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IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 1: *APPLICATION FORM*

FILE COPY

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit (✓) Authorization to Construct (✓) Existing System Inspection ( ) Septic System Repair

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information:

Applicant Name: Wendy McRorie Address: 171 Huntfield Way Phone: 704-773-0023

Owner Name: Wendy and John McRorie Address: 171 Huntfield Way Phone: 704-773-0023

Property Information:

Street Address: 171 Huntfield Way Mooresville NC 28117

Subdivision Name: Templeton Bay Section/Phase: _____ Lot Number: 12

Driving Directions: Hwy 77 to exit 33
Alcove to Templeton
Right Templeton Bay left Huntfield

Site Development Information: *(check or complete ALL that apply)*

( ) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition

Maximum Number of Bedrooms: 4
Maximum Number of Occupants: 4
( ) Swimming Pool
(✓) Other Addition/Structure: screen porch to existing deck. 12X14

(✓) Crawl Space Foundation
( ) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

Non-Residential Site Development:
Type of Business: _____
Square Footage of Building: 168 ft²
Maximum Number of Employee: _____
Maximum Number of Seats/Beds/Other: _____

Water Supply:

( ) New Well ( ) Existing Well (✓) Community Well (✓) City Water ( ) Other Public Water

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed: 2002
( ) No Preference ( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

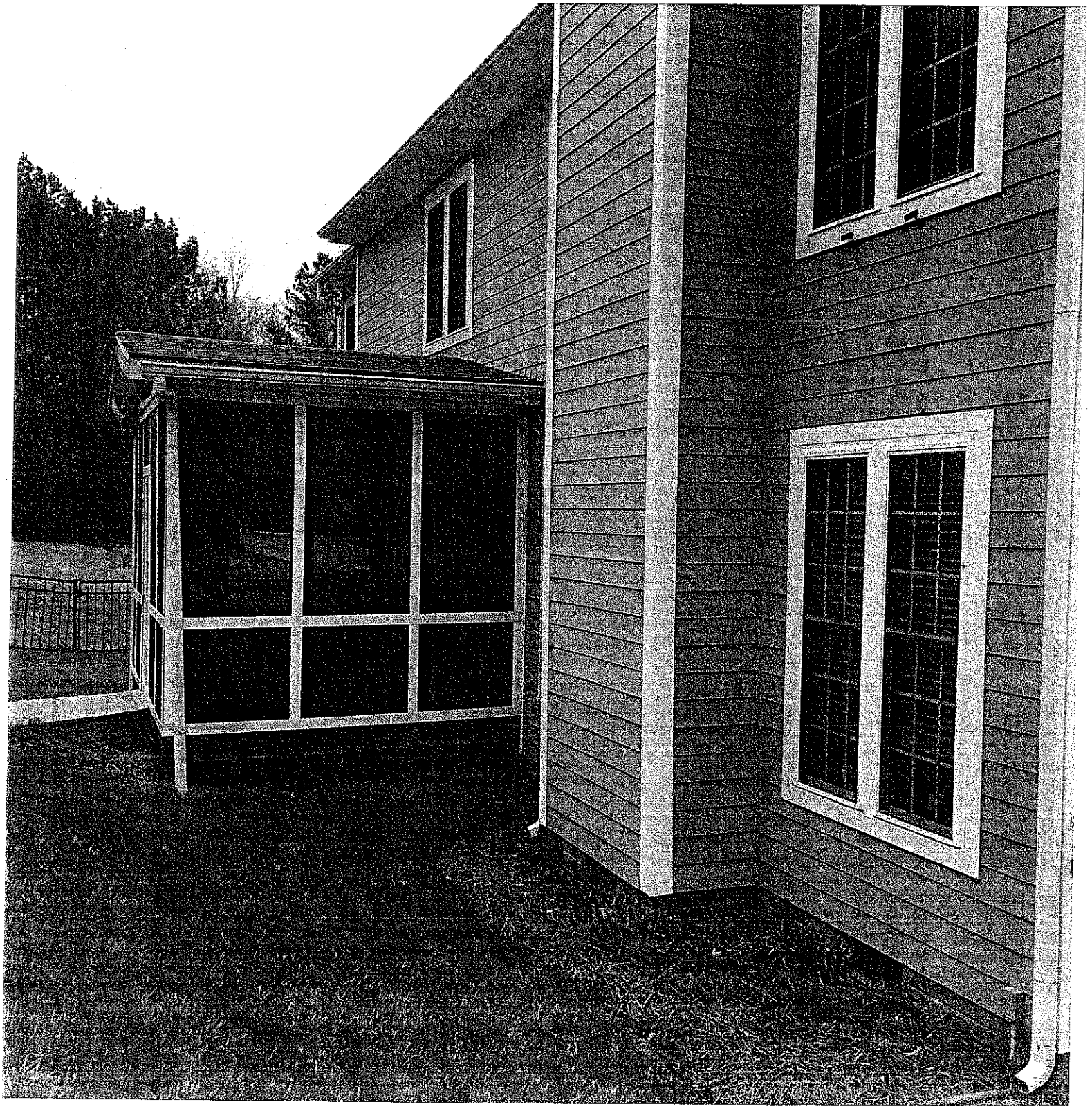
Please answer the following to the best of your ability:

( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (✓) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Signature: Wendy S McRorie
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

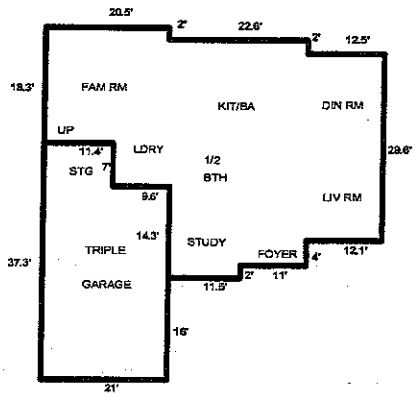
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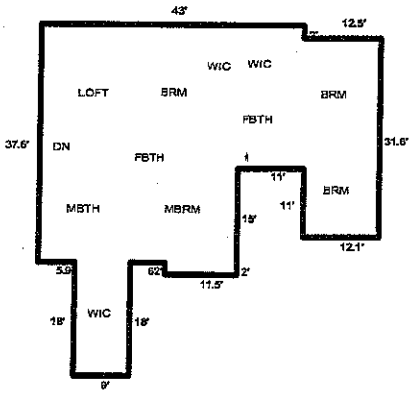


File No. 23020026

SKETCH ADDENDUM

Borrower or Owner Johnson & Wendy McRorie
Property Address 171 Huntfield Way
City Mooresville County Iredell State NC Zip Code 28117
Lender or Client Countrywide Home Loans/Landsafe





SUMMARY	SQ FT AREA	PERIMETER
Living Area		
First Floor	1632	190
Second Floor	2033	248
Total	3665	439
Garage/Carport		
Attached Garage	718	117

AREA CALCULATION DETAILS

First Floor				
20.5	X	18.3	=	375.1
22.6	X	23.3	=	526.5
12.5	X	29.6	=	370.0
9.1	X	7.0	=	63.7
22.1	X	12.3	=	271.8
0.4	X	4.0	=	1.6
11.5	X	2.0	=	23.0
Total				1631.7
Second Floor				
43.0	X	22.6	=	971.8
12.5	X	20.6	=	257.5
32.4	X	15.0	=	486.0
12.1	X	11.0	=	133.1
9.0	X	18.0	=	162.0
11.5	X	2.0	=	23.0
Total				2033.4

Helms Appraisal Group, Inc. Wendell Helms

REAL EASY SKETCHES 1-800-587-2833

Ronda Hart

From: Johnson D. Mcrorie <jmcrorie@riteaid.com>
Sent: Monday, March 23, 2015 12:32 PM
To: Ronda Hart
Subject: 171 Huntfield Way Deck/ Screen Porch Issue

Hey Ronda,
Thanks again for your help on our situation. As I was driving to Raleigh, I realized again that the dimensions of the house (see the appraisal I gave you) when built in 2003 fall within the building space that was on your map (60' X 80' plot). The deck would have been included in that plot area. I hope this helps clear this up, so we can move forward quickly.

Again, thank you for your help in this matter. You've been great.

