

WHAT YOU RECEIVE

Permit & Compliance Review

Before you close, a licensed NC GC reads the permit path and local compliance picture — required permits, open permits, code and zoning exposure — so the rehab path can't become an expensive surprise after closing.

PREPARED FOR

Sample Investor · pre-close review · Charlotte NC
\$399 · 2 business days · NC GC License #107724

WHAT WE REVIEWED

The permit + compliance picture

We pulled the county permit history, checked the parcel's zoning and code exposure, and mapped the permit path your intended scope will require — before earnest money goes hard.

SOURCE	REVIEWED FOR
Mecklenburg permit portal	Open / closed / expired permits
County GIS + zoning	Use, setbacks, overlay districts
Tax + parcel records	Unpermitted additions vs. record sf
Scope of work (your inputs)	Permits the rehab will require

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THE VERDICT

Permit path summary

CLEAR — WITH ONE FIX

Path is straightforward for your scope. One open permit must be closed before resale. Details below.

BOTTOM LINE

Nothing here kills the deal — but the open 2014 permit and a record-square-footage discrepancy both need handling, and both are cheaper to fix now than to discover at your resale closing.

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REQUIRED PERMITS

What your scope will need

PERMIT	TRIGGERED BY	EST. TIMELINE
Building (alteration)	Kitchen/bath reconfig	1 – 2 weeks
Electrical	Panel + rewire	Same submittal
Plumbing	Re-pipe + bath	Same submittal
Mechanical	HVAC replacement	Same submittal

GOOD NEWS

Your scope stays within the existing footprint — no variance, no rezoning, no engineered drawings required. This is the fast permit path.

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OPEN PERMITS + VIOLATIONS

What's on the record now

FINDING	SEVERITY	ACTION
Open water-heater permit (2014)	High	Close before resale — \$325 + 5d
No active code violations	—	Clean ✓
Record sf vs actual (+180 sf)	Medium	Likely unpermitted sunroom

THE SQUARE-FOOTAGE FLAG

Tax record shows 180 sf less than the listing. Usually an unpermitted sunroom or enclosed porch. Options: permit it retroactively, disclose it, or exclude it from advertised sf — but don't get surprised by it at appraisal.

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COMPLIANCE RISKS

Zoning + code exposure

AREA	STATUS
Zoning use (single-family)	Conforming ✓
Setbacks (existing footprint)	Conforming ✓
Overlay / historic district	None ✓
Egress / bedroom windows	Verify during permit
Unpermitted addition (sunroom)	Resolve — see above

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JURISDICTION NOTES

How Mecklenburg runs this

SUBMITTAL

Mecklenburg accepts a combined trade submittal for a single-family alteration — building, electrical, plumbing, mechanical on one application. Plan review on this scope typically runs 5–10 business days.

THE USUAL BOTTLENECK

Rough-electrical inspection on a panel + rewire is the item that slips schedules on 1950s homes. Pull early and schedule the inspection before drywall is booked.

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RECOMMENDED NEXT STEPS

Before you close

STEP	WHEN	WHY
Require seller close 2014 permit	Pre-close	Blocks clean title at resale
Decide sunroom path	Pre-close	Avoid appraisal/sf surprise
Budget the fast permit path	Underwriting	1–2 wk submittal, no variance

NET

This is a clean permit path with two housekeeping items. Handle both as seller conditions or pre-close tasks and you close without a compliance cloud over the resale.

This is an anonymized sample; figures are illustrative. Your deliverable covers your specific project. Work performed by a licensed NC General Contractor. Southern Cities Construction · NC GC License #107724.

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