



## BUILDERS ADDENDUM TO OFFER TO PURCHASE & CONTRACT

This Addendum is intended to supplement that Offer to Purchase and Contract (“Contract”) dated \_\_\_\_\_ by and between \_\_\_\_\_ hereinafter “Buyer”) and RiverWILD Homes, LLC (hereinafter “Seller”), regarding that certain real property located at \_\_\_\_\_ 215 Pretty Run Branch Lane \_\_\_\_\_, and more particularly described as Lot \_\_\_\_\_ 203 \_\_\_\_\_, in or near the City of \_\_\_\_\_ Wendell \_\_\_\_\_, County of \_\_\_\_\_ Johnston \_\_\_\_\_, North Carolina. The terms and conditions of the aforementioned contract are incorporated by reference herein and this Addendum shall be part of said contract as if fully set forth therein. In the event of conflict between the terms of this Addendum and the terms of the accompanying Contract, the terms of this Addendum shall control and supersede the terms of the Contract. The parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. The Closing Attorney/Settlement Agent for this transaction shall be the law firm of Whitaker & Hamer, PLLC, which is located at 121 E. Main Street in Clayton, North Carolina 27520.

2. Buyer has received a copy of the Restrictive Covenants for the above referenced property from his/her agent and acknowledges herein that it is his/her sole responsibility to read said covenants for compliance.

3. It is Buyer’s responsibility to confirm school assignment and any potential redistricting resulting from the purchase and occupation of the real property identified herein.

4. The parties hereto acknowledge that all builder deposits are non-refundable and all such deposits shall be delivered within five (5) days of executed Contract.

5. Buyer hereby acknowledges that Reid Smith, of RiverWILD Homes, LLC, and Jaclyn Smith, of RiverWILD Real Estate, LLC, are husband and wife and that neither represent Buyer.

6. Buyer acknowledges that Seller will not be responsible for any capital contribution or similar fees relating to the homeowners’ association or management company, including but not limited to document preparation, move-in/move-out fee, preparation of insurance documents, statement of unpaid assessments, and transfer fees. Additionally, Buyer acknowledges that Seller shall not be responsible for the payment of excise tax and Buyer shall assume responsibility for the payment of the excise tax at Closing.

7. The parties hereto acknowledge that Seller builds “pre-assigned, speculative” homes - not custom homes - meaning all selections are made from the Seller’s pre-chosen samples and vendors. The parties acknowledge that Seller does not accommodate “vendor shopping”. All of the items that Buyer chooses will be selected from and in conjunction with a representative of Seller.

8. Seller’s Contribution to Closing Costs: As outlined in the Contract, Seller has agreed to pay at settlement a maximum amount of \$ \_\_\_\_\_ as a contribution towards Buyer’s Closing expenses accrued and payable at closing including any FHA/VA lender and inspection costs that Buyer is not permitted to pay, less any portion disapproved by Buyer’s lender. Buyer may apply this contribution, up to the total amount, toward the loan origination fee, appraisal fees, attorney’s fees, and “pre-pays” (taxes, insurance, and homeowners’ association dues) or other usual and customary lender fees. No portion of this amount may be applied as a credit to Buyer or to other expenses/vendor not previously agreed to as part of the Contract. Buyer acknowledges that a portion of this contribution may be disallowed by Buyer’s lender and that Seller has no control over the regulations and requirements set forth by said lender.

\_\_\_\_\_ Buyer Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Seller Initials

9. Floor plans vary in regard to square footage, special features and upgrades; therefore many of the items viewed in other homes built by Seller may not be standard features. Architectural renderings, floor plans and artist renderings are not to be used for the purposes of buying within the projects they depict as they may not be current or could have changed. Buyer acknowledges that it should not base any decision to buy real estate or anything else from these images, renderings or illustrations. Buyer shall consult with the sales representative of Seller to obtain the current building specifications before submitting the Contract.

10. Seller will not install or allow to be installed prior to closing any items provided/purchased by Buyer.

11. Buyer may not engage the project manager, or tradesmen/subcontractors to make additions or changes of any kind from the commencement of construction through completion of construction and closing on said property. Any changes desired by Buyer must be coordinated between Buyer's agent and a representative of the Seller.

12. All upgrades, changes and additions must be submitted on the appropriate Change Order form prepared by Buyer's agent. No upgrades, changes or additions shall be made unless the appropriate Change Order has been submitted to Seller in writing and the upgrade, change or addition requested has been paid for by Buyer.

13. Seller shall diligently pursue the construction of the dwelling in accordance with the Contract and this Addendum, and shall complete said construction as a "turn-key" job on or before the Closing Date. If Seller is delayed at any time in the process of construction by a) any act or the negligence of Buyer, b) any changes ordered in the construction, c) material shortages, adverse weather conditions, or delays in transportation which were not reasonably anticipated or d) acts of God, then the time for completion on construction of the House and Closing shall be extended automatically by a reasonable time to account for the delay experienced. Construction shall be deemed complete when i) the House has been completed in accordance with the Plans and Specifications and is broom-clean AND ii) a certificate of compliance has been issued by the appropriate government authority having jurisdiction over the construction of the house. Builder is not responsible for any fees resulting from such delays of the closing date including but not limited to any fees associated with the extension of the interest rate lock assessed by Buyer's lender. Seller shall have the unilateral right to extend Closing by fourteen (14) days to complete the dwelling.

