

WHAT YOU RECEIVE

GC-Supported Owner Build

You own the deal and keep daily control. Southern Cities pulls permits under licensed authority, owns compliance, and faces the inspectors — so you carry the upside, not the license-level risk.

PREPARED FOR

Sample Investor · 1,420 sf ranch rehab · Charlotte NC
From \$5,000 + 4% of budget · NC GC License #107724

THE STRUCTURE

Who holds what

RESPONSIBILITY	YOU (OWNER)	SOUTHERN CITIES
Capital + deal ownership	✓	
Daily decisions + control	✓	
Permits (pulled under license)		✓
Code compliance ownership		✓
Inspector-facing accountability		✓
License-level risk		✓

WHY THIS STRUCTURE EXISTS

It lets a capital-rich investor own the project at the GC level — keeping the full spread — without taking on the personal license exposure of being an unlicensed GC of record.

PERMIT PACKAGE

Pulled under Southern Cities' license

PERMIT	JURISDICTION	STATUS
Building (alteration)	Mecklenburg County	Issued
Electrical (panel + rewire)	Mecklenburg County	Issued
Plumbing (re-pipe)	Mecklenburg County	Issued
Mechanical (HVAC)	Mecklenburg County	Issued
Prior open permit (2014)	Mecklenburg County	Closed ✓

WHAT WE HANDLED

All four permits pulled under our license, plus the prior owner's open 2014 water-heater permit closed out — the kind of legacy issue that blocks a clean resale if it isn't caught.

AHJ INSPECTION SCHEDULE

We coordinate + face the inspectors

INSPECTION	PHASE	RESULT
Rough plumbing	Week 5	Pass ✓
Rough electrical	Week 5	Pass ✓
Rough mechanical	Week 5	Pass ✓
Framing	Week 5	Pass ✓
Insulation	Week 6	Scheduled
Final (all trades)	Week 12	Scheduled

YOU DON'T MEET THE INSPECTOR

We schedule, attend, and resolve every AHJ inspection. If something gets flagged, we own the correction path — that's the license-level accountability you're buying.

SAMPLE

COMPLIANCE CHECKLIST

What we own on the code side

ITEM	STATUS
Egress / bedroom window compliance	Verified ✓
Smoke + CO detector placement (NC code)	Verified ✓
GFCI / AFCI protection	Verified ✓
Panel labeling + grounding	Verified ✓
Energy code (2018 NCECC) insulation	On schedule
Stair / rail compliance (if applicable)	N/A

SAMPLE

FIELD VALIDATION VISIT

Sample visit report

VISIT 3 - WEEK 5

On-site validation of rough-in quality ahead of inspection. Plumbing pressure verified, panel bonding checked, framing corrections from visit 2 confirmed complete. 12 date-stamped photos in your portal.

RISK MONITORING

No open compliance risks this period. Watch item: energy-code insulation inspection (week 6) must pass before drywall — scheduled and on track.

SAMPLE

IF AN INSPECTION GETS FLAGGED

We own the correction path

The whole point of this structure is what happens when something doesn't pass. You're not the one standing in front of the inspector — we are. Here's how a flag is handled.

STEP	WHO	WHAT HAPPENS
1. Flag received	Southern Cities	We take the correction notice, not you
2. Root cause	Southern Cities	Diagnose + scope the fix, priced
3. You're informed	→ Owner	Written summary + cost, before work
4. Correction	Southern Cities	Coordinate the sub + re-inspection
5. Re-inspect	Southern Cities	We attend; close the item

THE VALUE

An unlicensed owner-builder facing a failed inspection alone is where deals stall for weeks and budgets blow. Here, the license-level accountability — and the inspector relationship — is ours.

CLOSEOUT PATH + NEXT STEP

To certificate of occupancy

CLOSEOUT ITEM	WHEN
Final inspections (all trades)	Week 12
Certificate of occupancy filing	Week 12 – 13
Permit closeout package (for resale)	Week 13
Warranty + lien-waiver docs	At completion

READY FOR RESALE

You finish with every permit closed, a CO in hand, and a clean compliance trail — the documentation a buyer's lender and a title company need to close fast.

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.