



April 13, 2026 - Historic Preservation Commission Meeting Agenda

April 13, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Patricia Keating
Commissioner David Wessinger
Chairman Cliff Rabalais
Commissioner John Bezou
Commissioner Steve Haas
Commissioner Matt Stiefel

Action Items

1. Motion to approve a change of previously approved plans at 120 Citizen St. (previously approved new residence for Jason and Betty Guillot; guest cottage revised to a 2-car garage/accessory structure with carriage-style doors visible from the street, metal roll-up door on the rear, and added driveway), submitted by Amy Doescher.

Motion made by Commissioner Patricia Keating, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

2. Motion to approve repairs to the house at 204 Bookter St. (window replacements with new PGT 1/1 single-hung windows, rear door replacement, selective replacement of damaged wood siding with cement fiber (Hardie) board lap siding of the same reveal, retention/repair/reuse of existing shutters, and shingled roof), submitted by Amy Doescher on behalf of Hilton Eymard.

Motion made by Commissioner John Bezou, Seconded by Commissioner Steve Haas.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

3. Motion to approve change of orientation of the previously approved swimming pool at the new residence at 101 Ramoneda St. (pool rotated 90 degrees to protect nearby oak tree; landscaping bushes added as visual barrier on street side; fence remains black aluminum simulated wrought iron as previously approved), submitted for Rod & Gail Ferrand.

Motion made by Commissioner Matt Stiefel, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

4. Motion to approve complete renovation (effectively a new build replacing the existing structure with a more historically appropriate design) of the residence at 916 South Beach Blvd., submitted by Garrett Garcia on behalf of Emory Mayfield.

Motion made by Commissioner John Bezou, Seconded by Commissioner Matt Stiefel.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

5. Motion to approve a projected metal sign for “Flying Dolly’s” at 111 Main St. (30-inch round sign with logo hung on bracket above doorway, similar to Fields Steak House; possible small external light; advertising verbiage allowed on casement area above windows if painted or removable flat signs – no plastic signs or internally lit letters), submitted for Flying Dolly’s.

Motion made by Commissioner David Wessinger, Seconded by Commissioner Matt Stiefel.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

6. Motion to approve construction of a new residence at 126 Sycamore St. (5V crimp metal roof, 2/1 SDL windows, mix of 6" lap and board & batten siding, brick façade at foundation, wood-frame screen porch; fence existing; no variances required), submitted by Mary Thompson.

Motion made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

7. Motion to conceptually approve demolition of the existing house at 232 Citizen St. (in anticipation of new residence construction; extensive rot, neglect, and termite damage documented; outbuildings and right/rear sections of house may be removed prior to building permit; final demolition approval granted once new house plans are submitted, approved, and building permit paid; new house placement requested forward of existing footprint to allow possible salvage of some portion), submitted by Dianna Webb.

Motion made by Commissioner David Wessinger, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas
(Commissioner Matt Stiefel abstained/recused)

8. Motion to approve installation of a sign between the middle front porch posts at 144 Main St. (24" x 72" flat sheet sign, white with black letters, mounted in location of existing banner; no lighting), submitted by Blake Dantin.

Motion made by Commissioner Patricia Keating, Seconded by Commissioner David Wessinger.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

9. Motion to approve installation of a swimming pool in the back yard at 107 Carroll Ave., pending submittal of fencing details, submitted for Ben Balley by Andrew Roof.

Motion made by Commissioner Matt Stiefel, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

10. Motion to approve construction of a new residence at 701 Hancock St. (with the stipulation that the deck railing shall be wood or composite, not PVC), submitted by Benfatti Construction.

Motion made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

Minutes Approval

Motion to approve the meeting minutes from the March 9, 2026 meeting as written.

Motion made by Commissioner Patricia Keating, Seconded by Commissioner Matt Stiefel.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Matt Stiefel

(Commissioner Steve Haas abstained as he was not present at the March 9 meeting)

Adjourn

Motion made by Commissioner David Wessinger, Seconded by Commissioner Steve Haas.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 120 Citizen St.
Applicant Name: Amy Doescher (architect) Owner Name: Jason + Betty Guillot
Mailing Address: 530 main St.
Phone: 228-216-9554

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

[] Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

[] Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself; its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

[x] New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review. 2-car garage only - main house approved

[] Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed; Photographs of existing building, Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: Amy H. Doescher Date: 3/30/26
Owner's Signature
Required: Date:

Please refer to the checklist of materials required with your application
A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.
Historic Preservation Commission / City Council Use Only

Historic District: Case Number:
Historic Preservation Commission Reviewed: Review Date:
Recommendation: [x] Approval [] Approval with Conditions [] Disapprove
Comments:
Requires Property Owner / Applicant Signature
[] City Council Reviewed
COA Action: Approval [x] YES [] NO Date COA Action: Review Date:
Comments:
(BSE Historic Preservation Commissioner / City Council President Signature) (Date)

Application

HPC Review / City Council Review

Once Completed & Signed - Original copy - HPC, Copy-Building Department

Revised May 4, 2009

BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Jason + Betty Guillot

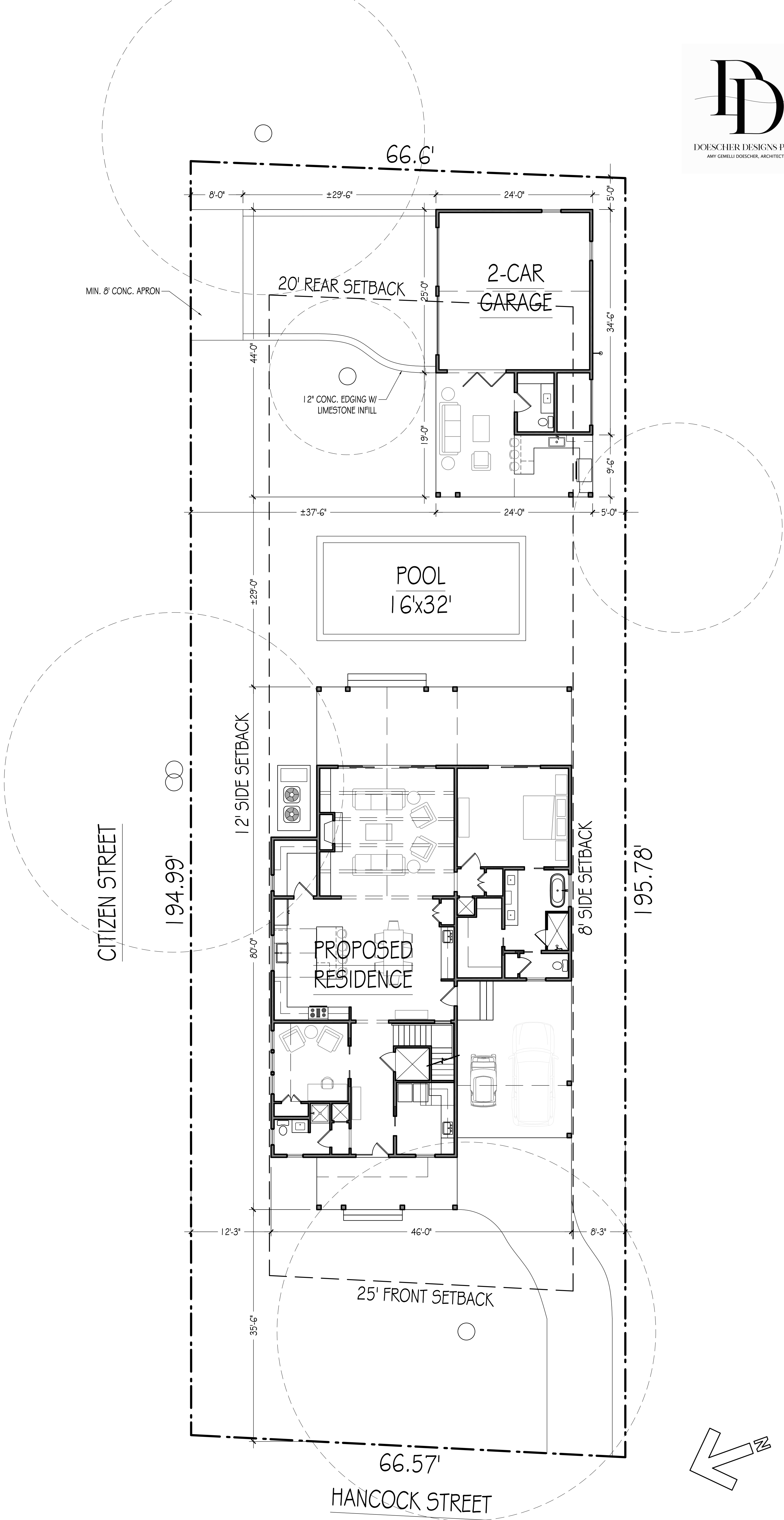
Address: 120 Citizen St
(No P.O. Boxes)

Amy Descher (architect)

Telephone Number (228) 216-9554 Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: _____

Give written scope of work to be performed: Already given approval for main house but changed the guest cottage to a 2-car garage/porch so need review (New construction)



1 SITE PLAN

Scale: NTS

120 Citizen Street

NOT FOR CONSTRUCTION

GUILLOT RESIDENCE
NEW CONSTRUCTION
120 CITIZEN STREET
Bay Saint Louis, Mississippi 39520

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE CREATED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF THE ARCHITECT. TITLE AND OWNERSHIP REMAINS WITH DOESCHER DESIGNS PLLC WITHOUT PREJUDICE.

