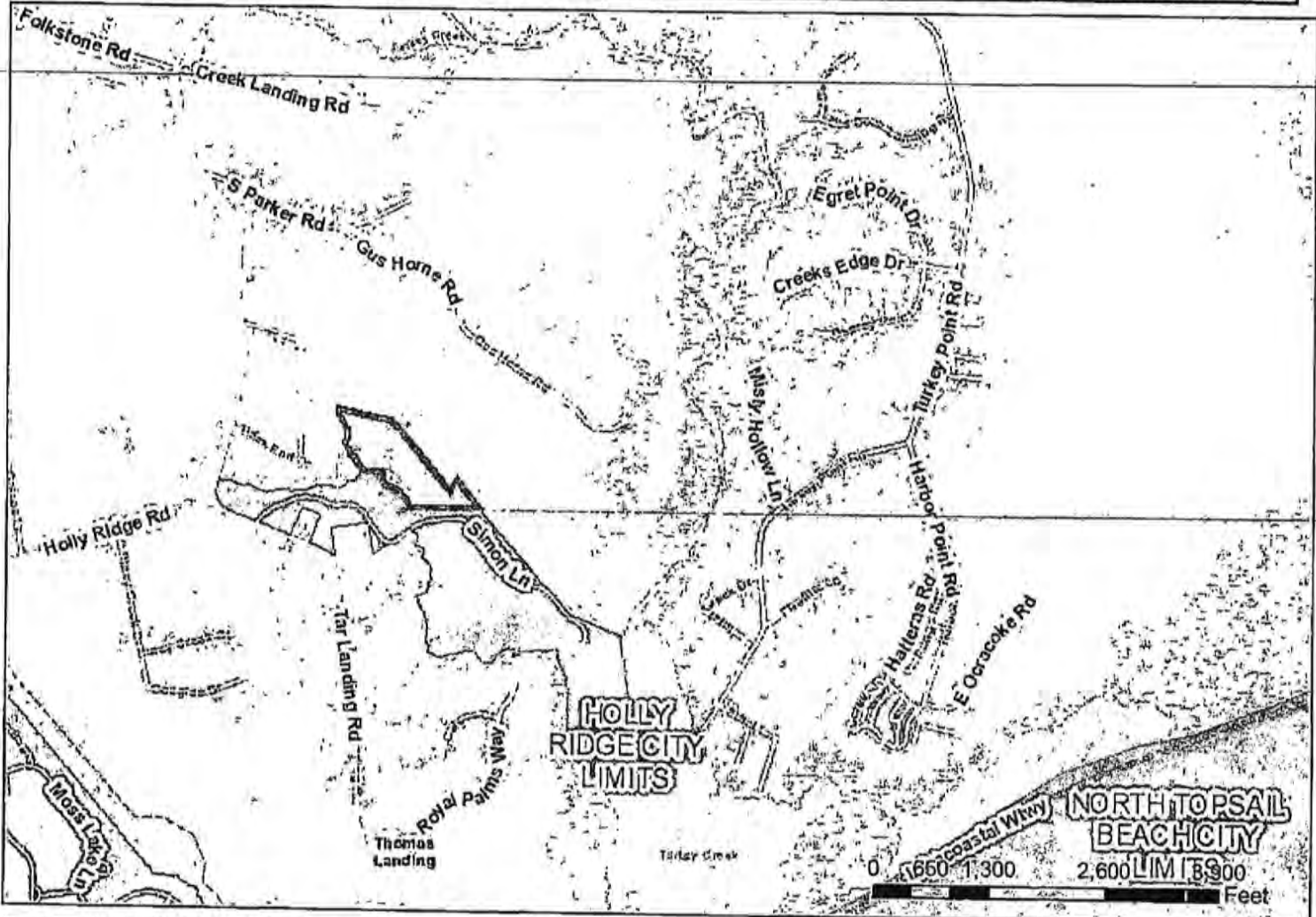


Onslow County
 Geographical Information Services
 234 NW Corridor Blvd
 Jacksonville, NC 28540
 (910) 937-1190
gis@onslowcountync.gov

Parcel ID: 028160	Map Number: 762-1	NC PIN: 425702875799
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Owner: BEAVER CREEK INVESTORS INC	Mailing Address: PO BOX 1685 JACKSONVILLE 28541-1685	January 30, 2025
---	---	-------------------------

WARNING: THIS IS NOT A SURVEY
 This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.



General Information	Physical Address: TAR LANDING RD
----------------------------	---

Total Acres: 16.46
Land Value: \$ 197520
Bldg Value: \$ 0
Market Val: \$ 197520
Heated Sqft:
of Bedrooms:
Year Built:
Nbhd Code: 3244
Improv Code: R
Township: STUMP SOUND
City Limit: UNINCORPORATED ONSLOW

Subdivision: BEAVER CREEK INVESTORS INC
Property Desc: SR 1531
Plat Book: 75-208
Fire District: TURKEY CREEK

Last Sale Info:
Deed Ref: 4695 / 187
Sale Price: \$ 435000
Sale Date: 31-OCT-17



Onslow County
 Geographical Information Services
 234 NW Corridor Blvd
 Jacksonville, NC 28540
 (910) 937-1190
gis@onslowcountync.gov

Atlantic Construction, Inc. provides a one-year structural warranty from the date of occupancy or your closing, whichever occurs first. This is an implied limited warranty; however, the following may serve as a guideline.

A. CABINETS AND COUNTERTOPS

Doors and Drawers – Under normal use doors and drawers should open and close properly. Doors and drawers should be even and level.

Backsplashes- Gaps between the cabinets/backsplashes and wall are common and result from shrinkage of materials. Caulking is a non-warrantable item.

Grain and Stain- By the nature of the material, some variations in wood grains and color are to be expected.

Countertops- There should be no significant gaps (3/16" in excess) at the seams in laminate tops. Scratches are not covered under this warranty after closing.