14. In accordance with Seller's builder's insurance company and North Carolina State Law, Buyer acknowledges that it understands and agrees that it will not be permitted on the job site between the hours of 6:00am and 6:00pm during weekdays, unless accompanied by their agent. Further, Buyer understands that in the event that it does enter the job site, that they are doing so at their own risk and assume any and all liability resulting from said entry. Buyer shall hold Seller harmless from any claims which may result from entry as contemplated herein as allowable by law. The previously stated provisions shall apply even if Buyer is accompanied by Seller or Buyer's agent. Any entry upon the job site after hours is done at the sole risk of Buyer.

15. Buyer is responsible for having the utilities turned on in their name within 24 hours after the closing (i.e., electric, water/sewer, gas). Buyer acknowledges that his/her utilities WILL BE DISCONNECTED IF NOT TRANSFERRED INTO HIS/HER NAME WITHIN 24 HOURS AFTER CLOSING.

SELLER:

RiverWILD Homes, LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

BUYER(S):

\_\_\_\_\_

NAME: \_\_\_\_\_

\_\_\_\_\_

NAME: \_\_\_\_\_

**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: 215 Pretty Run Branch Lane

Buyer: \_\_\_\_\_

Seller: **RiverWILD Homes, LLC**

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. 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): Maggie Way HOA whose regular assessments ("dues") are \$ 640.00 per year. The name, address and telephone number of the president of the owners' association or the association manager are: CAMS khoffman@camsmgt.com 919-856-1844

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)

- |   |  |
|---|--|
| <input type="checkbox"/> Master Insurance Policy  | <input type="checkbox"/> Street Lights                         |
| <input type="checkbox"/> Real Property Taxes on the Common Areas                            | <input type="checkbox"/> Water                                 |
| <input type="checkbox"/> Casualty/Liability Insurance on Common Areas                       | <input type="checkbox"/> Sewer                                 |
| <input checked="" type="checkbox"/> Management Fees   | <input type="checkbox"/> Private Road Maintenance              |
| <input type="checkbox"/> Exterior Building Maintenance                                      | <input type="checkbox"/> Parking Area Maintenance              |
| <input type="checkbox"/> Exterior Yard/Landscaping Maintenance                              | <input checked="" type="checkbox"/> Common Areas Maintenance   |
| <input type="checkbox"/> Trash Removal  | <input type="checkbox"/> Cable                                 |
| <input type="checkbox"/> Pest Treatment/Extermination                                       | <input type="checkbox"/> Internet service                      |
| <input type="checkbox"/> Legal/Accounting   | <input type="checkbox"/> Storm Water Management/Drainage/Ponds |
| <input checked="" type="checkbox"/> Recreational Amenities (specify): <u>Community pool</u> | <input type="checkbox"/> Gate and/or Security                  |

Other (specify) \_\_\_\_\_  
 Other (specify) \_\_\_\_\_



**This form jointly approved by:**  
**North Carolina Bar Association's Real Property Section**  
**North Carolina Association of REALTORS®, Inc.**

Buyer initials \_\_\_\_\_ Seller initials RMS



**STANDARD FORM 2A12-T**  
**Revised 7/2022**  
**© 7/2024**

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

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:

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: \$240 Capital Contribution Fee and \$95 Certification Fee

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: \_\_\_\_\_

Buyer: \_\_\_\_\_

Entity Buyer:

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Print Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Seller:  \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Print Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**LIMITED WARRANTY ADDENDUM**

Property: 215 Pretty Run Branch Lane

Seller: RiverWILD Homes, LLC

Buyer: \_\_\_\_\_

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

Paragraph 10 of the Contract is hereby deleted in its entirety and replaced with the following:

- 10. HOME WARRANTY.** At or prior to closing, Seller and Buyer will complete the form(s) necessary to enroll the home constructed on the Property in a limited home warranty program administered by Quality Builders Warranty Corporation ("QBW"). Any enrollment fees charged by QBW will be paid by Seller. In connection with the enrollment, Buyer will be provided with a copy of the QBW Limited Warranty Agreement. To the fullest extent permitted by law, the express warranties set forth in the QBW Limited Warranty Agreement shall be the sole and exclusive warranties applicable to the Property and the home constructed thereon. Any implied or other warranties that may otherwise apply to the Property or the home constructed thereon are hereby disclaimed by Seller and Buyer.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Entity Buyer: \_\_\_\_\_

Entity Seller: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

NORTH CAROLINA

ADDENDUM TO OFFER TO PURCHASE AND CONTRACT

Johnston COUNTY

This Addendum, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between  
RiverWILD Homes, LLC and \_\_\_\_\_ (hereinafter "Seller"), and  
\_\_\_\_\_ and \_\_\_\_\_, (hereinafter "Buyer"), for the sale  
and purchase of that certain property more particularly described as  
215 Pretty Run Branch Lane (hereinafter "Property").

1. The Buyer understands and acknowledges that the contract price agreed upon by the parties may be in excess of the appraised value of the Property.
2. The Buyer represents that the Buyer has sufficient funds to fund the difference out of pocket, if the Property does not appraise for the contract price.
3. The Buyer understands and acknowledges that the Seller has no expectation of reducing the contract price to the appraised value in the event the Property does not appraise for the contract price.