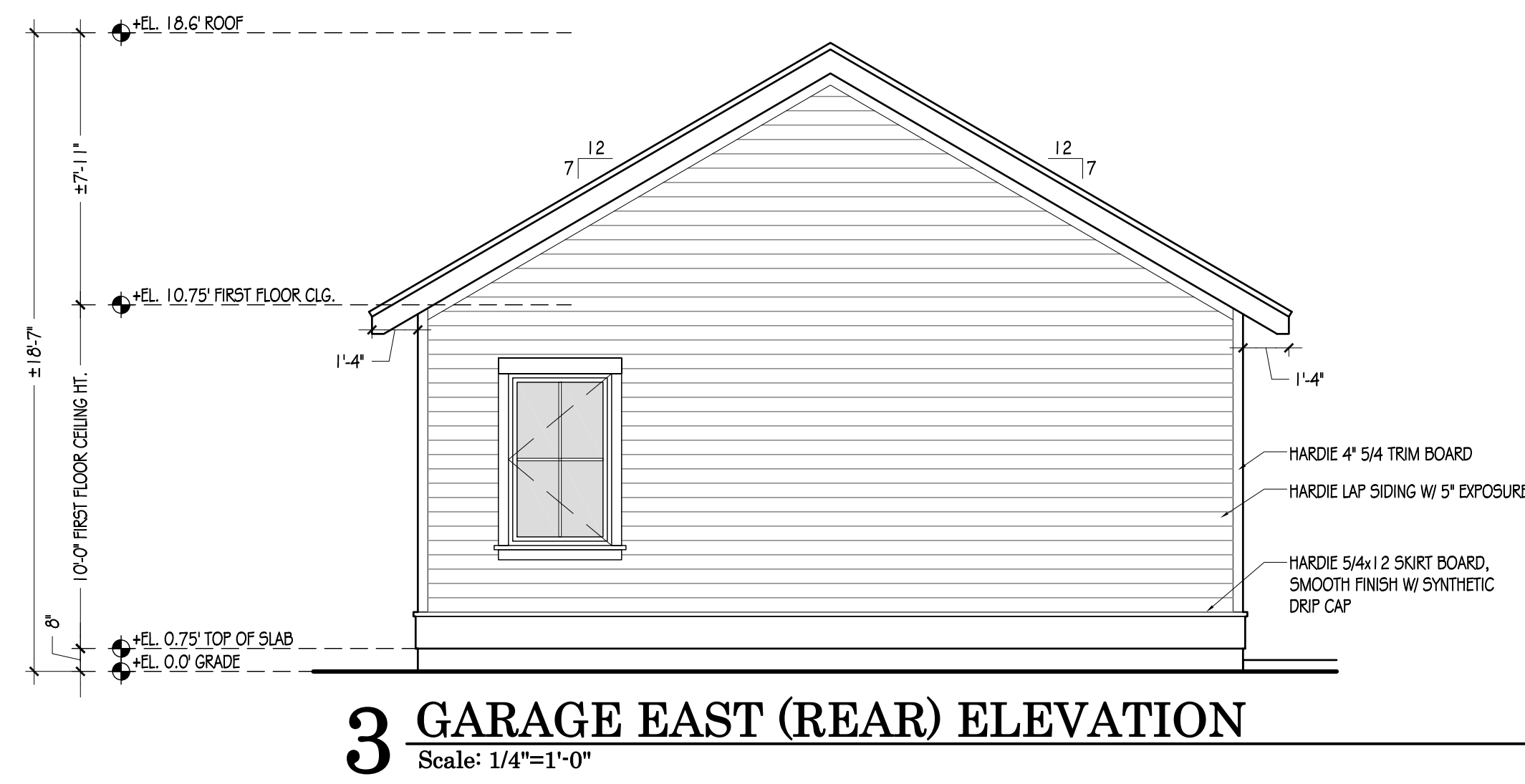
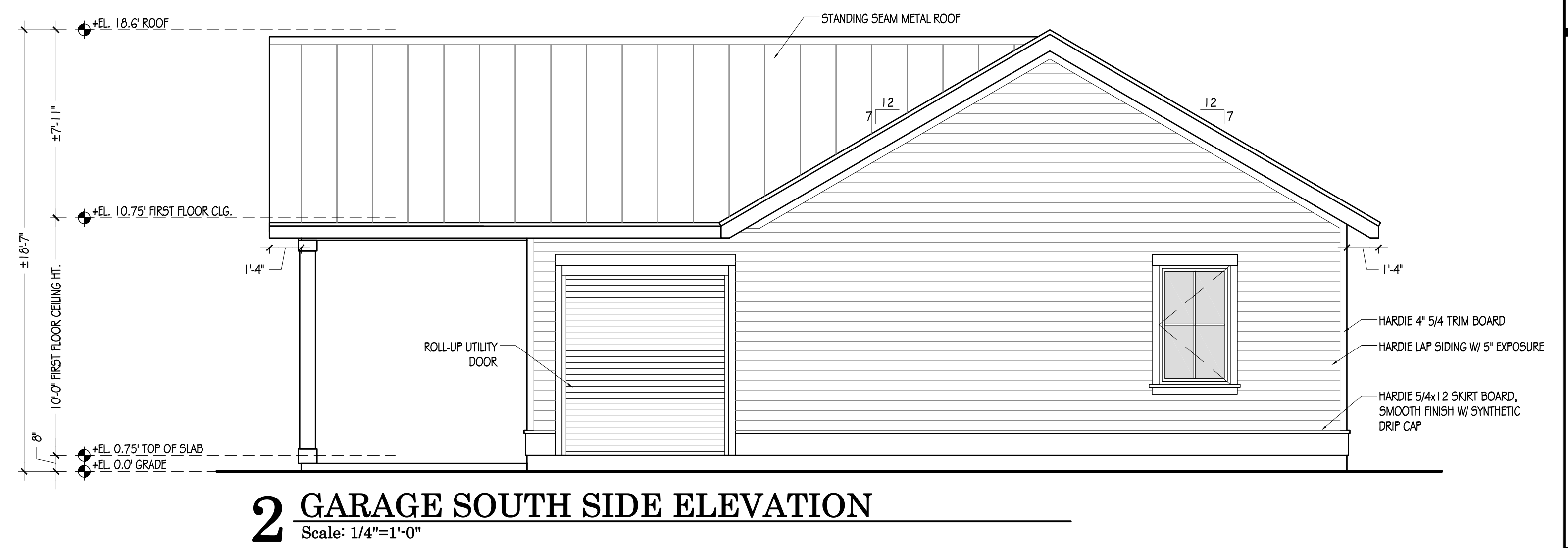
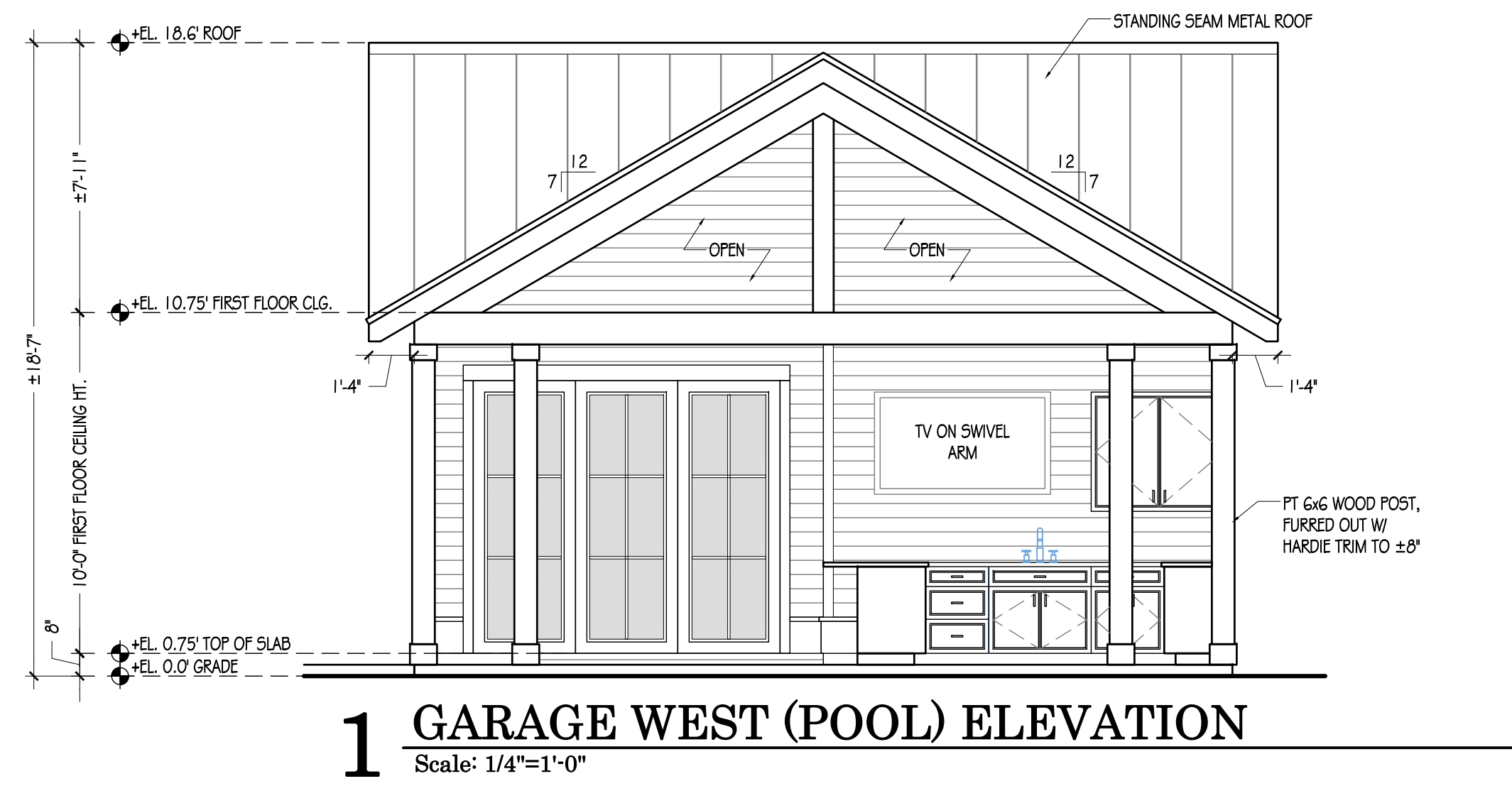
REVISIONS
DECEMBER 5, 2025
(BID)

PLOT DATE
MARCH 25, 2026

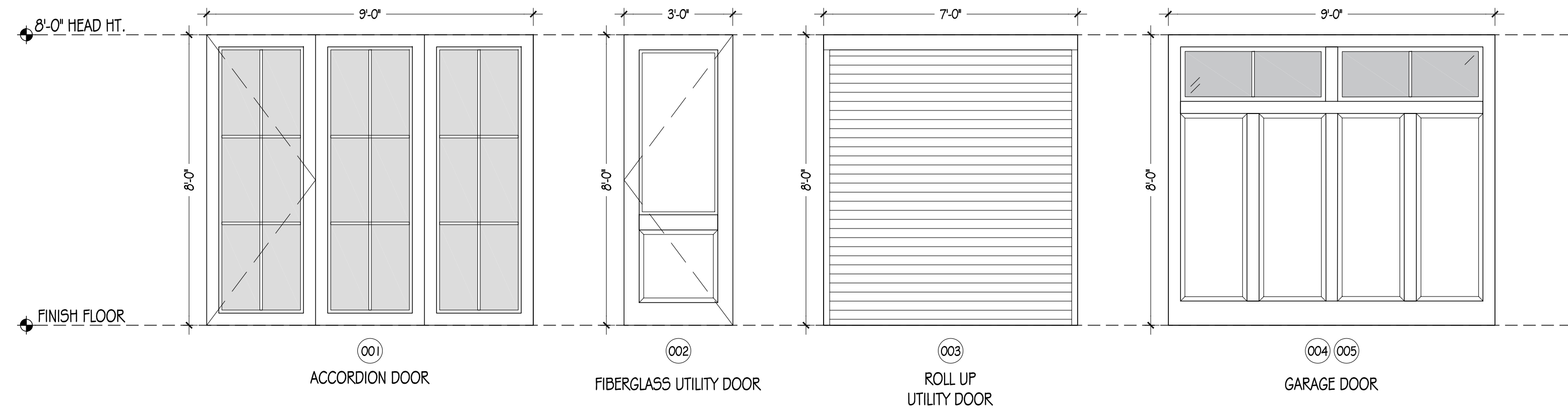
SHEET TITLE
GARAGE ELEVATIONS + SCHEDULES

SHEET NUMBER

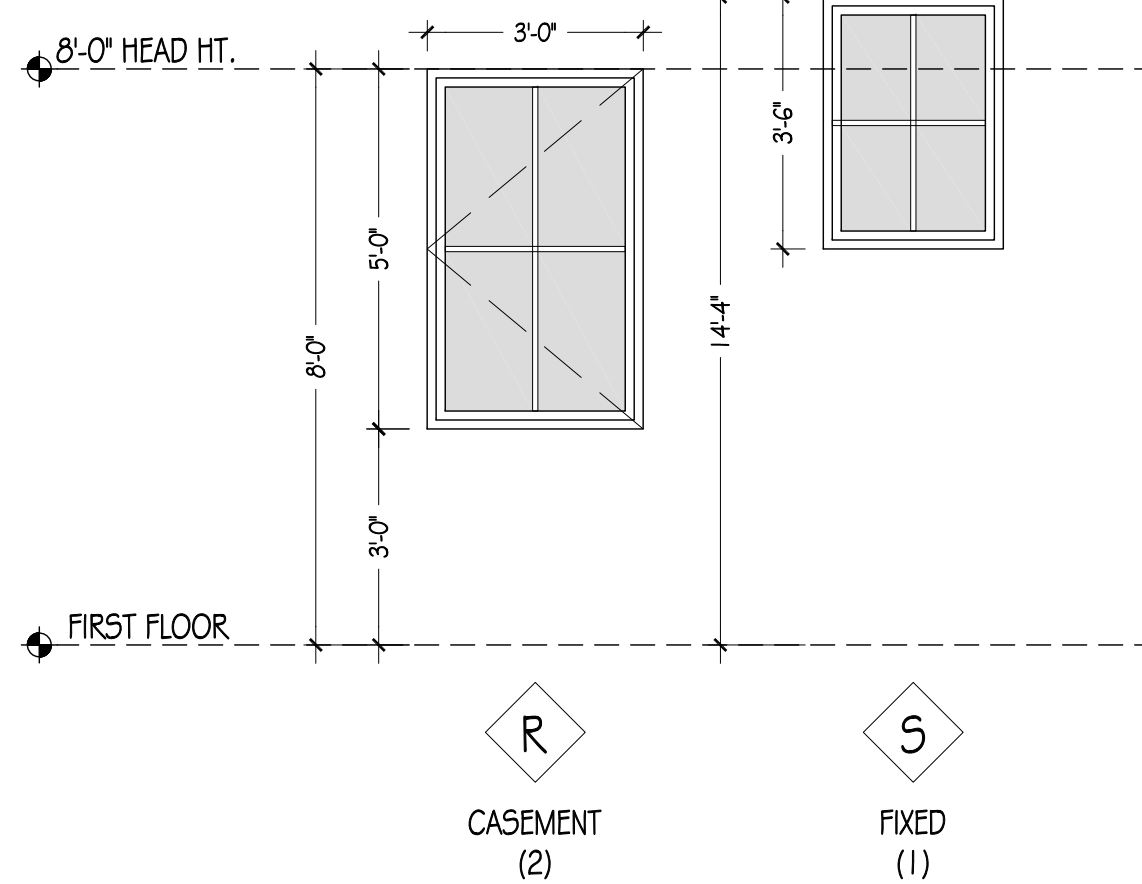
A6.1



GARAGE EXTERIOR DOOR TYPES
IMPACT RATED- SEE PLANS FOR DIRECTION OF SWING



GARAGE WINDOW TYPES
IMPACT RATED
CASEMENT SWINGS VARY- SEE ELEVATIONS



BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Hilton Eymard

Address: 204 Booker St.
(No P.O. Boxes)