B. APPLIANCES

All new appliances are warranted directly by the manufacturer. Each appliance comes with a warranty card you must fill out and mail in. The warranty information will be in your homeowner package. Please read the booklets carefully and mail in all registration cards. Should any of your appliances require service, be prepared to give them your closing date, as well as the model and serial numbers of the appliance.

C. FLOORS

Both the vinyl and carpet flooring in your home have a limited manufacturer's warranty. All workmanship will be covered in your warranty. Damaged floors will not be covered after closing.

D. BATHROOMS

Cultured marble- DO NOT use abrasive cleaners as it may damage or scratch the surface.

Fiberglass Tubs- DO NOT use abrasive cleaners or strong chemical cleaners that may cause scratches or the finish to be damaged. Damaged tubs will not be repaired after closing.

E. WALLS

Sheetrock- Over time hairline cracks may develop at the seams. This is to be expected. Another common occurrence involves the fasteners used to attach the sheetrock to the studs. Due to the high moisture content of lumber, as studs dry out, some fasteners will back

out slightly. These can be easily repaired. The builder will repair these cracks and “*nail pops*” ONE TIME ONLY.

F. INTERIOR TRIM

Cracks- Separations in excess of ¼” will be corrected. As with any other natural product, grain may show through paint. Any damaged trim will not be warranted after closing.

Maintenance- Similar to sheetrock, trim may experience some shrinkage as it dries. You may see joints in trim work opening up or nail holes becoming visible where they were not before. Cracks in the caulk around trim are normal in the first year and is not a warrantable item.

G. WINDOWS

Windows should open and close with relative ease and operate as designed. Vinyl windows will expand when hot and shrink when cold. Sometimes you may notice they are easier to open than others. Condensation is normal due to temperature differences. Cracks or broken windows and damaged screens will not be covered after closing.

H. DOORS

Interior- Under normal use all interior doors should open and close freely. Damaged doors will not be covered after closing.

Exterior- Under normal use all exterior doors should open and close freely. Locks should also operate with reasonable ease. Damaged doors will not be covered after closing.

Maintenance- Inspection of exterior door thresholds and seals should be done seasonally. Any alterations needed are considered normal homeowner maintenance. It may also be necessary to clean hinges and knobs with a damp cloth once a year to prevent dust buildup.

I. HEATING AND AIR CONDITIONING

Operation- Under normal conditions, your A/C should be capable of maintaining a temperature of 78 degrees at five feet above the floor. In case of excessive heat a ten degree difference is acceptable. The heating system should be capable of maintaining a temperature of 70 degrees. Under extremely cold conditions a ten degree difference is acceptable. Some room temps may vary.

Maintenance- The manufacturer suggests changing each of your filters once per month. Any deficiencies in heating or cooling systems found to be a result of inadequate maintenance are the responsibility of the homeowner.

J. ROOF

The roof of your home has limited lifetime shingles. This warranty does not apply to storm damage or natural disasters.

K. DRIVEWAYS, PATIOS AND PORCHES

Cracks in concrete are typical due to the nature of the product. Any crack less than 1/4" is considered a non-warrantable item. Concrete driveways, patios, or sidewalks damaged after closing will not be repaired.

L. LANDSCAPING

Landscaping is not covered after closing.

M. VINYL SIDING

Cleaning of vinyl siding is the responsibility of the home owner. The best method is a pressure washer and simple green. DO NOT use Clorox.

N. PLUMBING

Maintenance- Inspections for leaks at drain lines and traps under sink after walk through is the responsibility of the homeowner. Any damage to cabinets will not be covered. Chlorine tablets should not be used in the toilets. Repetitive use compromises the integrity of the flapper and its components causing the toilets to continuously run requiring parts to be replaced. Use of these tablets will void any warranty.

O. SEPTIC

Do not clog your plumbing or septic lines by improperly putting the following items down your sinks or toilets: cat litter, diapers, feminine products, cigarettes, coffee grounds, grease, etc.

P. NAMED STORMS

Builder one-year warranty does not include coverage for damages caused by named storm.

Lot # _____ Subdivision _____ Buyer's Initials _____

NEW CONSTRUCTION ADDENDUM

OFFER TO PURCHASE AND CONTRACT, DATED _____ BETWEEN

SELLER/BUILDER: ATLANTIC CONSTRUCTION, INC., a North Carolina corporation

BUYER: _____
(whether one or more)

LEGAL DESCRIPTION: _____
(the "Property")

The BUYER and SELLER acknowledge and agree to the following:

- 1) SELLER agrees to pay, or have paid, up to \$ _____ or _____ % of Purchase Price of BUYER'S expenses associated with the purchase of the Property (the "Closing Costs"). BUYER shall be responsible for all costs and expenses that exceed the amount stated above. Notwithstanding the foregoing provisions, SELLER'S obligation to pay any Closing Costs is contingent upon BUYER selecting the law firm of Gaylor Edwards & Vatcher, P.A., whose address is 219 New Bridge Street, Jacksonville, NC 28540, or such other attorney designated by SELLER, as the closing attorney. BUYER hereby acknowledges receipt of the Gaylor Edwards & Vatcher, P.A. engagement letter.

The "Prorations and Adjustments" Section of the Contract is hereby amended by inserting the following sentence at the end of said Section: Notwithstanding the foregoing provisions, if all or any of the property taxes for the year in which closing occurs are escrowed, the SELLER and BUYER agree that there will not be an additional proration or adjustment for SELLER'S share of the property taxes for the year in which closing occurs.