In witness whereof, the parties have executed this document in their respective capacities as Seller and Buyer, as of the day and year first above-written.

\_\_\_\_\_  
Seller (SEAL)

\_\_\_\_\_  
Seller (SEAL)

\_\_\_\_\_  
Buyer (SEAL)

\_\_\_\_\_  
Buyer (SEAL)



**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
<u>                    </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u>                    </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u>                    </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u>                    </u> 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.			
<u>                    </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u>                    </u> Buyer Initials	<input type="checkbox"/>	<input checked="" 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: 215 Pretty Run Branch Lane

Owner's Name(s): RiverWILD Homes, LLC

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

Owner Signature:  RiverWILD Homes, LLC Date \_\_\_\_\_  
DocuSigned by: EA9EED9F2AA64CA...

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 \_\_\_\_\_

REC 4.25  
1/1/15  
New listing



DISCLOSURE TO BUYER FROM SELLER  
AND BUYER ACKNOWLEDGMENT

The following, if initialed, are applicable to the transaction as contemplated in the Offer to Purchase and Contract by and between  RiverWILD Homes, LLC  (“Seller”) and \_\_\_\_\_ (“Buyer”):

Covenant and Zoning Disclosure Agreement. Buyer acknowledges that Seller has not performed a full title examination of the property, in order to determine the existence of restrictive covenants and other conditions of title to the property in question, including zoning requirements, the existence of a homeowners association, or easements. If available and requested, such restrictions and conditions have been or will be supplied to Buyer, and, if applicable, Buyer acknowledges receipt of same. Buyer is advised to seek legal counsel should there be a question regarding the legal implications of such restrictions and conditions, if any, including, if applicable, whether the common area has been conveyed to the homeowners association.

Public versus Private Road Acknowledgment. Buyer acknowledges that the access to the Property to be purchased is via a \_\_\_\_\_ public  private (check one) road. If private, the road is currently maintained by  the developer \_\_\_\_\_ the homeowners association \_\_\_\_\_ the owners fronting the road right of way (check one). If private and maintained by the developer, the road  will \_\_\_\_\_ will not (check one) be turned over to the North Carolina Department of Transportation (NCDOT) for future maintenance. Buyer is advised to verify whether the road, if public, has been accepted into the NCDOT road system for future maintenance. The website for this verification is <https://apps.dot.state.nc.us/srlookup/>. Buyer is advised to seek legal counsel should there be a question regarding the legal implications of road maintenance if the road is private and/or has not been accepted into the NCDOT road system.

Disclosure and Release Regarding Mold. Mold and/or other microscopic organisms may exist in or around the Property, which can cause physical injuries, including, but not limited to, allergic and/or respiratory reactions, particularly in persons with immune systems problems, young children or the elderly. Buyer acknowledges this and accepts full responsibility and risk for any and all injuries which may arise out of the exposure by client to mold and/or other microscopic organisms. Buyer is advised to conduct his/her/their own due diligence using appropriate and qualified experts.

Buyer Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Seller Initials <sup>DS</sup> RAMS Seller Initials \_\_\_\_\_

Square Footage and Property Size/Dimensions. The measurements and square footage of the Property are as disclosed in the MLS listing, and reviewed for accuracy using the tax card filed with the county. The Property \_\_\_\_\_ has  does not have (check one) additional unpermitted square footage per the disclosure statement, meaning some improvements creating finished area, formerly unfinished area, may have been completed without permitting the process with the appropriate zoning authorities. **The unpermitted square footage may be uninsurable or even be required to be removed in the future, and therefore, Buyer is advised to consult with the local building inspector, Buyer's insurance agent, and closing attorney, should Buyer wish to verify the accuracy of the Property dimensions, whether the finished rooms were properly permitted, and the consequences if there is unpermitted square footage.** This information is deemed reliable but is not guaranteed.

Proposed Highway Expansion. The Property is included in the area designated by the North Carolina Department of Transportation as an area either within or close to a parcel being considered for the following highway extension or expansion (circle one): NC 55 ---- US 540 Southern Extension ---- US 540 Eastern Extension ---- Highway 42 East/West Connector --- Other: \_\_\_\_\_. Buyer is advised to contact the North Carolina Department of Transportation for further information.

Aircraft Noise Notification. The Property is located in an area adjacent to or near an airport, which may expose the Property to regular and concurrent aircraft noise levels exceeding the typical ground-based noise. Exposure to aircraft noise may affect the usability of the Property.

As-Built Survey. Buyer is advised that the Property may not have been surveyed by the Seller, or there is not a survey available showing the location of the improvements and impervious surfaces on the Property. Buyer is further advised that impervious surface rules may prevent future improvements to the home or lot, including, but not limited to, any additions, paving and outbuildings, and Buyer should seek legal or survey counsel to verify.

Flood Insurance. If checked, Buyer has been notified that some or all of the Property is in in a Zone \_\_\_\_\_ flood zone, and flood insurance may be required by Buyer's lender. If the property has water intrusion from some outside body of water, Buyer's homeowner's policy may not cover the damage. Buyer should obtain information from Buyer's insurance company, to determine what water-related issues are covered, and whether Buyer should obtain flood insurance in addition to homeowners insurance.