Telephone Number (504) 258-6767 Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: _____

Give written scope of work to be performed: Essentially a "repair in kind"
to the building's exterior (no additions). Windows on east &
west wings will be removed and/or replaced as shown in
attached drawings. Current scope of work is to replace windows
fallen into disrepair with windows that match the current style
of 1-lite single hung. Rear doors to be replaced with wood
doors half-lite w/ 9 lites. Siding to be replaced with Hardie
matching current exposure on main house & garage. New
roof to come. Undecided on shingles or metal, but will
match historic guidelines.

Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 204 Booker St.

Applicant Name: Amy Doescher (architect) Owner Name: Hilton Eymard

Mailing Address: 530 Main St. Suite B Mailing Address: _____

Phone: 228-216-9554 Phone: 504-258-6767

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. **Items needed** include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself; its original design & style. **Items needed:** photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. **Items needed:** Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. **Items needed;** Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: Amy Doescher (architect) Date: 3/16/2026

Owner's Signature _____ Date: _____

Required: _____ Date: _____

Please refer to the checklist of materials required with your application
 A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.
Historic Preservation Commission / City Council Use Only

Application

HPC Review / City Council Review

Historic District: _____ Case Number: _____

Historic Preservation Commission Reviewed: _____ Review Date: _____

Recommendation: Approval Approval with Conditions Disapprove

Comments: _____

* Requires Property Owner / Applicant Signature

City Council Reviewed

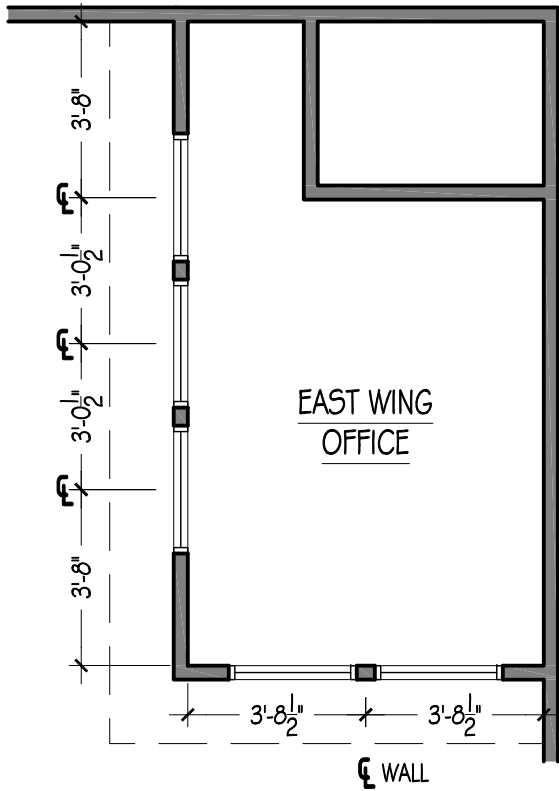
COA Action: Approval YES NO Date COA Action: _____ Review Date: _____

Comments: _____

(BSE Historic Preservation Commissioner / City Council President Signature) _____ (Date) _____

Once Completed & Signed - Original copy - HPC, Copy-Building Department

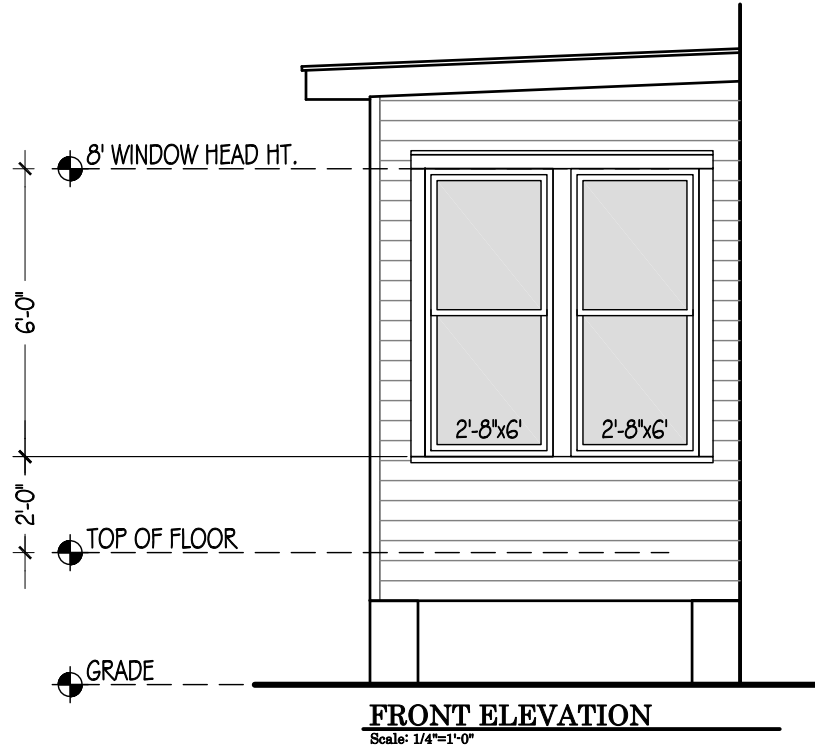
Revised May 4, 2009



FIRST FLOOR PLAN

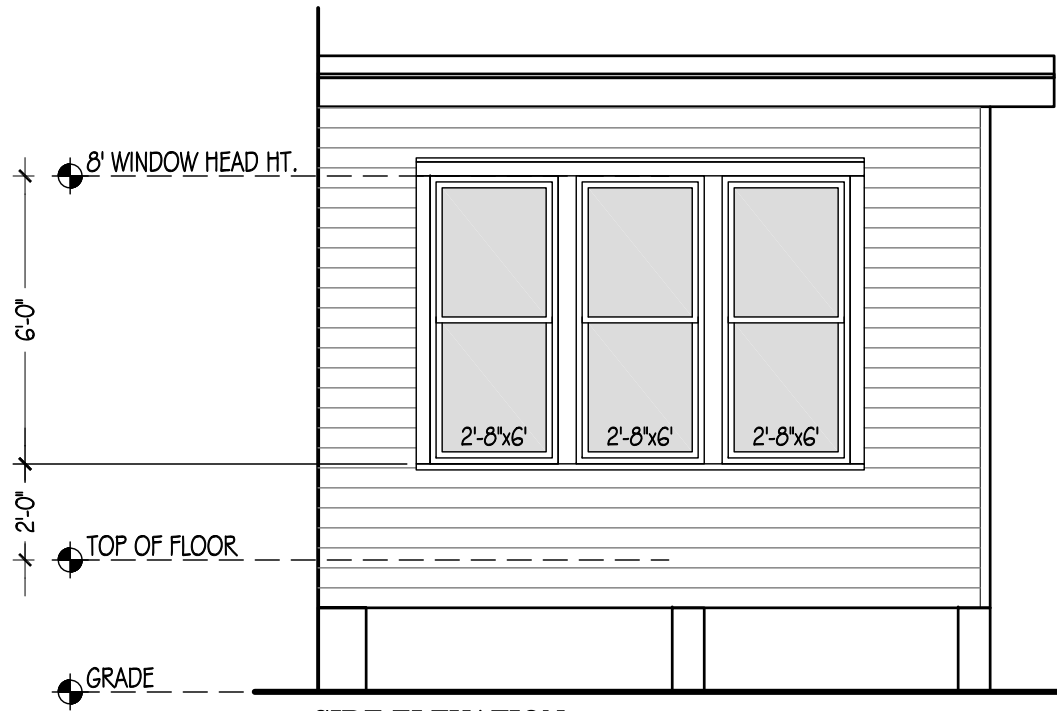
Scale: 1/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY WINDOW JAMB THICKNESS



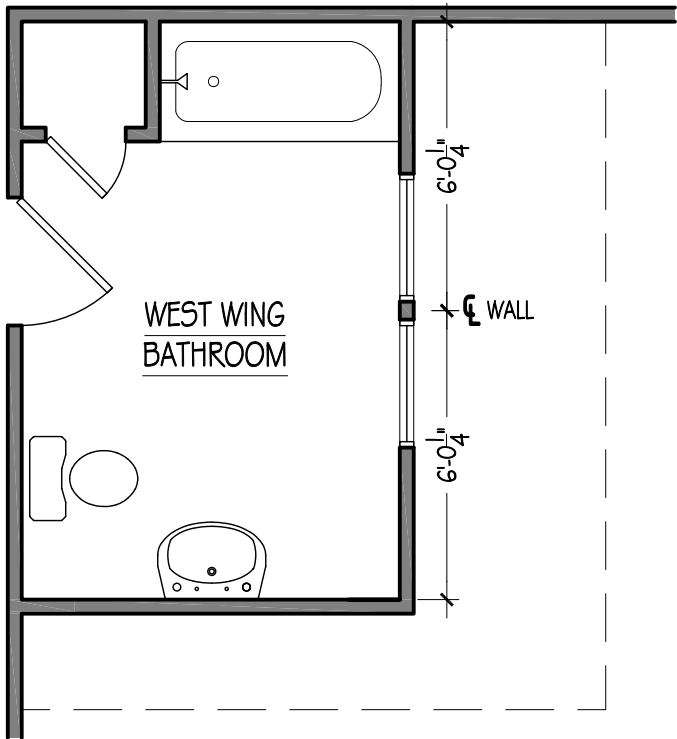
FRONT ELEVATION

Scale: 1/4"=1'-0"