- 2) BUYER'S Loan Pre-Approval and/or Prequalification must accompany this Offer to Purchase/Contract. BUYER agrees to close the purchase of the Property within seven (7) working days following satisfactory completion of the final inspection by the requisite governmental authority, and/or BUILDER is in receipt of the Certificate of Occupancy issued by the requisite governmental authority.
- 3) BUILDER will exercise its best efforts to enable BUYER to close on or before the Closing Date set forth in the Contract; however, in the event closing occurs after the Closing Date, neither the REALTORS nor BUILDER shall be liable for any damages, monetary or otherwise, including, but not limited to, BUYER'S temporary lodging expenses, additional cost for storage expenses, interest rate lock extension costs and/or any additional fees, costs or expenses BUYER may incur for his/her/their loan, for any delay or postponements of the Closing, resulting from unforeseen events, weather conditions or other conditions beyond the BUILDER'S control which may delay completion of construction and/or Closing.
- 4) Upon execution of the Offer to Purchase and Contract and this Addendum by SELLER and BUYER, BUYER authorizes BUYER'S lender to provide SELLER with a copy of BUYER'S appraisal report of the Property and to discuss with SELLER and SELLER'S AGENTS details of the loan with regard to the status of approval and Closing.
- 5) BUILDER has built, and/or will build, _____ floor plan (the "Floor Plan") and BUYER **may, or may not, in BUILDER'S discretion**, be able or allowed to make selections or upgrades from BUILDER'S Inventory (depending upon the stage of construction of the dwelling, and whether the materials have already been ordered).
- 6) Any upgrades, changes or additions ("Change Requests") to the Floor Plan or other proposed improvements to the Property must be agreed to by SELLER, in writing, and paid for by BUYER, in advance, on or before the date agreed to for payment by SELLER and BUYER (the "Change Request Payment Deadline"). All monies paid for

Buyer's Initials

Buyer's Initials

Seller's Initials

Seller's Initials

such Change Requests are non-refundable, whether closing occurs or not, **unless** same are included in the SELLER'S contribution toward BUYER'S Closing Costs, allowances and physical improvements, and SELLER agrees to same in writing. In the event BUYER fails to pay for the Change Requests on or before the Change Request Payment Deadline, or such other date agreed to by SELLER, in writing, prior thereto, the Change Requests shall be deemed cancelled, and the Contract shall be enforceable in accordance with the terms therein without the Change Requests. The charges for any upgrades, changes or additions to be paid from SELLER'S agreed contribution to BUYER'S Closing Costs shall be paid by BUYER to SELLER in the event Closing does not occur for any reason at the time of termination of the Contract.

- 7) BUYER acknowledges it understands and agrees that renderings of the Floor Plan and elevations may differ slightly from actual completed construction of the house and improvements. All photos on the website and MLS are of similar model houses. Drawings are artist's renderings only and are NOT to be considered 100% representative of actual houses. Floor Plans vary in regard to square footage and details. Due to requests, options and specification changes, by other purchasers of houses from BUILDER, the items viewed in such other houses may not be the exact manner of construction for BUYER'S house.
- 8) ALL BUYER'S questions and requests will be directed to the BUILDER'S AGENT through the BUYER'S REALTOR. Information provided by workers on the job site, non-supervisory employees of the BUILDER, or other persons without the express written authorization of the BUILDER, are not authorized by, nor binding on, the BUILDER.
- 9) BUYER understands and agrees that the One-Year Builder's Warranty (the "Warranty") shall be effective for a period of one (1) year from the date of initial occupancy by BUYER, or the date of closing, whichever shall occur first. BUYER also understands that the Warranty covers structural defects which affect habitation of the dwelling, along with the electrical, plumbing, heating and air conditioning systems. BUYER acknowledges that the Warranty does not include accidental or intentional damage, misuse, abuse, normal wear and tear, cosmetic items, decorative items or yard landscaping, and specifically excluded are Paint, Screens and Small Concrete Cracks. Landscaping that has been performed by BUILDER shall be deemed complete at the earlier to occur of initial occupancy or the date of Closing, unless otherwise agreed to by the parties, in writing. Any erosion that occurs, and the costs of repairing same, after the earlier to occur of the initial date of occupancy or the date of closing, shall be the sole responsibility of BUYER.
- 10) BUYER acknowledges that he/she/they have received a copy of the Restrictive Covenants, Septic System and Exclusive Easements Agreement, and Sewer Authorization, if applicable, affecting the Property [the "Restriction Document(s)] at time of delivery of the Offer to Purchase to SELLER; BUYER understands that it is his/her/their responsibility to read the Restriction Documents and obtain answers to any questions regarding same, prior to Closing. Closing shall constitute BUYER'S acknowledgment of his/her/their obligation to comply with the terms of the Restriction Documents.
- 11) BUYER acknowledges being informed that land in the subdivision in which the Property is situated, has been designated jurisdictional "404 Wetlands," by the US Army Corps of Engineers and that said "404 Wetlands" are restricted from hydrological disturbance. The BUYER further acknowledges he/she/they have reviewed the recorded plat of the subdivision which includes a description of the Property and is aware of whether or not any portion of the Property contains "404 Wetlands".
- 12) BUYER acknowledges that prior to execution of the Offer to Purchase and Contract, he/she/they have been informed that there **may** be a Military Firing Range, and/or airport, in close proximity to the Property.
- 13) BUYER acknowledges that common boundary line fencing may be connected to fencing by adjoining lot owners, if the Restrictive Covenants permit, or if SELLER installs or contributes to the cost of any fence for the Property. By execution of this Addendum, BUYER hereby grants permission for any fence erected on the Property to be tied into, butted up to or connected to, whether existing fence or future fencing along or within one (1) foot of the property lot lines. This provision shall survive Closing and is enforceable by SELLER, or its successors or assigns.