Off-Site Septic Field. Buyer is advised that the Property contains either a Repair Field or Drain Field that is not a part of the lot and may not even be a contiguous parcel to the Property. The additional lot may either be an additional fee parcel, or a parcel owned by someone else but subject to an easement for Buyer's septic use. Buyer is advised that said additional lot may require additional maintenance and/or County inspections.

Buyer Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Seller Initials  Seller Initials \_\_\_\_\_

Radon. Radon is a colorless, odorless gas which comes from the natural breakdown of uranium in the soil. It is found in homes nationwide including North Carolina. It typically moves up from the ground through cracks or holes in the foundation and may become trapped in the home or well water, creating higher than Federally acceptable amounts in the air and water supply (4.0 picocuries per liter is the minimum acceptable amount). Radon can be remediated and Buyer is advised to have the home and well tested to determine whether remediation may be required.

Fencing and Accessory Structures. Buyer is advised that construction of a fence or accessory structure, including a pool, garage or storage building, may require a building or zoning permit, as well as an architectural approval application if the property is located in a subdivision with restrictive covenants. In addition, the construction of same may result in a violation of impervious surface rules for the lot. If these additions are important, Buyer is advised to contact the appropriate authorities in order to obtain approval.

Animals. Buyer is advised that municipal or county regulations, or restrictive covenants, may limit the number and types of pets permitted. Underground fencing may also require a permit or notice to the public of its existence on the Property.

Underground Storage Tank. If checked, Buyer is advised that the Property contains an underground storage tank that \_\_\_\_\_ is \_\_\_\_\_ is not (check one) currently being used for the following purpose: \_\_\_\_\_. If applicable, the tank \_\_\_\_\_ has \_\_\_\_\_ has not (check one) been appropriately abandoned as required by local, state and Federal applicable laws. Buyer is advised to seek legal counsel to determine the impact of such disclosed information.

Homes Constructed Prior to 2000. Older homes may contain hazardous or defective materials, including, but not limited to, asbestos, lead based paint, synthetic stucco or composition siding, and polybutylene or cast iron piping. If Buyer is specifically concerned about any of these building materials being in the home, and the home was constructed prior to 2000, then Buyer is advised to procure specific inspections to address whether there exist any potential hazards in the home and the possible effects as a result of the existence of these materials in the home.

School Assignments. Assignments to a particular school or schools for the Property are not guaranteed. Current assignments are subject to change due to redistricting, capped schools or construction of new schools. If important to the Buyer, Buyer should consult with the local school system prior to presenting an offer.

Buyer Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Seller Initials  Seller Initials \_\_\_\_\_

Well Contaminants. If the home's water supply is a well, then Buyer is advised to have the water supply tested for not only for potential bacterial contaminants, such as, e-coli and coliform, but also for radon, uranium and radium. For more information, Buyer may contact wakegov.com/wells, or 919-893-WELL (9355), or johnstoncountync.com/envhealth/ or at 919-989-5180.

Nearby Farm Use. If checked, the Property is within one mile from undeveloped acreage in excess of 10 acres, which may be actively farmed. Buyer is advised to seek legal counsel or contact appropriate governmental agencies, in order to determine the extent of such farm use, if any.

Nuisance Notice. If checked, the Property is located 500 yards or less from an electric transmission line (other than a service line to the Property or the Property's neighborhood), sewer or water treatment facility, waste removal facility, or other related nuisance, specifically a \_\_\_\_\_. Buyer is advised to contact the county or municipality, or, as applicable, the private contractor responsible for construction and maintenance of the facility, for further information.

Buyer executes this document acknowledging receipt thereof.  
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

DocuSigned by:  
  
EA9EED9F2AA64CA...  
\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

# BUILDER STANDARDS



## MAGGIE WAY

### EXTERIOR FEATURES

- Vinyl Siding - Board & Batten or Shake Accent (Per Plan)
- Stem Wall Foundation or Crawl Foundation <sup>^</sup> \*\*
- Rear Screened Porch (Size Per Plan)
- Concrete Driveway with Picture Framing
- Professional Landscaping Package - Sod in Front & Side Yard / Seed & Straw in Rear Yard
- Professional Landscaping Package - Attractive Shrubbery Package & One Ornamental Street Tree in Front Yard
- Seamless Aluminum Gutters (Per Plan)
- Single Hung White Windows (Grid Pattern on Front Windows / Clear on Side and Back Windows) \*No window screens\*
- Painted Front Door (solid or half-glass) \* \*\*
- Shutters (Per Plan)



### INTERIOR FEATURES

- 9' Ceilings First Floor
- 8' Ceiling Second Floor
- 5 1/4" Baseboards Throughout
- Mohawk laminate flooring (kitchen, dining, living room, foyer, bathrooms & laundry room)
- Mohawk Carpeted Flooring on Stairs and all Bedrooms
- Wrought Iron Pickets & Decorative Stained Hand Rail (Per Plan)
- Trey Ceiling & Crown Molding in Main Bedroom (First Floor Only)
- Ceiling Fan Pre-wire All Bedrooms
- Ceiling Fan in Main Bedroom & Living Room
- 5 Ft. Ceramic Tile Shower with Fiberglass Pan in Main Bathroom
- Fiberglass Insert Tubs/showers in Secondary Bathrooms\* (Tile surround offered as upgrade)
- 36" Vanities with quartz in all full Bathrooms
- Picture Framed Mirror in Main Bathroom
- 36" Aristokraft Sinclair Straight Lay Kitchen Cabinets with Cove Crown Molding
- Granite Countertops in Kitchen
- Tile Backsplash in Kitchen
- Stainless Steel Appliances (Electric Range / Dishwasher / Microwave)
- Moen black plumbing fixtures
- Black Fixtures & Hardware (Throughout House)
- Ventless gas fireplace or electric fireplace per lot
- Ventilated Shelving in Pantry & Closets
- AT&T High Speed Fiber Optic (1GB) Internet Connectivity for All Homes