SIDE ELEVATION

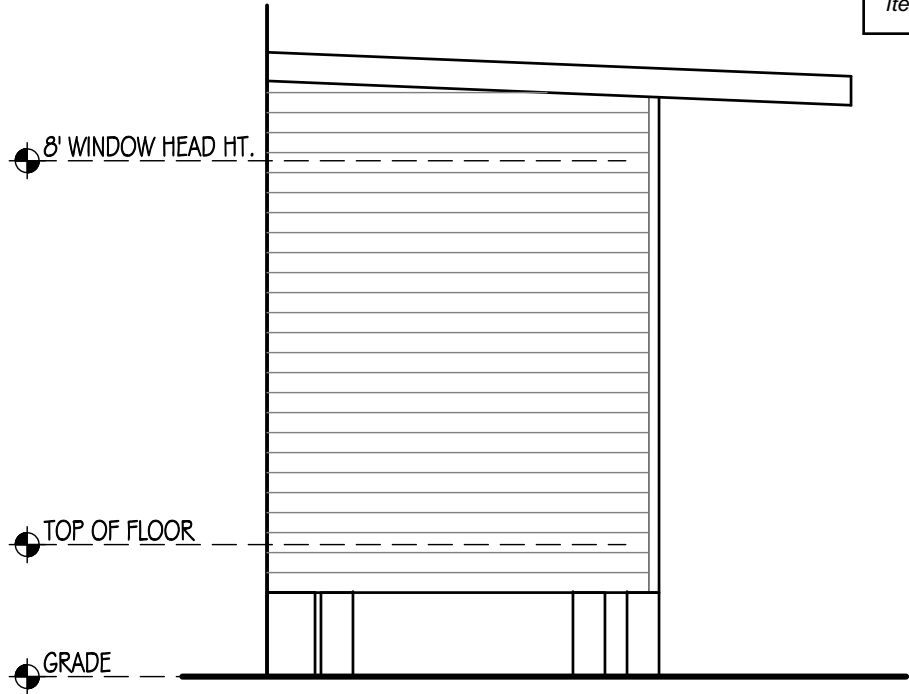
Scale: 1/4"=1'-0"



FIRST FLOOR PLAN

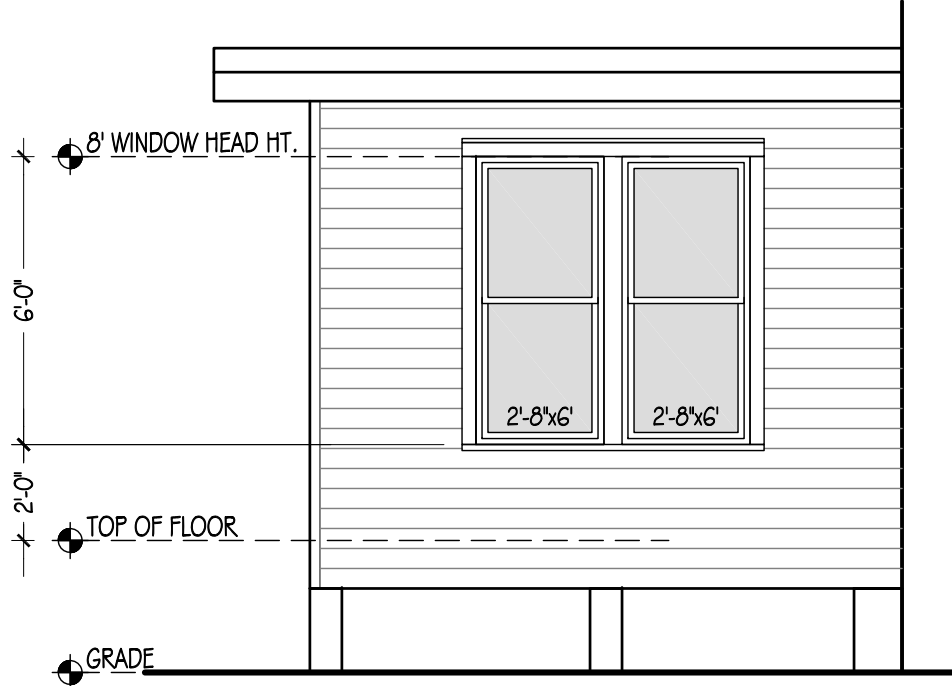
Scale: 1/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY WINDOW JAMB THICKNESS



FRONT ELEVATION

Scale: 1/4"=1'-0"



SIDE ELEVATION

Scale: 1/4"=1'-0"



EYMAR
 204 BOOKER STREET
 BAY SAINT LOUIS, MS
 03.10.2026



204

THE TRUST
A BED AND BREAKFAST
SINCE 1950





Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 111 Main Street Ste C Bay St. Louis, MS
Applicant Name: Flying Dolly's Owner Name: Mike Perniciaro
Mailing Address: 10001 Perniciaro Lane Mailing Address:
Phone: 228 342 2553 Phone:

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

[] Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

[] Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself; its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

[] New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

[] Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed: Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: [Signature] Date: 3/31/26

Owner's Signature:
Required: Date:

Please refer to the checklist of materials required with your application
A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.

Historic Preservation Commission / City Council Use Only

Table with columns for Historic District, Case Number, Historic Preservation Commission Review, Review Date, Recommendation, Comments, and City Council Review/COA Action Approval.

Once Completed & Signed - Original copy - HPC, Copy-Building Department

EXHIBIT SAINT LOUIS

Bay St. Louis



Historic Preservation Commission SUBMITTAL CHECKLIST

Property Owners Information:

Name: Michael John Perniciaro

Address: 10001 Perniciaro Lane, Bay St. Louis
(No P.O. Boxes)

Telephone Number () _____ Cell Number() _____

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: _____

Give written scope of work to be performed: Install a metal
projected sign.

12:57

7:42



Circle Blade Sign Drawing

TMY



30"

30"

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 144 Main St
 Applicant Name: Blake Dantin Owner Name: Blake Dantin
 Mailing Address: 211 Chartres St Mailing Address: _____
 Phone: 225-235-4496 Phone: _____

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself; its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed; Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: _____ Date: _____

Owner's Signature Required: B. Dantin Date: 3/15/26

Please refer to the checklist of materials required with your application
 A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.

Historic Preservation Commission / City Council Use Only

HPC Review / City Council Review

Historic District	_____	Cons. Number	_____
Historic Preservation Commission Review	_____	Review Date	_____
Recommendation:	<input type="checkbox"/> All Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapproval		
Comments:	_____		
Required:	Property Owner / Applicant Signature _____		
From City Council Reviewed	_____	Date	_____
COA Action:	Approval	Denial	_____
Comments:	_____		
(BSL) Historic Preservation Commission	_____	City Council Member Signature	_____
	_____	Date	_____

Once Completed & Signed - Original copy - HPC, Copy - Building Department

EXC/SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Blake Dantin

Address: 144 main st Bay St. Louis, MS
(No P.O. Boxes)

Telephone Number () _____ Cell Number 225) 235-4496

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: _____

Give written scope of work to be performed: _____

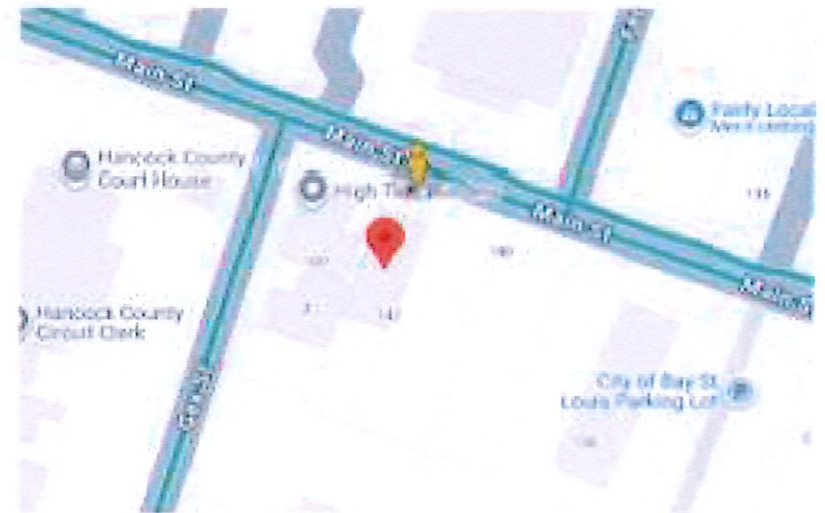
hang sign to front



(1) Single-sided 24" x 72" 6mm Printed Dibond Sign



144 Main St. Bay St Louis



228.467.1718 / www.lqsigns.com

Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521
Certificate of Appropriateness/Conceptual Review Application Form

Item # 5.

Property Address: 101 RAMONEDA ST.
 Applicant Name: ROD FERRAND Owner Name: ROD FERRAND
 Mailing Address: 301 RAMONEDA ST Mailing Address: SAME
 Phone: 504 450-6944 Phone: SAME

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself; its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review. *(Pool)*

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed; Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: [Signature] Date: 3/30/26
 Owner's Signature: [Signature] Date: 3/30/26

Please refer to the checklist of materials required with your application
 A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.

Application

HPC Review / City Council Review

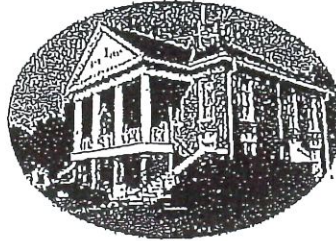
Historic Preservation Commission / City Council Use Only

Historic District: _____	Case Number: _____
Historic Preservation Commission Reviewed: _____	Review Date: _____
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
Comment: _____ Requires Property Owner / Applicant Signatures	
City Council Reviewed: _____	Review Date: _____
COA Action: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Date COA Action: _____	Review Date: _____
Comments: _____	
(BSL Historic Preservation Commissioner) _____	(City Council President Signature) _____ (Date) _____

Once Completed & Signed - Original copy - HPC, Copy - Building Department

BACKSTREET SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: ROD FERRAND

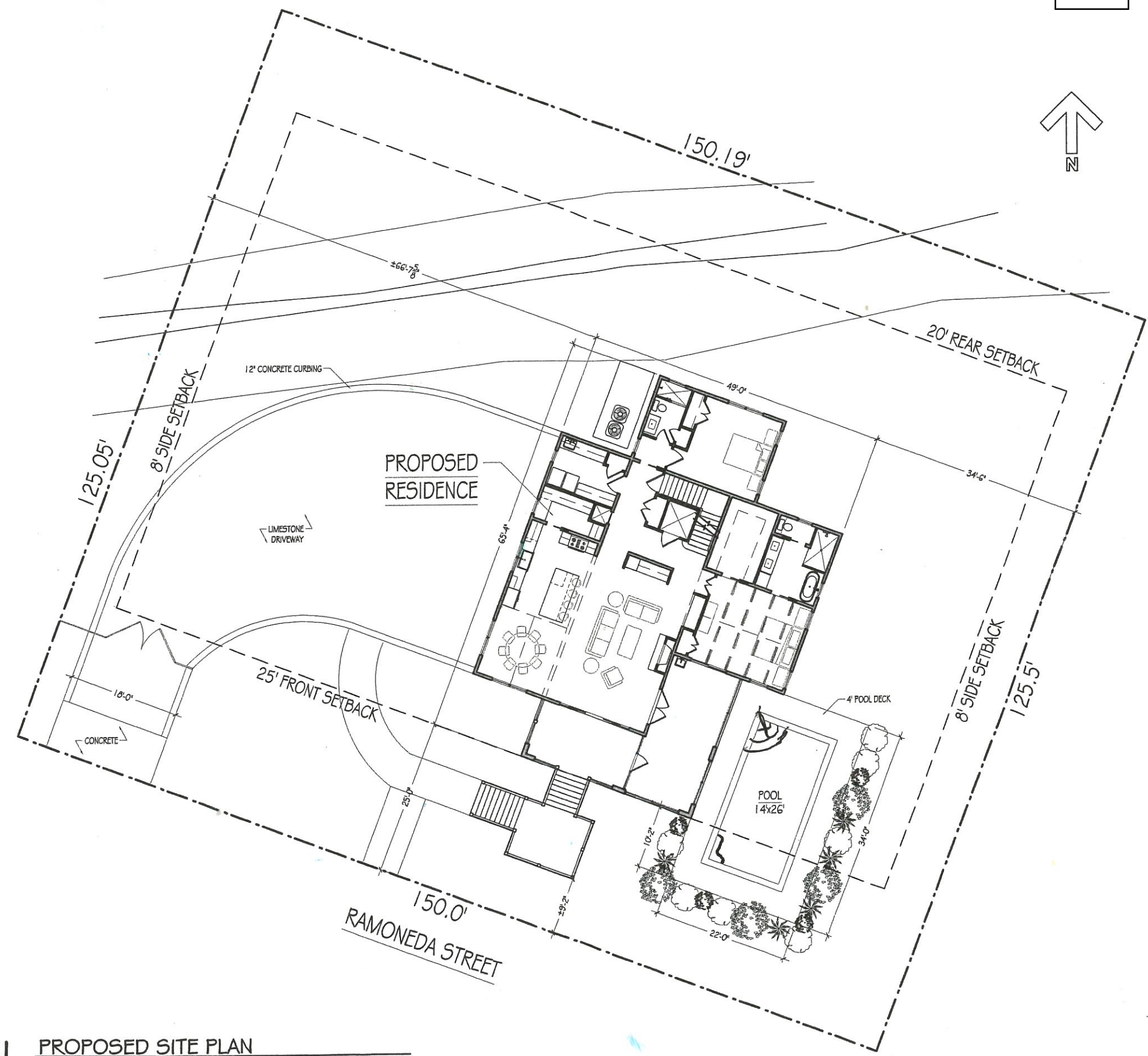
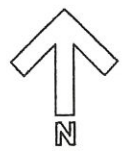
Address: 101 RAMONEDA ST
(No P.O. Boxes)