Buyer's Initials

Buyer's Initials

Seller's Initials

Seller's Initials

- 14) The BUYER is responsible for applying for and obtaining electric service and water service prior to moving in, and coordinating service with the date of occupancy or Closing. BUYER also acknowledges that BUYER is solely responsible for determining the school districts in which the Property is situated.
- 15) BUYER acknowledges that, unless otherwise agreed in writing, the BUILDER will not deliver possession of the Property to BUYER until the deed of conveyance thereof has been recorded in the Office of the Onslow County Register of Deeds and funds have been disbursed by the closing attorney.
- 16) BUYER agrees that either BUYER or BUYER'S Representative will be present at the BUILDER walk-thru, (to be scheduled by a BUILDER Representative on a date, and time agreed upon by both parties). The walk-thru is for the purpose of identifying punch list items to be completed prior to, or soon after, Closing and BUYER needs to allow a minimum of one (1) hour for completion of the walk-thru.
- 17) In accordance with the BUILDER'S Insurance Policy and NC State Law:
 - a. BUYER understands and agrees that he/she/they will not be on the job site, unless accompanied by a REALTOR or the BUILDER or a BUILDER'S Representative.
 - b. BUYER understands that he/she/ they enter the job site at their own risk.
 - c. BUYER may not engage any tradesman to make additions or upgrades to the structure prior to Closing..
- 18) BUYER acknowledges that one or more of BUILDER'S AGENTS and/or OFFICERS have a valid NC Real Estate License.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE OFFER TO PURCHASE AND CONTRACT, OR ANY OTHER ADDENDUM, THIS ADDENDUM SHALL CONTROL.

BUYER: _____ **(Seal)** **DATE:** _____

BUYER: _____ **(Seal)** **DATE:** _____

SELLER: ATLANTIC CONSTRUCTION, INC.

By: _____ **DATE:** _____

Buyer's Initials

Buyer's Initials

Seller's Initials

Seller's Initials

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

NOTE: For when Residential Property and Owner's Association Disclosure Statement is not required (For example: New Construction, Vacant Lot/Land) or by agreement of the parties.

Property: LOT _____ Tides End

Buyer: _____

Seller: Atlantic Construction Inc

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property.

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Except with regard to Confirmed Special Assessments, Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

(specify name): Tides End HOA whose regular assessments ("dues") are \$200 per year _____. The name, address and telephone number of the president of the owners' association or the association manager are: Betty Bullock- 910-346-9800

Owners' association website address, if any: _____

(specify name): _____ whose regular assessments ("dues") are \$ _____ per _____ . The name, address and telephone number of the president of the owners' association or the association manager are: _____

Owners' association website address, if any: _____

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- Master Insurance Policy
- Real Property Taxes on the Common Areas
- Casualty/Liability Insurance on Common Areas
- Management Fees
- Exterior Building Maintenance
- Exterior Yard/Landscaping Maintenance
- Trash Removal
- Pest Treatment/Extermination
- Legal/Accounting

- Street Lights
- Water
- Sewer
- Private Road Maintenance
- Parking Area Maintenance
- Common Areas Maintenance
- Cable
- Internet service
- Storm Water Management/Drainage/Ponds
- Gate and/or Security

Recreational Amenities (specify): _____

Other (specify) _____
 Other (specify) _____



This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS®, Inc. initial



STANDARD FORM 2A12-T
Revised 7/2021
© 7/2021

Buyer initials Seller initials

3. As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed, payable by the Development's property owners, except: NA

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except: NA

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows: NA

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: _____
Buyer:

Date: _____
Seller:

Date: _____
Buyer:

Date: _____
Seller:

Entity Buyer: _____
(Name of LLC/Corporation/Partnership/Trust/etc.)

Entity Seller: _____
(Name of LLC/Corporation/Partnership/Trust/etc.)

By:
Name: _____
Print Name

Signed by:
Name: **Joseph Henderson II**
Print Name

Title: _____

Title: **President**

Date: _____

Date: **2/28/2025**



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<input type="text"/> <input type="text"/> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<input type="text"/> <input type="text"/> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Seller has severed the mineral rights from the property.			
<input type="text"/> <input type="text"/> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<input type="text"/> <input type="text"/> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<input type="text"/> <input type="text"/> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Seller has severed the oil and gas rights from the property.			
<input type="text"/> <input type="text"/> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.			

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: Lot _____ Tides End _____

Owner's Name(s): Atlantic Construction Inc _____

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Signed by: _____ Date 2/28/2025
Owner Signature: Joseph Henderson _____

Owner Signature: _____ Date _____
944A935C3A3A482...