Initial Here: \_\_\_\_\_

\* Plan Specific, ^ Lot Specific, \*\* Elevation Specific, \*\*\* At RiverWILD Homes' discretion, ^^Subject to change based on availability of supplies & materials.

### RIVERWILD HOMES

RiverWILD refers to RiverWILD, LLC and/or its affiliates. All actions are taken on behalf of RiverWILD Real Estate, LLC.

Due to our continuing effort to improve our homes, the features included as standard are subject to change, without notice.

**All homes include:** 1-year limited builder warranty, 2-year mechanical warranty on all systems, 10-year major structural components transferable limited warranty.

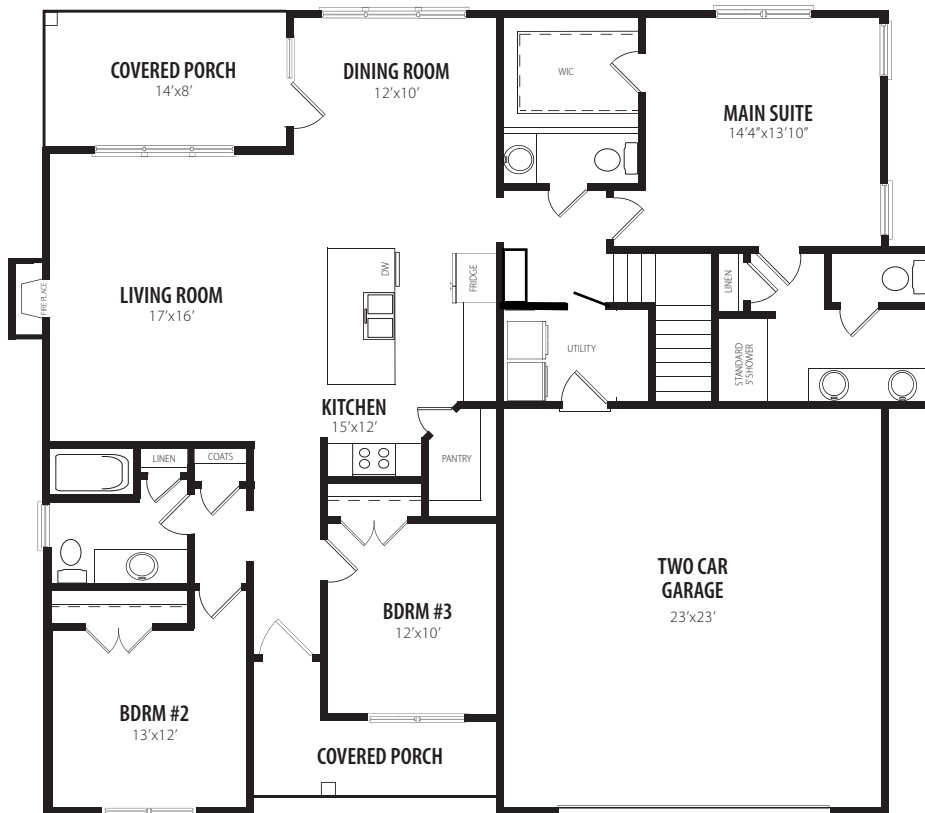


\*Will be brick - no stone\*

# SMITHFIELD

3-4 Bedroom, 3.5 Bath, 1,884 Sq.Ft.

