

New Certificate of Occupancy 3rd floor bonus

New Certificate of Occupancy (C/O) for the 3rd floor bonus area has been achieved to confirm that the project was done satisfactorily.

The prior homeowners finished out the 3rd floor bonus area. They did file for a permit to do the work, but they did not follow up with intermittent inspections in order to obtain C/O for the project.

Renters in 2024-2025 noticed the HVAC working very hard to cool the 3rd floor area, and the coolant was running low quite often.

The current homeowners have discovered (via permitting inspections) that the unfinished bathroom was not providing insulation (again, because it was unfinished) to the newly finished bonus room, resulting in loss of conditioned air, so the inspector recommended that that area be insulated in order to approve project and issue C/O.

The addition of insulation was an easy repair because the wall is exposed to the bathroom.

The inspector also recommended the removal of the duct in the unfinished bathroom area since that area will not ultimately be finished. The current owners were given approval to simply block off the duct to that room instead of removing all duct work. In this case, if someone wanted to finish the room in the future, the duct work will remain. All plumbing lines and electrical remain unchanged if a future homeowner would like to pursue a finished bathroom or other use.

C/O Issued on 7/18/2025 per Onslow County (see below)

**Other inspection reports
(homeowner due diligence)
are listed in below document.**



----- Forwarded message -----

From: Airflow Masters Heating & Cooling <notifications@housecallpro.com>

Date: Wed, Jun 11, 2025, 1:24 PM

Subject: Invoice 7047 due from Airflow Masters Heating & Cooling - \$100.00

Your invoice from Airflow Masters Heating & Cooling

Hi ,

Thank you for choosing Airflow Masters Heating & Cooling. Please see attached invoice due upon receipt.

Job Number: #7047
Service Date: Jun 09, 2025
Customer Name: 210 HBW (Daniel Gibbons)
Service Address: 434 Bald Cypress Ln, Sneads Ferry, NC 28460

Services	qty	unit price	amount
Service Fee (WO#10431573)	1.0	\$100.00	\$100.00

210 HBW:
System low on refrigerant. Added 3.5 pounds of 410a and leak stop to the system. No mold found.

Subtotal \$100.00

Total job price \$100.00

Amount Due \$100.00

Thank you for allowing us to serve you, we appreciate your business.

(910) 463-9878 | airflowmasters@gmail.com

<http://www.airflowmasters.com>

140 Penguin Ln, Jacksonville, NC 28546

Terms & Conditions

Codefied Inc.

4180 Wynkoop Street, Suite 310, Denver, CO 80216

By using Housecall Pro services, you agree to the Housecall Pro Terms of Service

----- Forwarded message -----

From: Thomas Howard <thoward@servproofnewhanover.com>

Date: Wed, Jun 11, 2025, 8:40 AM
Subject: Water Mitigation Follow-Up

I just wanted to send a follow up after my inspection of:

434 Bald Cypress Lane
Sneads Ferry, NC 28460

I inspected the home starting on the 1st floor. I went from room to room and spot checked with my non penetrating meter while looking for any visible damage.

I then went through the same process on the second floor.

Next, I focused on the third floor which was the main reason I was called in to inspect. I spent the most time here and did a thorough inspection with my non penetrating meter as well as my penetrating meter.

During this entire inspection I found no moisture in any of the drywall (walls and ceiling) or flooring. I did not even find a slightly elevated reading on either meter while checking for moisture in and on surfaces.

At this time there is no mitigation work that I can recommend.

If you need anything else in the future, please do not hesitate to reach out.

Feel free to give me a call if you have any questions as well!

Thank you,

Thomas Howard | Production Manager/Estimator

SERVPRO of Pender/West Onslow Counties | 910-602-8481

----- Forwarded message -----

From: Austin Maready <Austin_Maready@onslowcountync.gov>

Date: Wed, Jun 18, 2025, 5:02 PM

Subject: 434 Bald Cypress Alteration

Good Afternoon,

After making a site visit to 434 Bald Cypress, an alteration permit will be required to perform inspections on the 3rd floor alterations. The electrical and plumbing systems are existing and will not require a permit. A Residential Alteration Permit along with a Residential Mechanical Permit will cover all aspects requiring inspection. Additionally, there were areas of this space that have no insulation within the “roughed in bathroom” and “mechanical closet.” These discrepancies must be resolved and inspected to complete the thermal envelope of the 3rd floor. The mechanical duct located in the “roughed in bathroom” must be removed as this space is not within the building thermal envelope. I hope this information helps, please reach out if you have any further questions.

Thanks!



Austin R. Maready
Level III Building Inspector
Planning & Development Dept.

Phone: 910-989-3090

Web: OnslowCountyNC.gov

Email austin_maready@onslowcountync.gov

Onslow County Government Center

234 NW Corridor, Jacksonville NC 28540

Certificate of Compliance

Is hereby issued to: Permit # RALT-2025-00127 on July 18, 2025

At Property Address: 434 BALD CYPRESS LANE
SNEADS FERRY, NC 28460

Applicant: DANIEL GIBBONS

Owner: GIBBONS DANIEL & SELENA

Parcel #: 766D-75

Subdivision:

Lot #:

Description of Work: ALTERATIONS TO FINISH 3RD FLOOR ROUGHED IN BY BUILDER, INSULATION AND DRYWALL ONLY

Flood Zone:

Compliance Building Inspection

Inspection Result

Pass

Date

7/18/2025

Inspector

Austin Maready