John McRorie
District Manager
Raleigh, NC
Cell (704) 292-8244

With deck - doesn't fit in 60x80'
Dck - Doesn't meet permit criteria

68' including -
Appraisal 55.6 +12'
= 67.6

F. Track List

Complete Appraisal Analysis - Summary Appraisal Report

Property Description — **UNIFORM RESIDENTIAL APPRAISAL REPORT** — File No. 23020026

SUBJECT

Property Address	171 Huntfield Way	City	Mooresville	State	NC	Zip Code	28117
Legal Description	Lot 12 Templeton Bay	County	Iredell				
Assessor's Parcel No.	4645-48-1838	Tax Year	2002	R.E. Taxes $	Unassess	Special Assessments $	None
Borrower	Johnson & Wendy McRorie	Current Owner	St. Lawrence Homes	Occupant:	[ ] Owner	[ ] Tenant	[X] Vacant
Property rights appraised	[X] Fee Simple	[ ] Leasehold	Project Type	[X] PUD	[ ] Condominium (HUD/VA only)	HOA$	50.00 /Mo.
Neighborhood or Project Name	Templeton Bay	Map Reference	SMSA# 1520	Census Tract	614		
Sale Price $	382,557	Date of Sale	10/18/02	Description and $ amount of loan charges/concessions to be paid by seller	None Known		
Lender/Client	Countrywide Home Loans/Landsafe	Address	9115 Harris Corners Pkwy, Charlotte, NC, 28269				
Appraiser	Wanda S. Helms	Address	8093 Fairfield Forest Denver NC 28037				

NEIGHBORHOOD

Location	[ ] Urban	[X] Suburban	[ ] Rural	Predominant occupancy	Single family housing	PRICE $ (000)	AGE (yrs)	Present land use %		Land use change	
Built up	2 [ ] Over 75%	[X] 25-75%	[ ] Under 25%	[X] Owner		80 Low	New	One Family	75	[ ] Not Likely	[ ] Likely
Growth rate	[ ] Rapid	[X] Stable	[ ] Slow	[ ] Tenant		1500 High	70	2-4 fam	0	[X] In process	
Property values	[ ] Increasing	[X] Stable	[ ] Declining	[X] Vacant (0-5%)		Predominant		Multi-family	0	To: SFR from vacant	
Demand/supply	[ ] Shortage	[X] In balance	[ ] Over supply	[ ] Vacant (over 5%)		380	4	Commercial	0	lots.	
Marketing time	[ ] Under 3 mos.	[X] 3-6 mos.	[ ] Over 6 mos.					Vacant	25		

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: The neighborhood boundaries are within a 5 mile radius of the subject property. See the attached comparable sales site map.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The subject property is located in Templeton Bay a single family residential neighborhood stuated approximately 12 miles from the central business district of Mooresville, NC Residents are afforded average to good access to schools, businesses, shopping as well as the recreational facilities at Lake Norman.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): The trend for the subject market area is stable with appreciation likely under normal economic conditions. The estimated marketing time for the subject property is three to six months.

PUD

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? [ ] Yes [X] No

Approximate total number of units in the subject project 56 — Approximate total number of units for sale in the subject project 45

Describe common elements and recreational facilities: Common area

SITE

Dimensions	No survey provided				Topography	Slopes to street	
Site area	.92 Acres Approximate		Corner Lot	[X] Yes [ ] No	Size	Typical for area	
Specific zoning classification and description	Residential				Shape	No survey provided	
Zoning compliance	[X] Legal	[ ] Legal nonconforming (grandfathered use)	[ ] Illegal	[ ] No zoning	Drainage	Appears adequate	
Highest & best use as improved:	[X] Present use	[ ] Other use (explain)			View	Good	

Utilities	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	[X]		Street	Asphalt	[X]	[ ]
Gas	[ ]		Curb/gutter	Concrete	[X]	[ ]
Water	[ ]	Comm Well	Sidewalk	None	[ ]	[ ]
Sanitary sewer	[ ]	Ind Septic	Street lights	Decorative Pole	[X]	[ ]
Storm sewer	[X]		Alley	None	[ ]	[ ]

Landscaping	Good
Driveway Surface	Concrete
Apparent easements	No Adverse
FEMA Special Flood Hazard Area	[ ] Yes [X] No
FEMA Zone	C — Map Date 05/15/80
FEMA Map No.	370313-0200B-C

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): The subject is a lightly wooded cul-de-sac lot. The utility of the subject site is comparable to typical lots in the area. No adverse conditions were noted.