## FIRST FLOOR



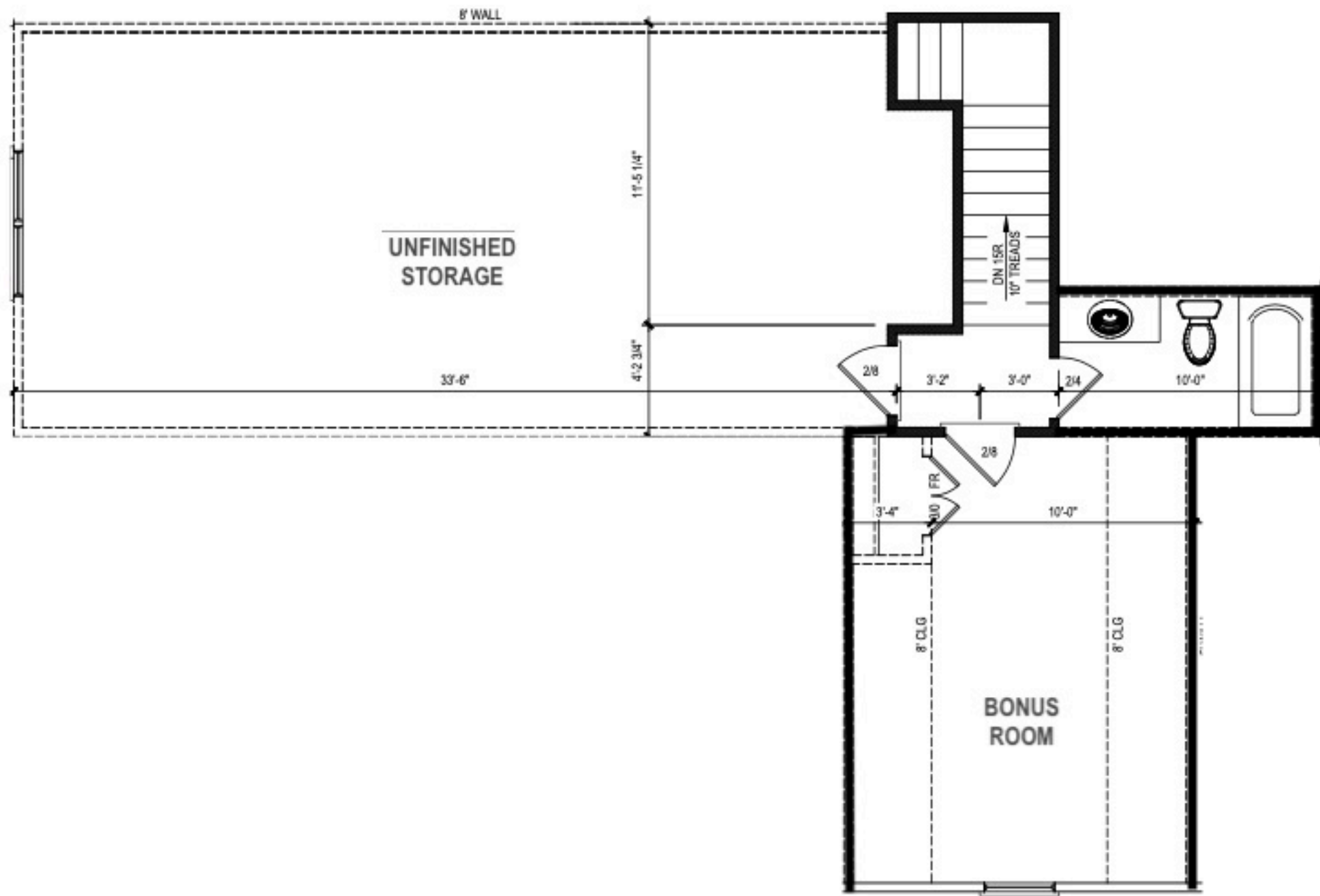
**RIVER WILD**

**STAYWILD.COM**

RIVERWILD HOMES | 114 W. Main Street, Clayton, NC 27520 | 919.813.0123

RiverWILD refers to RiverWILD, LLC and/or its affiliates. All actions are taken on behalf of RiverWILD Real Estate, LLC  
 \*Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Photos, videos and virtual tours may not accurately represent specifications, selections or floorplan options available in every community.

2022-10-26\_Smithfield



# RIVER WILD

## SELECTION SHEET

As of Change order:

<b>Plan</b>	Smithfield Stemwall Finished Rec Room	<b>Spec Home</b>
<b>Community</b>	Maggie Way	<b>Address</b> 215 Pretty Run Branch Lane
<b>Lot</b>	0203 <b>Block</b>	Wendell, NC 27591
<b>Job</b>	290203	
<b>Garage Orientation</b>	Right	

Option	Option Origin	QTY
<b>Exterior</b>		
<b>01 Grille Pattern Selection</b> - 4 Over Clear	original	1.00
<b>01 Window Trim Color</b> - White	original	1.00
<b>02 Standard Main Vinyl Siding Color</b> - Variform - Heritage Linen	original	1.00
<b>03 Shake Siding Color Selection</b> - V-Irish Thistle (Dark)	original	1.00
<b>05 Roof Color Selection- Architectural</b> - Weathered Wood	original	1.00
<b>06 Front Porch Column(s) Color</b> - Natural-Pecan	original	1.00
<b>07 Shutter Selection</b> - Musket Brown	original	1.00
<b>08 Gutter Color Selection</b> - Brown	original	1.00
<b>10 Front Door Color Selection</b> - Urbane Bronze-SW7048	original	1.00
<b>Structural</b>		
<b>11 Brick Color Selection Stemwall Foundation</b> - Southampton	original	1.00

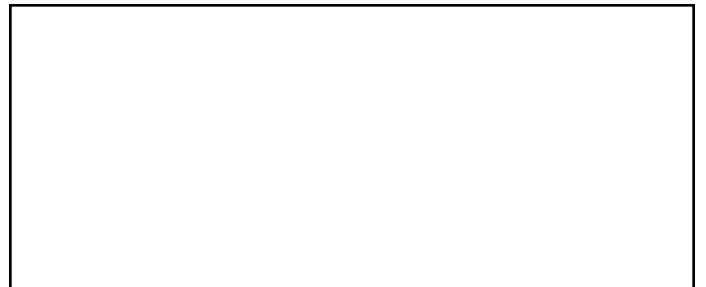
# SELECTION SHEET

As of Change order:

---

**Plan** Smithfield Stemwall Finished Rec Room  
**Community** Maggie Way  
**Lot** 0203                    **Block**  
**Job** 290203  
**Garage Orientation** Right

**Spec Home**  
**Address** 215 Pretty Run Branch Lane  
Wendell, NC 27591



CERTIFICATE OF FLOODWAY INFORMATION  
 IS NOT LOCATED IN A DESIGNATED  
 FLOOD ZONE.  
 FEMA FLOOD HAZARD MAP NO. 3720178200J  
 EFFECTIVE DATE 12/02/05

DEED REFERENCE DEED BOOK 6438 PAGE 454.  
 MAP REFERENCE PLAT CABINET 88 PAGE 382.  
 REFER TO RECORDED PLAT FOR ANY AND ALL  
 RESTRICTIONS SHOWN ON FACE OF MAP.