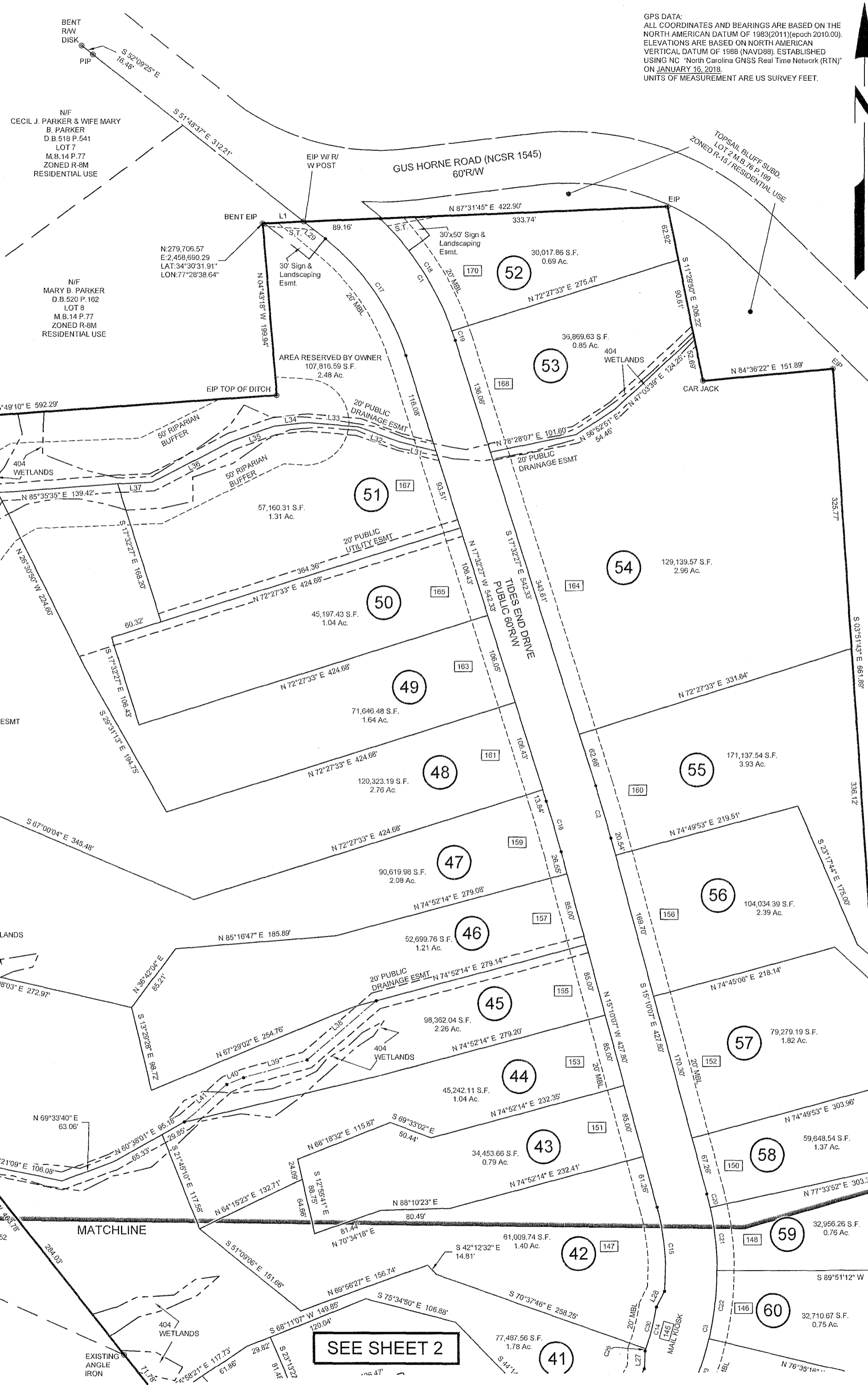
Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	340.00	167.34	165.69	S 31°29'29" E
C2	1550.00	63.34	63.34	S 18°21'17" E
C3	340.00	314.20	303.13	S 11°18'18" W
C4	20.00	28.83	26.25	S 03°13'46" E
C5	20.00	31.42	28.28	N 89°14'18" W
C6	280.00	84.21	84.12	S 40°12'29" W
C7	340.00	295.62	286.40	S 59°34'45" W
C8	290.00	174.74	173.47	S 76°19'48" W
C9	15.00	15.30	15.00	N 29°29'29" E
C10	340.00	99.09	98.74	N 76°08'20" E
C11	280.00	243.46	235.86	N 59°34'49" E
C12	340.00	65.82	65.72	N 40°12'29" E
C13	280.00	106.21	105.57	N 34°53'44" E
C14	272.22	52.53	52.45	N 14°29'59" E
C15	280.00	85.13	84.08	N 03°07'23" W
C16	1470.00	60.85	60.85	N 18°21'17" W
C17	250.00	167.47	164.99	N 34°40'32" E
C18	340.00	158.02	154.89	S 32°39'45" E
C19	340.00	11.33	11.33	S 18°29'46" E
C20	340.00	16.22	16.22	S 13°48'08" E
C21	340.00	73.29	73.55	S 06°13'04" E
C22	340.00	73.29	73.41	S 08°42'22" W
C23	340.00	73.08	78.97	S 20°04'32" W
C24	340.00	185.51	185.41	S 32°19'32" W
C25	340.00	288.78	280.15	S 59°30'00" W
C26	340.00	6.87	6.87	S 83°24'32" W
C27	340.00	21.77	21.76	N 36°30'15" E
C28	340.00	44.05	44.03	N 42°03'01" E
C29	272.22	2.96	2.96	N 19°42'17" E
C30	272.22	49.60	49.53	N 14°10'25" E

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW
Laverne Dale
REVIEW OFFICER OF ONSLOW COUNTY
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Laura Reil 2/19/25
REVIEW OFFICER DATE



LINE	BEARING	DISTANCE
L1	N 87°14'00" E	47.84
L2	N 48°37'47" W	83.33
L3	S 55°05'26" W	60.80
L4	N 7°12'00" W	57.21
L5	N 89°20'38" W	33.04
L6	N 4°59'08" W	48.50
L7	N 51°26'33" W	39.85
L8	N 19°29'44" W	59.88
L9	N 42°17'36" W	84.25
L10	N 10°40'31" W	55.89
L11	N 11°29'35" E	53.94
L12	N 15°41'32" W	29.23
L13	N 01°49'45" W	35.71
L14	N 31°14'15" W	31.92
L15	N 21°42'42" E	81.87
L16	N 09°07'32" E	87.18
L17	N 23°22'11" W	18.97
L18	N 07°35'44" E	72.84
L19	N 25°39'03" W	34.51
L20	N 42°03'52" W	31.13
L21	N 01°10'09" W	41.38
L22	N 10°18'45" W	28.33
L23	N 31°30'32" W	21.49
L24	N 42°41'25" W	66.98
L25	N 50°37'54" W	53.54
L26	N 61°33'16" W	38.48
L27	N 02°19'28" E	20.70
L28	N 28°41'38" E	20.70
L29	N 51°48'37" W	31.69
L30	S 38°34'57" E	46.99
L31	N 76°05'27" W	43.55
L32	N 69°59'59" W	50.52
L33	N 84°18'46" W	59.06
L34	S 83°30'23" W	39.35
L35	S 70°17'29" W	51.81
L36	S 62°47'41" W	105.13
L37	S 67°50'11" W	99.99
L38	S 49°25'45" W	105.50
L39	S 74°08'54" W	76.84
L40	S 67°50'27" W	20.73
L41	S 48°30'31" W	65.91