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1 Unit	Foundation	Brk/Blk	Slab	No	Area Sq. Ft.		Roof	[ ]
No. of Stories	2 Story	Exterior Walls	Brk/Hrdiplnk	Crawl Space	Yes	% Finished	N/A	Ceiling	[X]
Type (Det./Att.)	Detached	Roof Surface	Comp.Shngl	Basement	None	Ceiling	N/A	Walls	[X]
Design (Style)	2 Story	Gutters & Dwnspts.	Aluminum	Sump Pump	None	Walls	N/A	Floor	[X]
Existing/Proposed	Existing	Window Type	VnylDblPan	Dampness	None Obs.	Floor	N/A	None	[ ]
Age (Yrs.)	New	Storm/Screens	Inslt/Yes	Settlement	None Obs.	Outside Entry	N/A	Unknown	[ ]
Effective Age (Yrs.)	New	Manufactured House	No	Infestation	None Obs.				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												
Level 1	X	X	X	KT/BA	STUDY	X			.5	X		1632
Level 2							LOFT	4	3			2033

Finished area above grade contains: 10 Rooms; 4 Bedroom(s); 3.50 Bath(s); 3,665 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	HW, CT, CPT	Type	FWA	Refrigerator	[ ]	None	[ ]	Fireplace(s) #	Prfb [X]	None	[ ]
Walls	Drywall	Fuel	Gas	Range/oven	[X]	Stairs	[ ]	Patio	N/A [ ]	Garage	# of cars
Trim/Finish	Wd/Paint-Stain	Condition	New	Disposal	[X]	Drop Stair	[X]	Deck	Wood [X]	Attached	3 Car
Bath Floor	CT, Hwd	COOLING		Dishwasher	[X]	Scuttle	[ ]	Porch	Stoop [X]	Detached	
Bath Wainscot	CT, CM, FE	Central	Yes	Fan/Hood	[X]	Floor	[X]	Fence	N/A [ ]	Built-In	
Doors	Wood 6 Panel	Other	CFN's	Microwave	[X]	Heated	[ ]	Pool	N/A [ ]	Carport	
New Condition		Condition	New	Washer/Dryer	[ ]	Finished	[ ]			Driveway	Yes

Additional features (special energy efficient items, etc.): Stoop, landscaping, deck, garden tub with seperate shower, upgrade cabinets & appliances, extensive moldings, corian counter tops with ceramic tile backsplash, kitchen island.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: The subject property was observed to be constructed with good quality building materials. The subject property is recently completed new construction. No economic, functional, or physical inadequacies were noted.

COMMENTS

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: No adverse or hazardous conditions were noted.

Complete Appraisal Analysis - Summary Appraisal Report

Valuation Section — **UNIFORM RESIDENTIAL APPRAISAL REPORT** — File No. 23020026

COST APPROACH

ESTIMATED SITE VALUE		=$ 80,000
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
Dwelling	3,665 Sq. Ft @ $ 78.00	=$ 285,870
BSMT	Sq. Ft @ $	=
	Stoop, Deck, Septic	= 8500
Garage/Carport	716 Sq. Ft @ $ 30.00	= 21,480
Total Estimated Cost New		=$ 315,850
Less Depreciation	Physical / Functional / External	=$
Depreciated Value of Improvements		=$ 315,850
"As-is" Value of Site Improvements		=$ 4000
INDICATED VALUE BY COST APPROACH	399,850	=$ 399,850

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Cost estimates based on Marshall and Swift guide and modified to local conditions.