*KJ*

NORTH CAROLINA, HARRITT COUNTY  
 Mickey R Bennett PLS do certify that the job was drawn under  
 my supervision and that I am a duly licensed and registered  
 Professional Land Surveyor in North Carolina.  
 I declare that the information furnished is true and correct  
 to the best of my knowledge and belief.  
 Witness my hand and the seal of my office this 1st day of  
 December, 2024 A.D.

Mickey R Bennett PLS  
 L-1514



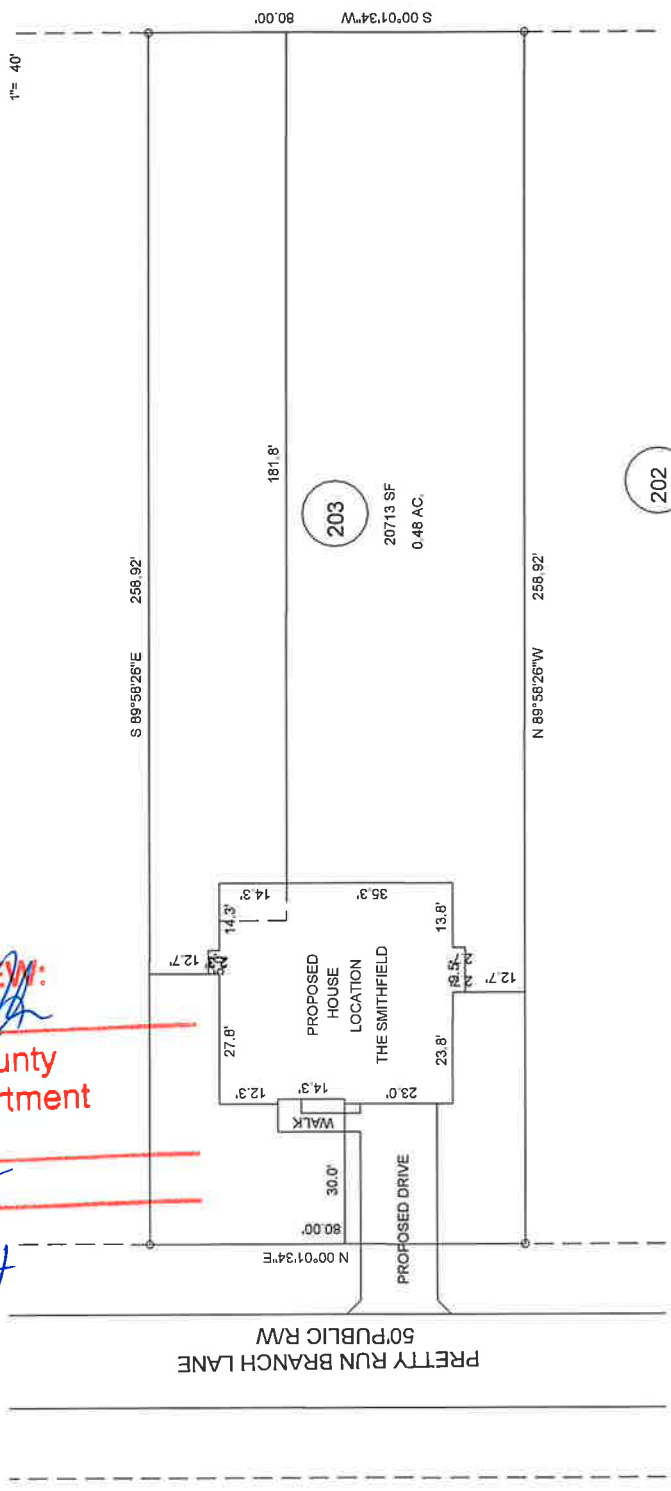
MICKEY R. BENNETT PLS CERTIFY  
 That this survey, to the best of my knowledge,  
 experience and belief, conforms to the laws  
 of the State of North Carolina.