Telephone Number: 504-450-6944 Cell Number: SAME

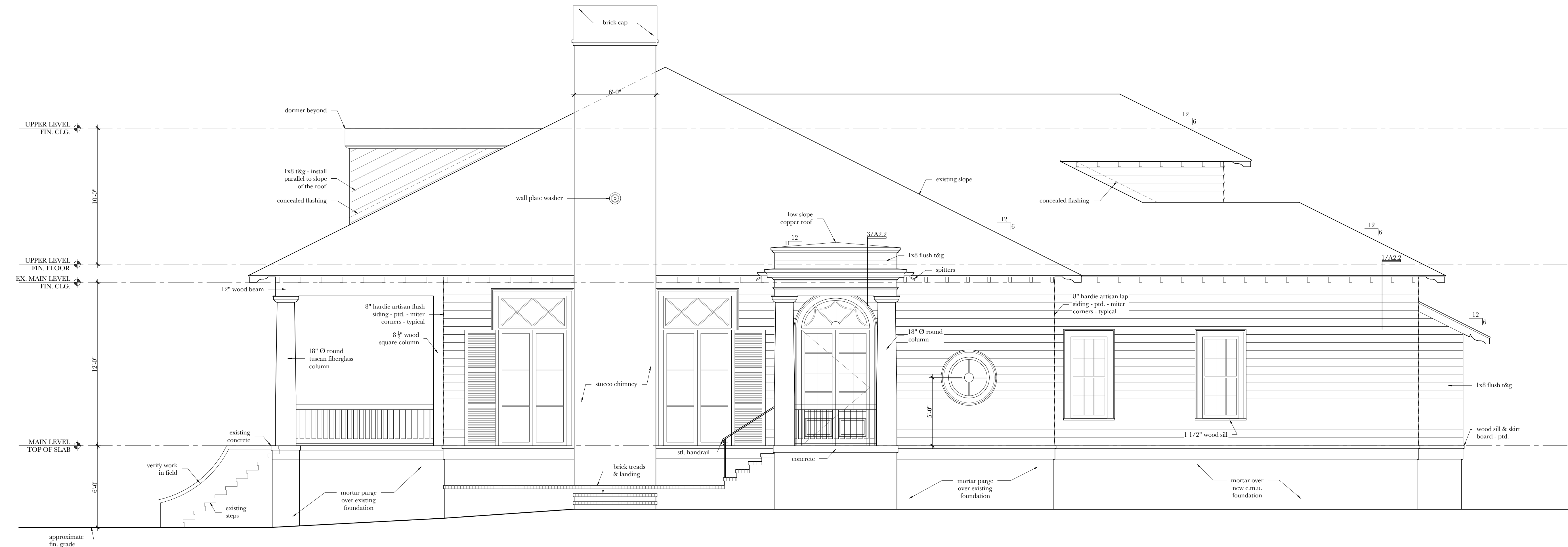
ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: _____

Give written scope of work to be performed: _____

INGROUND POOL INSTALL SIDE
OF HOUSE

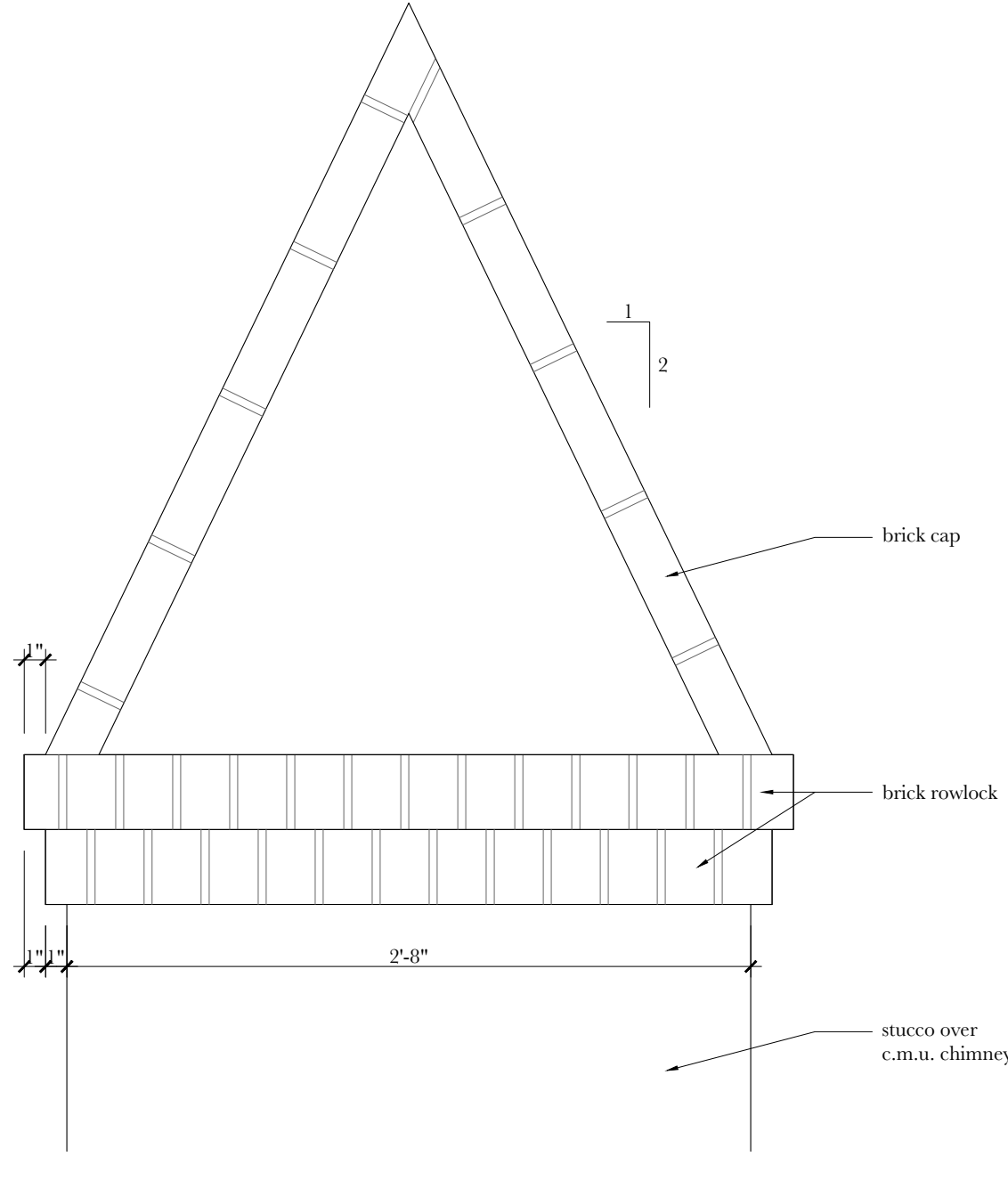


PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"



2 right side elevation

1/4" = 1'-0"



3 chimney cap detail

1 1/2" = 1'-0"



1 front elevation

1/4" = 1'-0"

Copyright Agreement:
 Jeremy Corkern Studio retains ownership of all copyrights of these design documents which are subject to copyright protection. The client is entitled to build from the documents only once at the location listed on the title block. Reuse of the documents is prohibited without the expressed, written consent of Jeremy Corkern Studio.