Remaining Economic Life = 60 years

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	171 Huntfield Way Mooresville, NC	18217 Captains Cove Lane Mooresville, NC		201 Fernbrook Drive Mooresville, NC		107 Sterling Oak Lane Mooresville, NC	
Proximity to Subject		5 Miles Southwest		3 Miles Northwest		2.5 Miles West	
Sales Price	$ 382,557	$ 445,000		$ 375,000		$ 371,000	
Price/Gross Liv. Area	$ 104.38	$ 134.28		$ 122.67		$ 146.81	
Data and/or Verification Source	Inspection	MLS# 183031/DOM 145		MLS# 172585/DOM 56		MLS# 175315/DOM 150	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) $ Adjustment	DESCRIPTION	+ (-) $ Adjustment	DESCRIPTION	+ (-) $ Adjustment
Sales or Financing Concessions		Conventional None Known		Conventional None Known		Conventional None Known	
Date of Sale/Time		01/17/03		09/13/02		01/03/03	
Location	Templeton Bay	The Peninsula	-70,000	Fernbrook		Yacht Shores	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.92 Acres	.49 Acre		.52 Acre		.53 Acre	
View	Good	Good		Good		Superior	-10,000
Design and Appeal	2 Story/Good	2 Story/Good		2 Story/Good		1.5Story/Good	
Quality of Construction	Brk/Hrdplnk/Gd	Brick/Good		Brk/Vnyl/Avg	+10,000	Brick/Good	
Age	New	2 Years	+1,000	3 Years	+1,500	8 Years	+4,000
Condition	New	Good	+1,000	Good	+1,500	Good	+4,000
Above Grade Room Count	Total / Bdms / Baths	Total / Bdms / Baths		Total / Bdms / Baths		Total / Bdms / Baths	
	10 / 4 / 3.50	10 / 4 / 3.50		9 / 4 / 3.50		8 / 3 / 2.50	+3,000
Gross Living Area	3,665 Sq. Ft.	3,314 Sq. Ft.	+8,800	3,057 Sq. Ft.	+15,200	2,527 Sq. Ft.	+28,450
Basement & Finished Rooms Below Grade	None	None		1151 SqFT Fin Bsmt	-17,300	892 SqFt Unf Bmt	-8,900
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		Heat Pump		FWA/Central	
Energy Efficient Items	Ins Wnds&Drs	Ins Wnds&Drs		Ins Wnds&Drs		Ins Wnds&Drs	
Garage/Carport	Triple Garage	Double Garage	+4,500	Double Garage	+4,500	Dbl Garage	+4,500
Porch, Patio, Deck, Fireplace(s), etc.	Stoop 1 Fireplace	Stoop 1 Fireplace		Stoop 1 Fireplace		Stoop, BtSlip 1 Fireplace	-8,000
Fence, Pool, etc.	Deck	Terrace		Deck, Patio	-1,500	Scrn Pch	
	Appliances	Appliances		Appliances		Appliances	
Net Adj. (total)		[ ] + [X] - $	-54,700	[X] + [ ] - $	13,900	[X] + [ ] - $	17,050
Adjusted Sales Price of Comparable		Gross 19.2% Net -12.3% $	390,300	Gross 13.7% Net 3.7% $	388,900	Gross 19.1% Net 4.6% $	388,050

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Comp sale #1 was adjusted for its location where the predominant value of the homes and sites are greater. Comp sale #3 was adjusted for its superior waterview of Lake Norman. Comp sale #2 was adjusted for its inferior interior upgrades as compared to the subject. All comp sale are over 1 mile from the subject but are within the subjects market area.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	None, Per MLS & Tax Records	None per MLS & Tax Records	None per MLS & Tax Records	None per MLS & Tax Records

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: There has been no recorded sale of the subject property within the last 36 months. The subject property is recently completed new construction. There is a pending contract for $382,557.

INDICATED VALUE BY SALES COMPARISON APPROACH ..... $ 388,900

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent $ N/A /Mo. x Gross Rent Multiplier N/A = $ N/A

RECONCILIATION

This appraisal is made [X] "as is" [ ] subject to the repairs, alterations, inspections or conditions listed below [ ] subject to completion per plans and specifications.

Conditions of Appraisal: Mechanical equipment is assumed in good working order and dwelling is assumed structurally sound and free of insect infestation with the appraised value contingent thereon.

Final Reconciliation: Due to the availability, proximity and timeliness of the market data, the sales comparison approach is given the greatest consideration in determining the final estimate of value and is well supported by the cost approach.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/93),

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 02/26/2003 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE $ 388,900

APPRAISER:	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature: Wanda S. Helms	Signature:
Name: Wanda S. Helms	Name: H. Wendell Helms, Jr
Date Report Signed: February 26, 2003	Date Report Signed: February 26, 2003
State Certification #	State Certification # A2687 State NC
Or State License # T1768 State NC	Or State License # State

[X] Did [ ] Did Not Inspect Property