LEGEND
EIS = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
SIS = SET IRON STAKE
CP = COMPUTED POINT
RW = RIGHT OF WAY
S.T. = 10/70 SITE TRIANGLE
P.P. = POWER POLE
S.S.E.&A = SANITARY SEWER EASEMENT & ACCESS
U.E. = UTILITY EASEMENT
[123] = ADDRESS LABEL
C.B.U. = CLUSTER BOX UNITS (FOR POSTAL DELIVERY)
S.F.&L.E. = SIGN, FENCE & LANDSCAPING EASEMENT
M.B.L. = MINIMUM BLDG LINE

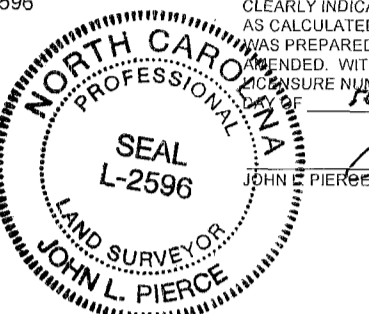
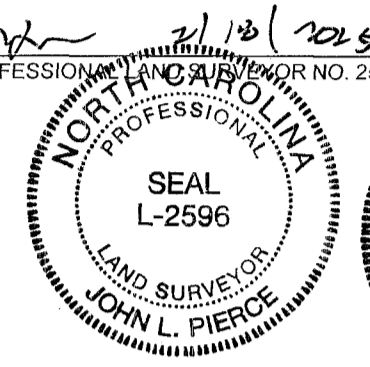
REFERENCES:
M.B.88 PG-30-31
DB:5300, PG-572
MB:79, PG-38
DB:4695 PG-187
MB:75 PG-208

404 WETLANDS CAUTION
PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THE LOTS SHOWN ON THIS PLAN ARE RESTRICTED IN USE BY THE JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS 404 WETLANDS REGULATIONS. INDIVIDUAL LOT REVIEWS ARE ENCOURAGED. VERIFICATION OF LOCATION AND RESTRICTIONS SHOULD BE MADE PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

GPS DATA:
ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH 2010.00). ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED ON JANUARY 16, 2018. UNITS OF MEASUREMENT ARE US SURVEY FEET.

THIS PLAT IS NOT SUBJECT TO THE ONSLOW COUNTY SUBDIVISION REGULATIONS, AND IS AN EXEMPTION PER SECTION 106(A), ONSLOW COUNTY SUBDIVISION ORDINANCE 7-20-20.
J. A. B. 2/19/2025
ONSLOW COUNTY SUBDIVISION ADMINISTRATOR DATE

I, JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR NO. 2596, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
 D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;



NOTARY PUBLIC, ONSLOW COUNTY, NC
Betty Bulluck
NOTARY PUBLIC
NOTARY COMMISSION EXPIRES DECEMBER 28, 2028.

TRACT DATA:
TOTAL PROPERTY AREA = 52.97 Ac. (2,307,415.03 S.F.)
EXISTING LOTS = 2
PROPOSED LOTS = 34
AVERAGE LOT SIZE = 1.44 AC.
LARGEST LOT - LOT 55 = 3.93 AC
SMALLEST LOT - LOT 64 = 0.44 AC.
OPEN SPACE AREA (TOTAL) = 0
3.055 LF OF NEW STREETS PROPOSED
TAX MAP - 762 PARCEL 1 & TAX MAP 761 PARCEL 38.2
EXISTING USE - AGRICULTURAL, WOODLANDS & RESIDENTIAL
PROPOSED USE - RESIDENTIAL
ZONED - R-15
WATER - ONWASA
SEWER - INDIVIDUAL SEPTIC SYSTEM
FIRE DISTRICT/RATING = TURKEY CREEK/4
TRACT IS NOT WITHIN 1/2 MILE OF VAD

SETBACKS R-15 ZONE
FRONT = 20'
SIDE = 8' (20' FOR CORNER LOT)
REAR = 15'

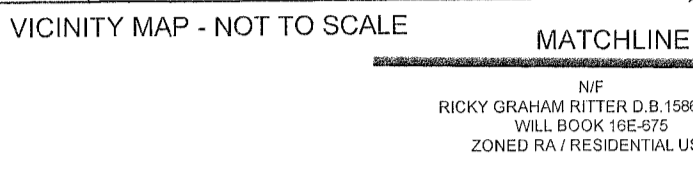
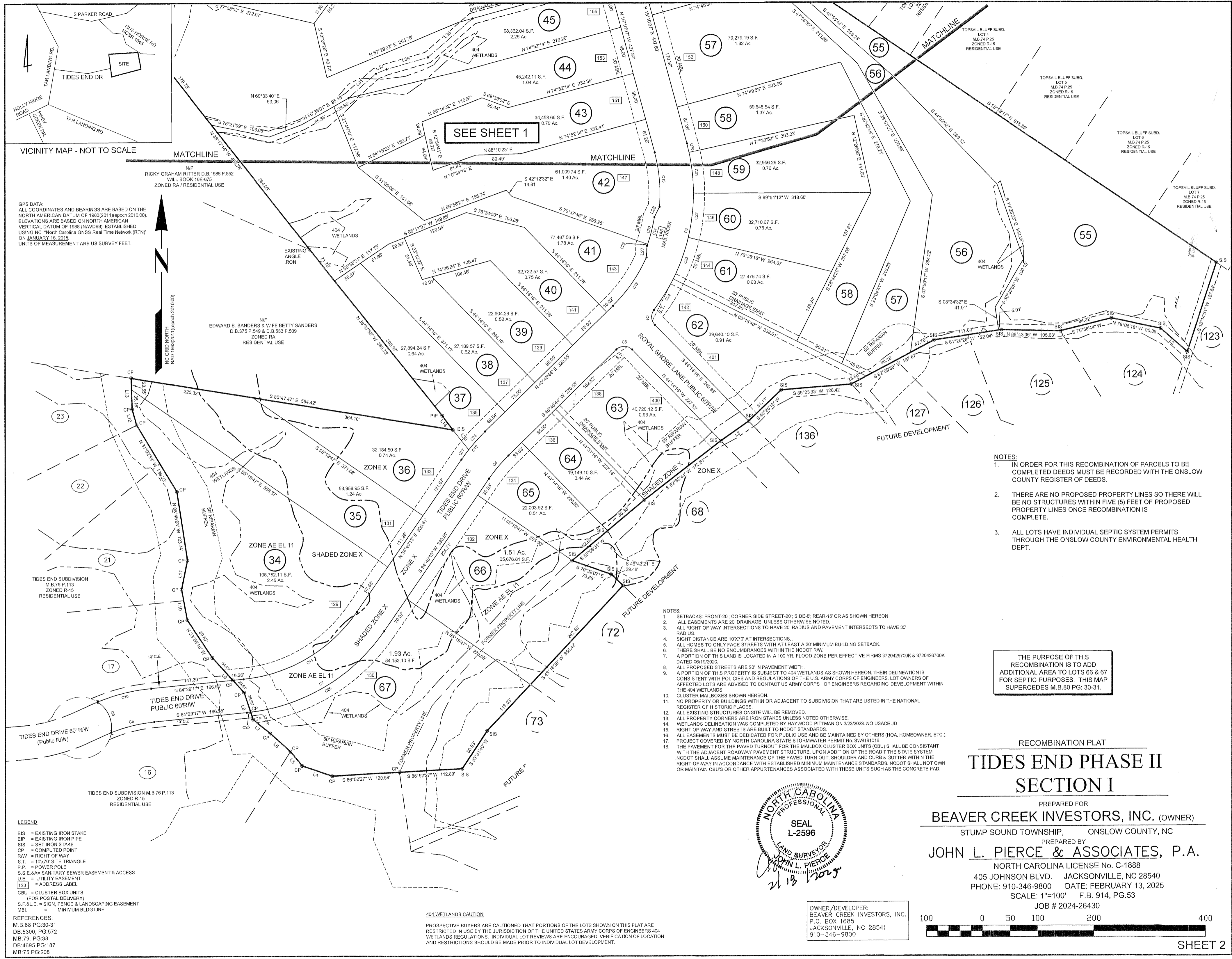
Doc ID: 017410540002 Type: CRP
Recorded: 02/18/2025 at 09:16:11 AM
Fee Amt: \$42.00 Page 1 of 2
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 88 PG 61-62