**PLAN REVIEW:**  
**APPROVED** *[Signature]*  
 Johnston County  
 Planning Department

**DENIED**  
 Date: *3-13-2025*  
*15" culvert*



NORTH REF: NC GRID NAD 83/2011

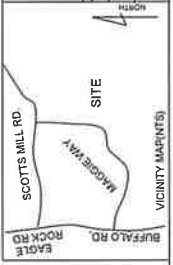


PROPOSED IMPREVIOUS AREA  
 HOUSE/PATIO = 2400 SF+  
 DRIVE/WALK = 650 SF+  
 TOTAL = 3250 SF+ = 16 %

SETBACKS  
 FRONT --- 20'  
 SIDES --- 5'  
 REAR --- 5'  
 STREET SIDE --- 20'  
 MAX HEIGHT --- 35'  
 MAX IMPREVIOUS --- 4200 SF

THIS MAP DOES NOT REPRESENT A FIELD SURVEY BY BENNETT SURVEYS

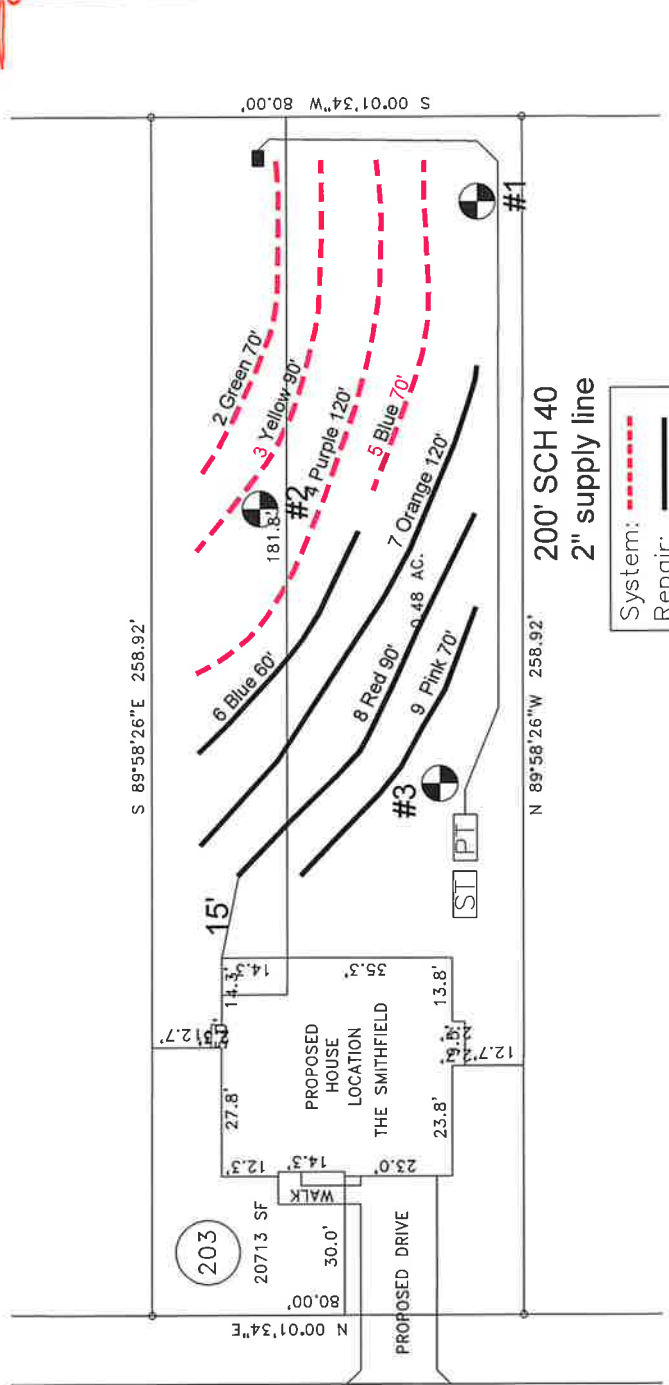
PROPOSED PLOT PLAN  
 PRETTY RUN BRANCH LANE, WENDELL, NC 27591



MAGGIE WAY PHASE 3B		LOT ---- 203	
TOWNSHIP	WILDERS	COUNTY	JOHNSTON
ZONED	AR	DATE	DECEMBER 5, 2024
OWNER	OUT OF 178200-73-5924		

BENNETT SURVEYS F-1304		DRAWING NO. 24454	
1662 CLARK RD, LILLINGTON N.C. 27646		DRAWN BY: MRB&RVB	
(910) 893-5252		SCALE: 1" = 40'	

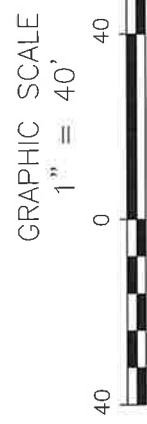
KJ



System:   
 Repair:

System: Pressure manifold  
 Lines: 2-5, (350')  
 Accepted  
 0.3 Soil LTAR  
 26" Trench Bottom

System: Pressure manifold  
 Lines: 6-9, (340')  
 Accepted  
 0.3 Soil LTAR  
 26" Trench Bottom



- \*Keep tanks and drain lines 10' from property lines.
- \*Not a guarantee of a septic permit.
- \*Keep supply lines >5' from property lines.
- \*Some lines are flagged longer in the field than lengths indicate.
- \*No grading septic area.
- \*No adding soil within septic area
- \*No rutting-up septic area
- \*No cuts of >2' within 15' of septic areas

Job#: 2416
Drawn By: JH
Date: 02/13/2025
Revision:

3-Bedroom, Septic Layout  
 Lot 203, Maggie Way Subdivision  
 Johnston County, North Carolina

Central Carolina Soil Consulting, PLLC  
 1900 South Main Street, Suite 110  
 Wake Forest, North Carolina 27587  
 Phone (919)569-6704 Fax (919)569-6703

## Closings Contact Form

Community & Lot Number: Maggie Way lot 203 \_\_\_\_\_

Buyer Information:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address (Current): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_