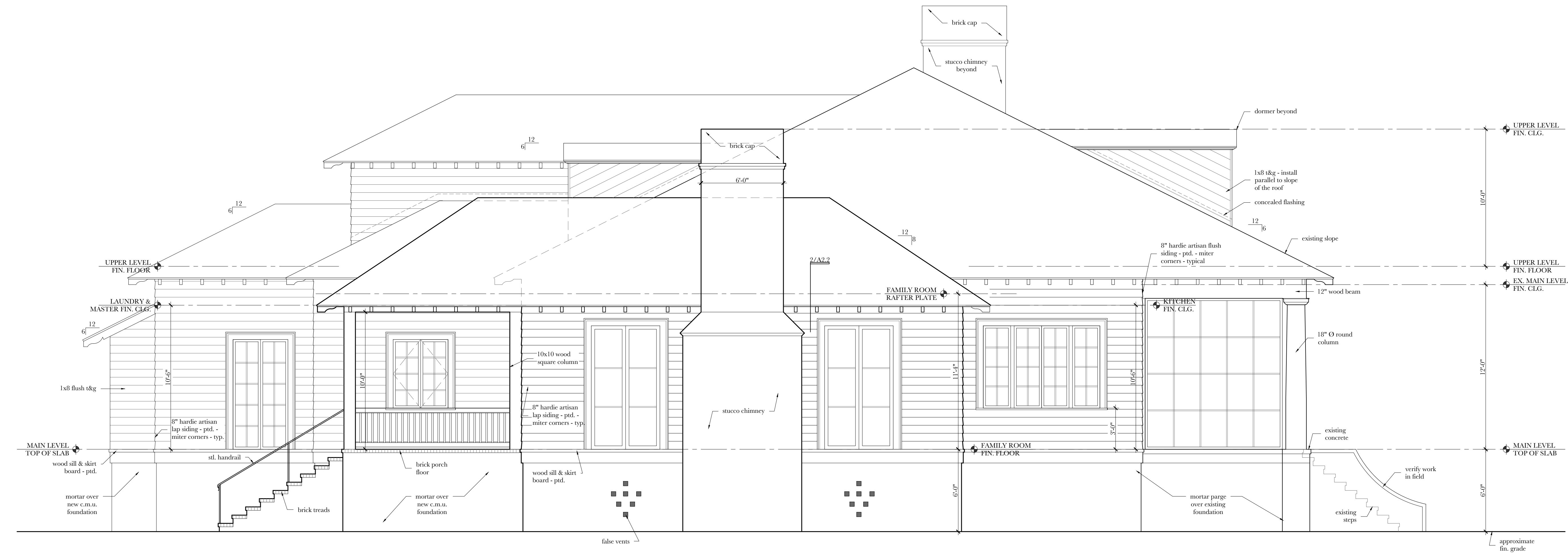


**JEREMY
 CORKERN
 STUDIO**

a renovation for the
 Mayfield Family
 916 S Beach Blvd.
 Bay St. Louis, MS

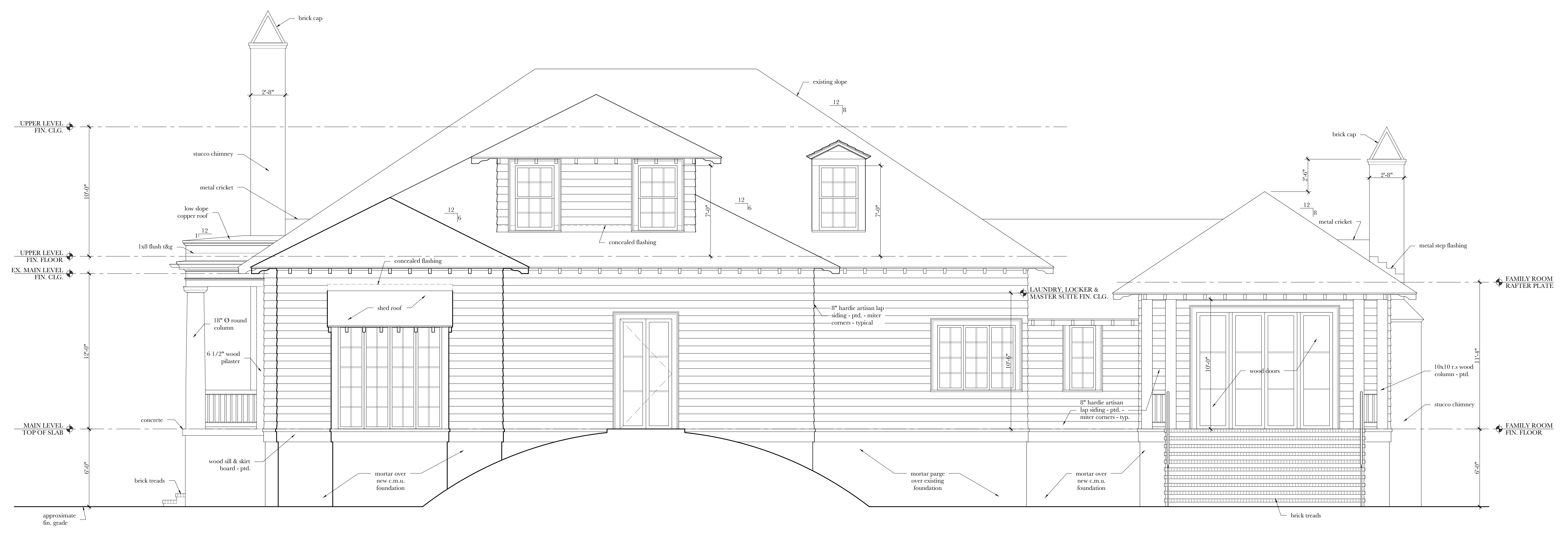
Sheet
 Exterior Elevations
 Issue Date
 April 2, 2020
 Revision Date

A2.0



2 left side elevation

1/4" = 1'-0"



1 rear elevation

1/4" = 1'-0"

Copyright Agreement:
 Jeremy Corkern Studio retains ownership of all copyrights of these design documents which are subject to copyright protection. The client is entitled to build from the documents only once at the location listed on the title block. Reuse of the documents is prohibited without the expressed, written consent of Jeremy Corkern Studio.



**JEREMY
 CORKERN
 STUDIO**

a renovation for the
 Mayfield Family
 916 S Beach Blvd.
 Bay St. Louis, MS

Sheet
 Exterior Elevations
 Issue Date
 April 2, 2026
 Revision Date

A2.1

Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521
Certificate of Appropriateness/Conceptual Review Application Form

Item # 6.

Garratt Garcia

Property Address: 916 South Beach
 Applicant Name: Emery Mayfield Owner Name: Emery Mayfield
 Mailing Address: 916 South Beach Mailing Address: _____
 Phone: (850) 694-5468 Phone: _____

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

Application

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

Addition/Renovation: Exterior alterations and/or additions should be compatible with the building itself; its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed: Photographs of existing building, Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: [Signature] Date: 4/2/26
 Owner's Signature _____ Date: _____
 Required: _____ Date: _____

Please refer to the checklist of materials required with your application
 A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.

HPC Review / City Council Review

Historic Preservation Commission / City Council Use Only

Historic District	_____	Date	_____
Historic Preservation Commission Reviewed	_____	Review Date	_____
Recommendation	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Disapproved		
Comments	_____		
City Council Reviewed	_____	Date	_____
COA Action	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Pending	Date	_____
Comments	_____		
BSL Historic Preservation Commission	_____	City Council Member Signature	_____
		Date	_____

Once Completed & Signed - Original copy - HPC, Copy - Building Department

BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Emory and Autumn Mayfield

Address: 916 South Beach Bay St Louis
(No P.O. Boxes)

Telephone Number: (850) 694-5468 Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: SAME

Give written scope of work to be performed: Complete renovation of residence with addition.

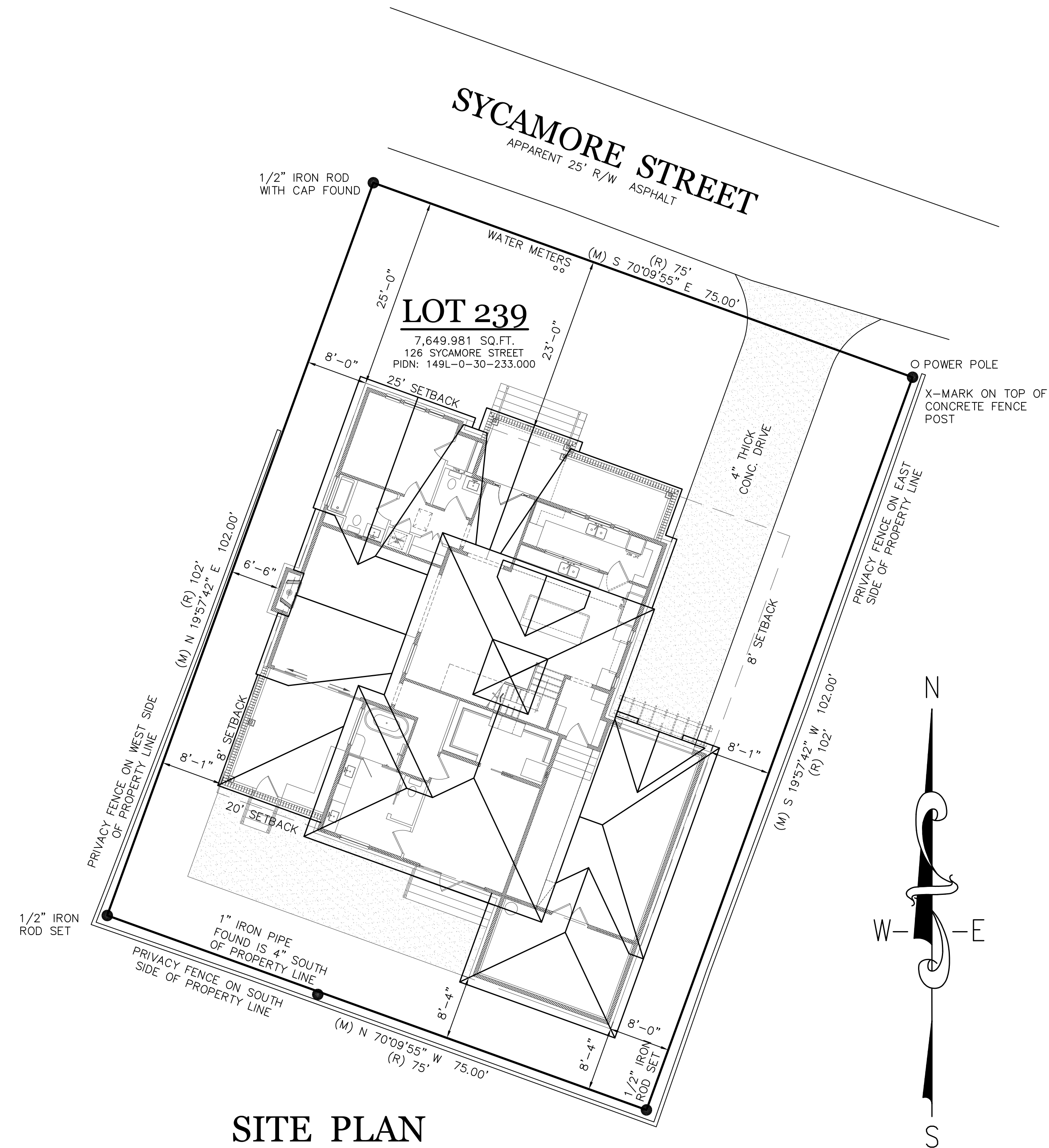
- Artison Hardie siding
- Standing Seam Galv Metal Roof
- Anderson Aluminum Wood Clad Windows/Doors w/ raised mullions

Residential Plans for Mary Thompson

LOT 239, THIRD WARD
CITY OF BAY ST. LOUIS
HANCOCK COUNTY, MISSISSIPPI

SHEET INDEX

- 1- SITE PLAN
- 2- ROOF PLAN
- 3- FOUNDATION PLAN
- 4- 1st FLOOR PLAN
- 5- 2nd FLOOR PLAN
- 6- FRONT AND REAR ELEVATIONS
- 7- SIDE ELEVATIONS
- 8- SECTIONS
- 9- 1st FLOOR ELECTRICAL PLAN
- 10- 2nd FLOOR ELECTRICAL PLAN



SITE PLAN

SCALE: 1" = 10'

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY:

CROSBY SURVEYING
716 LIVE OAK DR.
BILOXI, MS 39532
(228)234-1649

SHEPARD
HOMES

PROPOSED RESIDENCE
for
Mary Thompson
126 SYCAMORE STREET
LOT 239, THIRD WARD
BAY ST. LOUIS, MISSISSIPPI

HOUSE PLANS
GULF COAST LLC

251-233-5687
brian.hpgc@gmail.com
© 2025, HOUSE PLANS GULF COAST LLC
All Rights Reserved

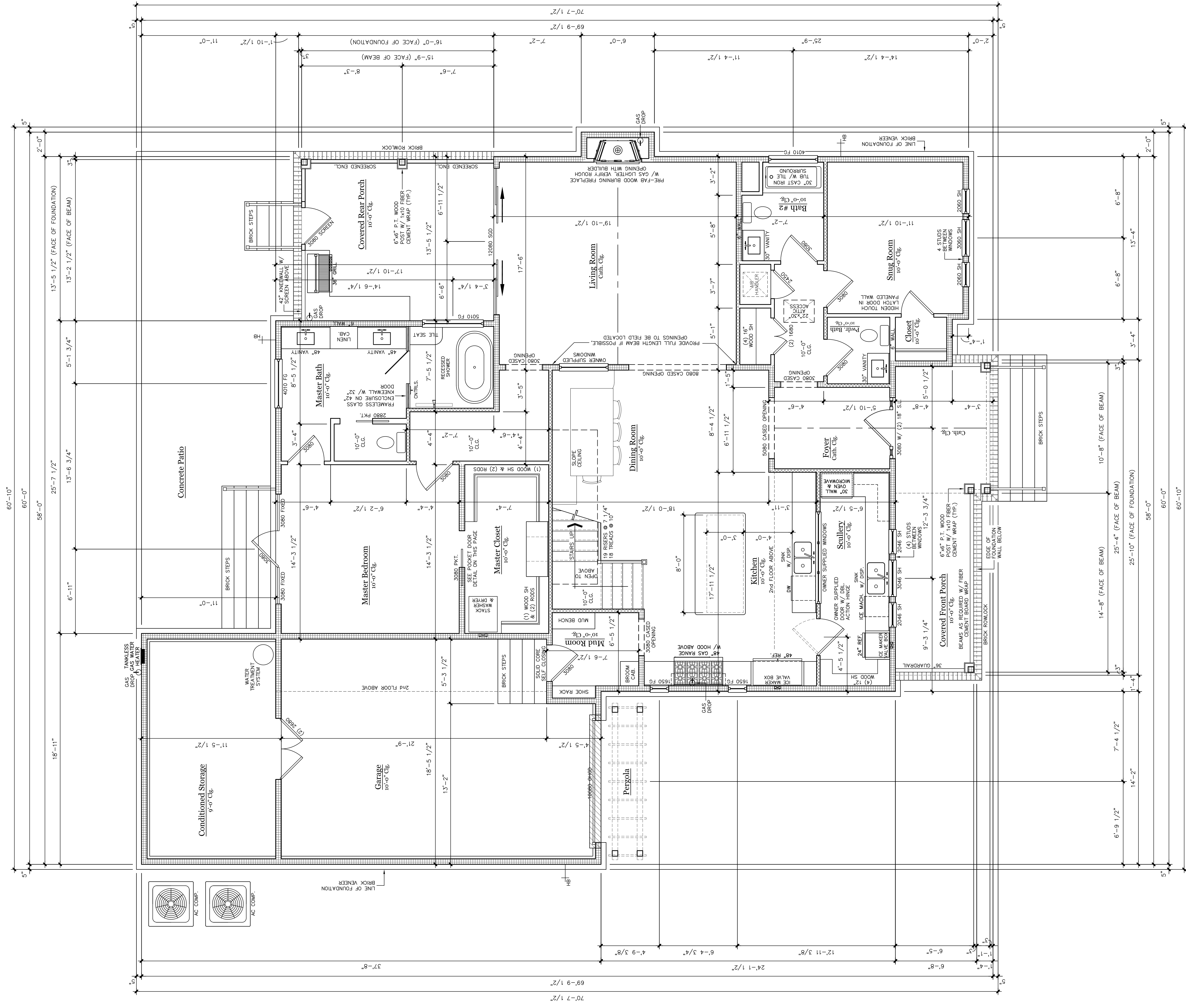
HOUSE PLANS GULF COAST LLC IS NOT RESPONSIBLE FOR DESIGN DEFECTS, CONSTRUCTION, SPECIFICATIONS AND DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, DEVELOPMENT OR CONSTRUCTION OF THE PROJECT AND WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN OF THESE PLANS. EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL DIMENSIONS, QUANTITIES, SPACING AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