Omega K. Jarman
by **Debra Banks**
REGISTER OF DEEDS Deputy

RECOMBINATION PLAT
TIDES END PHASE II SECTION I

PREPARED FOR
BEAVER CREEK INVESTORS, INC. (OWNER)
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE No. C-1888
405 JOHNSON BLVD. JACKSONVILLE, NC 28540
PHONE: 910-346-9800 DATE: FEBRUARY 13, 2025
SCALE: 1"=100' F.B. 914, PG.53
JOB # 2024-26430





GPS DATA:
 ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) (epoch 2010.00). ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS89). ESTABLISHED USING NC "North Carolina GNSS Real Time Network (RTN)" ON JANUARY 19, 2018.
 UNITS OF MEASUREMENT ARE US SURVEY FEET.

- LEGEND**
- EIS = EXISTING IRON STAKE
 - EIP = EXISTING IRON PIPE
 - SIS = SET IRON STAKE
 - CP = COMPUTED POINT
 - R/W = RIGHT OF WAY
 - S.T. = 10'x70' SITE TRIANGLE
 - P.P. = POWER POLE
 - S.S.E.A. = SANITARY SEWER EASEMENT & ACCESS
 - U.E. = UTILITY EASEMENT
 - [123] = ADDRESS LABEL
 - CBU = CLUSTER BOX UNITS (FOR POSTAL DELIVERY)
 - S.F. & L.E. = SIGN, FENCE & LANDSCAPING EASEMENT
 - MBL = MINIMUM BLDG LINE
- REFERENCES:**
- M.B. 88 PG.30-31
 - DB:5300, PG.572
 - MB:79, PG.38
 - DB:4695 PG.187
 - MB:75 PG.208

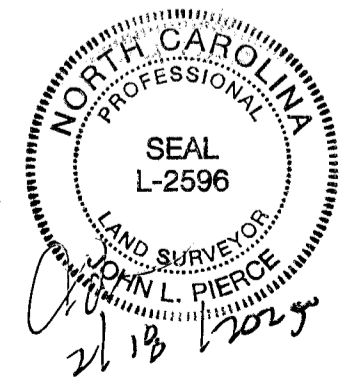
404 WETLANDS CAUTION

PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THE LOTS SHOWN ON THIS PLAT ARE RESTRICTED IN USE BY THE JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS 404 WETLANDS REGULATIONS. INDIVIDUAL LOT REVIEWS ARE ENCOURAGED. VERIFICATION OF LOCATION AND RESTRICTIONS SHOULD BE MADE PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

- NOTES:**
1. IN ORDER FOR THIS RECOMBINATION OF PARCELS TO BE COMPLETED DEEDS MUST BE RECORDED WITH THE ONSLOW COUNTY REGISTER OF DEEDS.
 2. THERE ARE NO PROPOSED PROPERTY LINES SO THERE WILL BE NO STRUCTURES WITHIN FIVE (5) FEET OF PROPOSED PROPERTY LINES ONCE RECOMBINATION IS COMPLETE.
 3. ALL LOTS HAVE INDIVIDUAL SEPTIC SYSTEM PERMITS THROUGH THE ONSLOW COUNTY ENVIRONMENTAL HEALTH DEPT.

