

352 Leonard Material Facts and Update History

Updated Jun 25, 2025

2022

The sellers of Leonard purchased the home in 2022. It had been owned by the same extended family for decades and was in extreme disrepair. At that time, the sellers completed the following major repairs:

1. **Septic tank replaced.** (permitted)
2. Termite treatment (evidence found but no live termites)
3. Structural repair in crawlspace (engineer letter attached)
4. **Electric wiring updated to 200amp (permitted)**

2023

In 2023, the current owners added 200+ square feet with a primary suite addition and fully remodeled the existing house. All permits were pulled and completed. Improvements include:

1. **Additional square footage and full bathroom**
2. Crawlspace sealed, encapsulated with insulation board, new vapor barrier and dehumidifier
3. Full kitchen remodel
4. Existing bathroom remodel
5. **New tankless water heater** (installed by LH Dickens Propane Company)
6. **Solid hardwood flooring** throughout
7. Added a shed with power to be used as an office
8. **New roof**
9. **Insulated walls**
10. **Installed "Hardiplank" siding**
11. New windows in living room and mudroom

2025

AC unit replaced June 2025

Two clean water tests available.

This home was previously under contract with another buyer that had completed inspections. After their termination, the sellers had contractors evaluate all necessary items and repair as recommended by the vendor. Franklin County also performed bacteria and nitrate water tests. The sellers have gone through the report and addressed everything recommended by the appropriate vendor with the following exceptions:

1. Smoke detectors not linked together
2. Gaps in attic access ladder where it hinges
3. Dishwasher door hits the side of the cabinet
4. No anti-tip bracket on the range
5. No gutters present
6. Hot/cold reversed at kitchen sink

General Info

1. The large propane tank is leased from and filled by LH Dickens
2. The park model needs to be sold as personal property. It is connected to power, the septic system, the well, and has its own propane tank. Regarding the park model camper, here are the details:

Make: Sako

Model: Rifle River

VIN: 1S9SP40291E647103

YEAR: 2001

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License # P-1716
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Raleigh, NC 27614
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August 29, 2022

Subject: 352 Leonard Road
Louisburg, NC 27549
Home Inspection Structural Review

Based on the results of the home inspection, I looked at 3 items for structural concerns. My assessment and recommendations are as follows:

- Item 1 – The home inspector noted a cracked floor joist in the front middle section of the crawlspace. The floor joist is cracked at the attachment to the center support beam. I would recommend adding a sister joist to the damaged joist. The new joist should be continuous from the front foundation wall to the center support beam. Fasten the new joist to the existing joist with 2 rows of 16d nails or 3” screws spaced at 16” centers.
- Item 2 – The home inspector noted some damage to the band joist in the crawlspace at the front porch. The damage is minor. I would recommend adding treated 2x8 blocks between the existing joists against the existing band joist. Fasten the blocks to the existing band joist with 4 – 16d common nails or 3” screws.
- Item 3 – The home inspector noted 1 damaged floor joist at the back section of the crawlspace. The joist was cut to install plumbing lines for the rear bathroom. I would recommend adding a sister joist to the damaged floor joist. The new joist should be continuous from the rear foundation wall to the center support beam. Fasten the new joist to the existing joist with 2 rows of 16d nails or 3” screws spaced at 16” centers.