DATE: 12-03-25

SCALE: AS NOTED

DRAWN: BD

SHEET:
1



1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

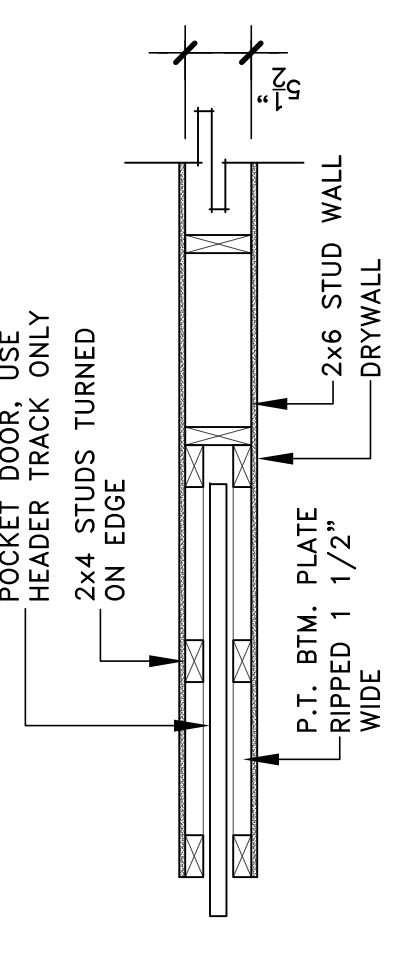
SQUARE FOOTAGE	
1st FLOOR LIVING	2,005 S.F.
2nd FLOOR LIVING	1,110 S.F.
CONDITIONED STORAGE	244 S.F.
TOTAL LIVING, OUTSIDE FIN. MATERIAL	3,359 S.F.
GARAGE	432 S.F.
FRONT PORCH	185 S.F.
REAR PORCH	215 S.F.
TOTAL	4,191 S.F.
WIDTH	60'-10"
DEPTH	70'-7 1/2"
LIVING, INSIDE FRAMING	2,950 S.F.
TOTAL FRAMING UNDER ROOF, INCL. PORCH & GAR.	4,191 S.F.

VERIFY ALL EXTERIOR WINDOW AND DOOR HEADERS PRIOR TO CONSTRUCTION

WALL LEGEND

- ALL DIMENSIONS ARE TO FACE OF STUDS
- 2x4 PARTITION WALL
- 2x4 BEARING WALL
- 2x6 BEARING WALL

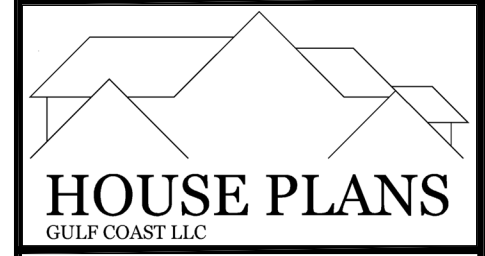
SPECIAL NOTE:
ALL EXTERIOR AND INTERIOR WALLS ARE SHOWN TO BE MINIMAL DIMENSIONS AND DO NOT REFLECT FINISH DIMENSIONS. ALL ROOM DIMENSIONS ARE SUBJECT TO CHANGE DUE TO THE CONSTRUCTION MATERIALS MENTIONED ABOVE.



POCKET DOOR DETAIL
SCALE: 3/4" = 1'-0"
IF TRACK IS DAMAGED IN ANY WAY IT MUST BE REPLACED



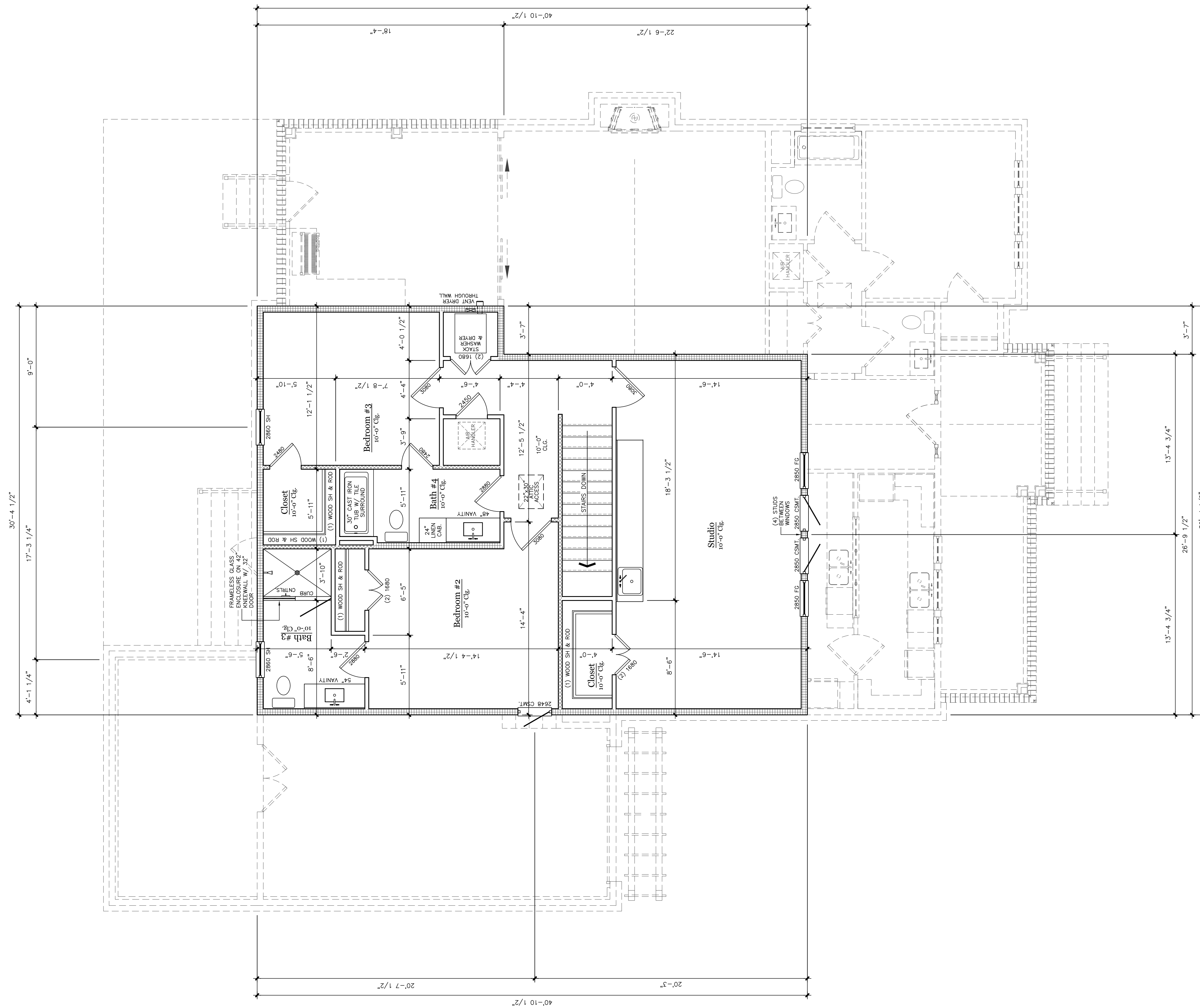
PROPOSED RESIDENCE for
Mary Thompson
126 SYCAMORE STREET
LOT 239, THIRD WARD
BAY ST. LOUIS, MISSISSIPPI



251-233-5687
brian.hpgc@gmail.com
© 2025, HOUSE PLANS GULF COAST LLC
All Rights Reserved

HOUSE PLANS GULF COAST LLC IS NOT RESPONSIBLE FOR DESIGN DEFECTS, CONSTRUCTION SPECIFICATIONS AND DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, DEVELOPMENT OR CONSTRUCTION OF THE PROJECT AND WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN OF THESE PLANS. EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL DIMENSIONS, QUANTITIES, SPACING AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

DATE: 12-03-25
SCALE: AS NOTED
DRAWN: BD
SHEET: **4**



2nd FLOOR PLAN
 SCALE: 1/4" = 1'-0"



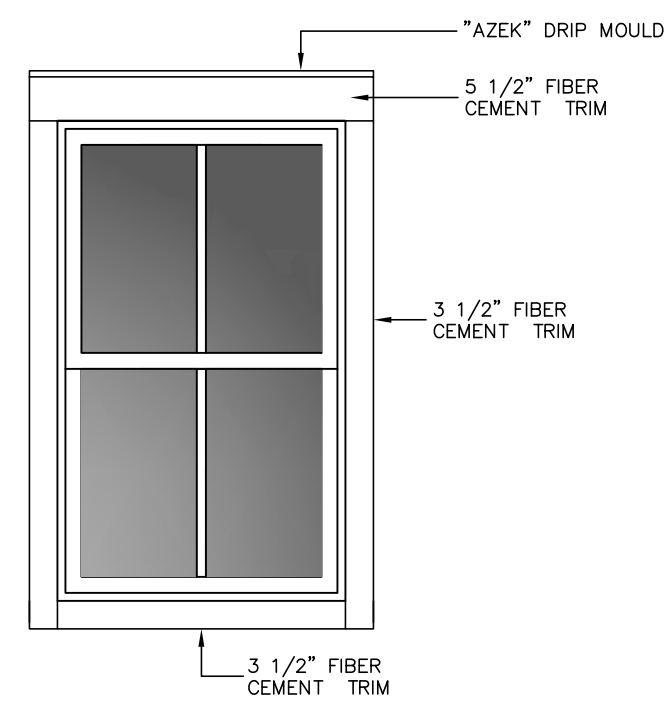
PROPOSED RESIDENCE
 for
Mary Thompson
 126 SYCAMORE STREET
 LOT 239, THIRD WARD
 BAY ST. LOUIS, MISSISSIPPI