- NOTES:**
1. SETBACKS: FRONT-20'; CORNER SIDE STREET-20'; SIDE-8'; REAR-15' OR AS SHOWN HEREON
 2. ALL EASEMENTS ARE 20' DRAINAGE UNLESS OTHERWISE NOTED.
 3. ALL RIGHT OF WAY INTERSECTIONS TO HAVE 20' RADIUS AND PAVEMENT INTERSECTS TO HAVE 30' RADIUS
 4. SIGHT DISTANCE ARE 10'x70' AT INTERSECTIONS.
 5. ALL HOMES TO ONLY FACE STREETS WITH AT LEAST A 20' MINIMUM BUILDING SETBACK.
 6. THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT R/W.
 7. A PORTION OF THIS LAND IS LOCATED IN A 100 YR. FLOOD ZONE PER EFFECTIVE FIRMS 3720425700K & 3720426700K DATED 08/19/2025.
 8. ALL PROPOSED STREETS ARE 20' IN PAVEMENT WIDTH.
 9. A PORTION OF THIS PROPERTY IS SUBJECT TO 404 WETLANDS AS SHOWN HEREON. THEIR DELINEATION IS CONSISTENT WITH POLICIES AND REGULATIONS OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS OF AFFECTED LOTS ARE ADVISED TO CONTACT US ARMY CORPS OF ENGINEERS REGARDING DEVELOPMENT WITHIN THE 404 WETLANDS.
 10. CLUSTER MAILBOXES SHOWN HEREON.
 11. NO PROPERTY OR BUILDINGS WITHIN OR ADJACENT TO SUBDIVISION THAT ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.
 12. ALL EXISTING STRUCTURES ONSITE WILL BE REMOVED.
 13. ALL PROPERTY CORNERS ARE IRON STAKES UNLESS NOTED OTHERWISE.
 14. WETLANDS DELINEATION WAS COMPLETED BY HAYWOOD PITTMAN ON 3/23/2023. NO USAGE JD
 15. RIGHT OF WAY AND STREETS ARE BUILT TO NCDOT STANDARDS.
 16. ALL EASEMENTS MUST BE DEDICATED FOR PUBLIC USE AND BE MAINTAINED BY OTHERS (HOA, HOMEOWNER, ETC.).
 17. PROJECT COVERED BY NORTH CAROLINA STATE STORMWATER PERMIT NO. SW8181016.
 18. THE PAVEMENT FOR THE PAVED TURNOUT FOR THE MAILBOX CLUSTER BOX UNITS (CBU) SHALL BE CONSISTENT WITH THE ADJACENT ROADWAY PAVEMENT STRUCTURE. UPON ADDITION OF THE ROAD TO THE STATE SYSTEM, NCDOT SHALL ASSUME MAINTENANCE OF THE PAVED TURN OUT, SHOULDER AND CURB & GUTTER WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH ESTABLISHED MINIMUM MAINTENANCE STANDARDS. NCDOT SHALL NOT OWN OR MAINTAIN CBU'S OR OTHER APPURTENANCES ASSOCIATED WITH THESE UNITS SUCH AS THE CONCRETE PAD.

THE PURPOSE OF THIS RECOMBINATION IS TO ADD ADDITIONAL AREA TO LOTS 66 & 67 FOR SEPTIC PURPOSES. THIS MAP SUPERCEDES M.B.80 PG. 30-31.



OWNER/DEVELOPER:
 BEAVER CREEK INVESTORS, INC.
 P.O. BOX 1685
 JACKSONVILLE, NC 28541
 910-346-9800

RECOMBINATION PLAT

TIDES END PHASE II SECTION I

PREPARED FOR
BEAVER CREEK INVESTORS, INC. (OWNER)
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NC

PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
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100 0 50 100 200 400

B
K
8
8
G
2
6
2

6/21/19



www.AtlanticConstructionInc.com | 910.938.9053

Tides End

DESIGN FEATURES

Exterior Features

- * 2x4 wall construction with ceiling heights varying per plan
- * 7/16" OSB sheathing exterior walls and roof
- * Continuous concrete footing with a concrete slab foundation (price based on 2 coarse CMU)
- * Low maintenance vinyl siding in custom colors
- * Flat-panel or louvered shutters on front elevation
- * Limited Lifetime architectural shingles
- * Custom culture stone veneer accent per plan
- * Vinyl single hung windows--tilt-sash, insulated and low-E with custom grill patterns and screens
- * Concrete driveway and front walk
- * Spacious rear patio or covered porch per plan
- * 2 exterior hose bibs & weatherproof electrical outlets
- * Entire house water shut off valve at house and an additional cut off valve at water meter
- * Overhead garage door with opener
- * Interior of garage walls, finished and primed
- * Lockset with security deadbolts on all exterior doors in brushed nickel finish
- * Professional landscaping to include sod in front yard(400 sqyd) with seeded sides and up to 40' at rear of home

Kitchen Features

- * Shaker Style cabinet with crown molding and decorative door knobs
- * Smooth top self-cleaning range, microwave hood over range, and dishwasher(stainless/black)
- * Granite or Quartz countertops from builders selections

Bath Features

- * Fiberglass tub and shower per plan
- * Relaxing soaking tub in master bath per plan
- * Chrome bathroom accessories to include bath hardware and plumbing and lighting fixtures
- * Flat panel vanities with cultured marble tops and full-view glass mirrors

Energy Saving Features

- * Energy efficient insulation--R15 walls and R38 Ceiling
- * 14-Seer heat pump with digital thermostat - plan specific
- * Full soffit and roof ridge ventilation
- * Energy efficient 50-gallon electric water heater

Interior Features

- * Smooth finish gypsum ceilings
- * Vaulted or tray ceilings in master bedroom per plan
- * Decorative lighting package with brushed nickel finish except in bathrooms
- * Ceiling fan with light installed in family room with all bedrooms pre-wired for ceiling fans
- * Specific homes with electric fireplace
- * Brushed Nickel hinges and door knobs
- * Cable outlets in all bedrooms, family room and any bonus room, with two phone jacks installed
- * Ventilated shelving in closets
- * Flooring--carpet with 6 lb. padding and luxury vinyl plank per plan
- * Smooth panel interior doors
- * Smoke detectors in all bedrooms, any bonus room, and hallways with hardwired battery back-up
- * Carbon monoxide detector

Customer Care and Warranty

- * Full-time warranty staff and customer care contact associate
- * One-year home warranty
- * Home orientation with builder and buyer at home