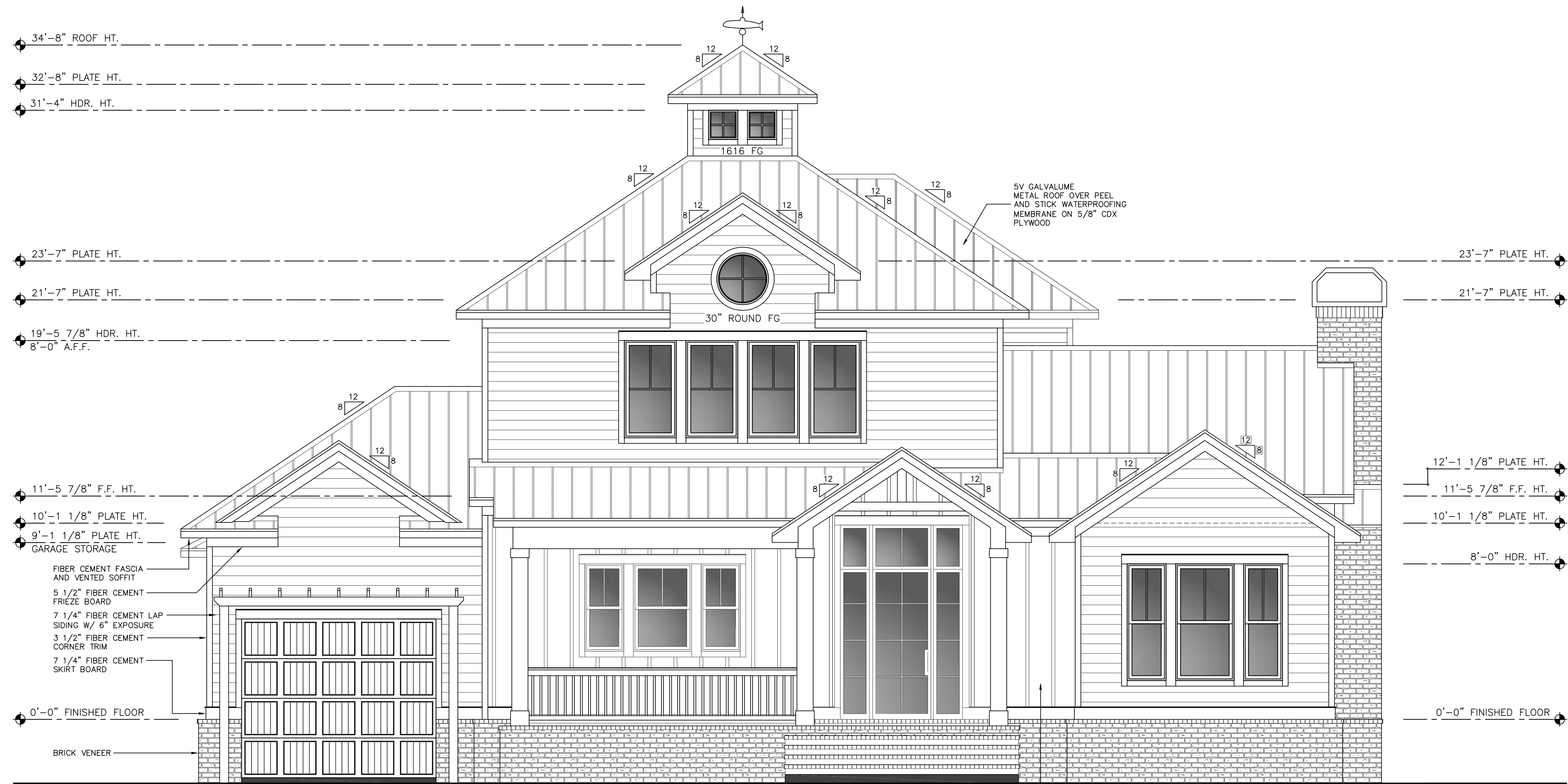
251-233-5687
 brian.hpgc@gmail.com
 © 2025, HOUSE PLANS GULF COAST LLC
 All Rights Reserved

HOUSE PLANS GULF COAST LLC IS NOT RESPONSIBLE FOR DESIGN DEFECTS, CONSTRUCTION SPECIFICATIONS AND DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, DEVELOPMENT OR CONSTRUCTION OF THE PROJECT AND WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN OF THESE PLANS. EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL DIMENSIONS, QUANTITIES, SPACING AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

DATE:	12-03-25
SCALE:	AS NOTED
DRAWN:	BD
SHEET:	5



TYP. EXT. WINDOW TRIM
N.T.S.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

SHEPARD
HOMES

PROPOSED RESIDENCE
for
Mary Thompson
126 SYCAMORE STREET
LOT 239, THIRD WARD
BAY ST. LOUIS, MISSISSIPPI

HOUSE PLANS
GULF COAST LLC

251-233-5687
brian.hpgc@gmail.com

© 2025, HOUSE PLANS GULF COAST LLC
All Rights Reserved

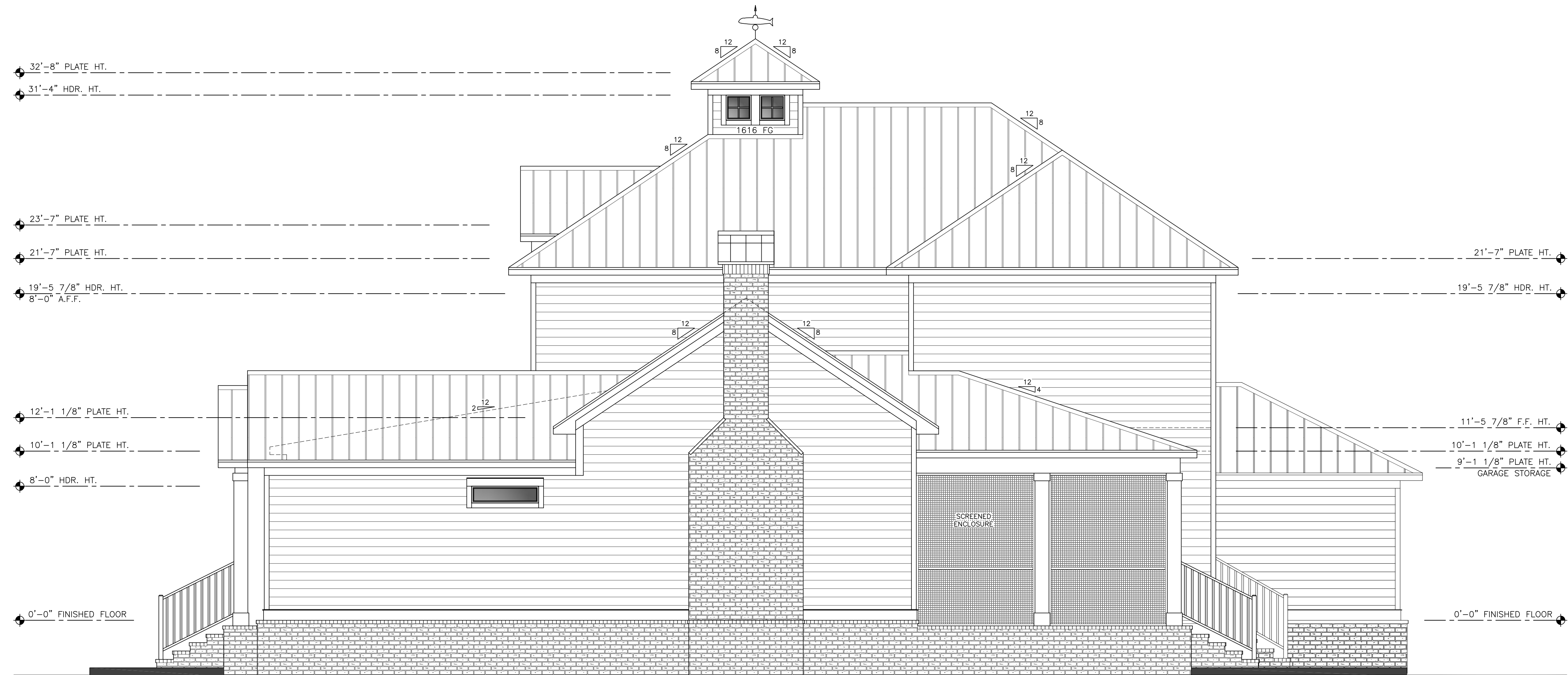
HOUSE PLANS GULF COAST LLC IS NOT RESPONSIBLE FOR DESIGN DEFECTS, CONSTRUCTION SPECIFICATIONS AND DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, DEVELOPMENT OR CONSTRUCTION OF THE PROJECT AND WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN OF THESE PLANS. EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL DIMENSIONS, QUANTITIES, SPACING AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

DATE: 12-03-25

SCALE: AS NOTED

DRAWN: BD

SHEET: **6**



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

SHEPARD
HOMES

PROPOSED RESIDENCE
for
Mary Thompson
126 SYCAMORE STREET
LOT 239, THIRD WARD
BAY ST. LOUIS, MISSISSIPPI

HOUSE PLANS
GULF COAST LLC

251-233-5687
brian.hpgc@gmail.com

© 2025, HOUSE PLANS GULF COAST LLC
All Rights Reserved

HOUSE PLANS GULF COAST LLC IS NOT RESPONSIBLE FOR DESIGN DEFECTS, CONSTRUCTION SPECIFICATIONS AND DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, DEVELOPMENT OR CONSTRUCTION OF THE PROJECT AND WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN OF THESE PLANS. EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL DIMENSIONS, QUANTITIES, SPACING AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

DATE: 12-03-25

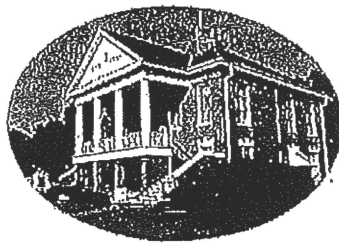
SCALE: AS NOTED

DRAWN: BD

SHEET: **7**

BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Mary Thompson
Address: 5313 Sweeney Hills Dr., Apt 803
Austin, TX 78738
(No P.O. Boxes)

Telephone Number () _____ Cell Number (337) 781-3128

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 126 Sycamore Street + BSL

Give written scope of work to be performed: _____

new construction of a
single family dwelling.

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 126 Sycamore Street
 Applicant Name: Mary Thompson Owner Name: Same
 Mailing Address: 5313 Serene Hills Mailing Address: _____
 Phone: APT 803 Austin, Tx 78738 Phone: (337) 781-3128

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. **Items needed** include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself; its original design & style. **Items needed:** photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. **Items needed:** Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. **Items needed;** Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: [Signature] Date: 6/19/26
 Owner's Signature: [Signature] Date: 6/19/26

Please refer to the checklist of materials required with your application
 A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.
Historic Preservation Commission / City Council Use Only

Application

HPC Review / City Council Review

Historic District: _____	Case Number: _____
<input type="checkbox"/> Historic Preservation Commission Reviewed	Review Date: _____
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
Comment: _____ Requires Property Owner / Applicant Signature	
<input type="checkbox"/> City Council Reviewed	Review Date: _____
COA Action: Approval: <input type="checkbox"/> YES <input type="checkbox"/> NO Date COA Action: _____	Review Date: _____
Comments: _____	
(BSL Historic Preservation Commissioner) _____	(City Council President Signature) _____ (Date) _____

Once Completed & Signed - Original copy - HPC, Copy-Building Department

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 107 Carroll Ave, Bay St Louis MS 39520
 Applicant Name: Andrew Roof Owner Name: Ben Ballou
 Mailing Address: 912 E Pearl St Mailing Address: 107 Carroll Ave
 Phone: 228-343-1234 Phone: 504-430-8996

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. **Items needed** include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself, its original design & style. **Items needed:** photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance. (Pool)

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. **Items needed:** Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. **Items needed;** Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: [Signature] Date: 4-3-26
 Owner's Signature: [Signature] Date: 4/3/26

Please refer to the checklist of materials required with your application
A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.
Historic Preservation Commission / City Council Use Only

Application

HPC Review / City Council Review

Historic District: _____	Case Number: _____
<input type="checkbox"/> Historic Preservation Commission Reviewed	Review Date: _____
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
Comments: _____	
Requires Property Owner / Applicant Signature	
<input type="checkbox"/> City Council Reviewed	Review Date: _____
COA Action: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO Date COA Action: _____	Review Date: _____
Comments: _____	
(BSL Historic Preservation Commissioner) _____	(City Council President Signature) _____ (Date) _____

Once Completed & Signed - Original copy - HPC, Copy-Building Department



Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Ben Balk

Address: 107 Carroll Ave
(No P.O. Boxes)

Telephone Number (504) 430-8996 Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 107 Carroll Avenue

Give written scope of work to be performed: _____

Construct an inground pool in the
backyard. Fencing around the pool will
meet HPC design standards.

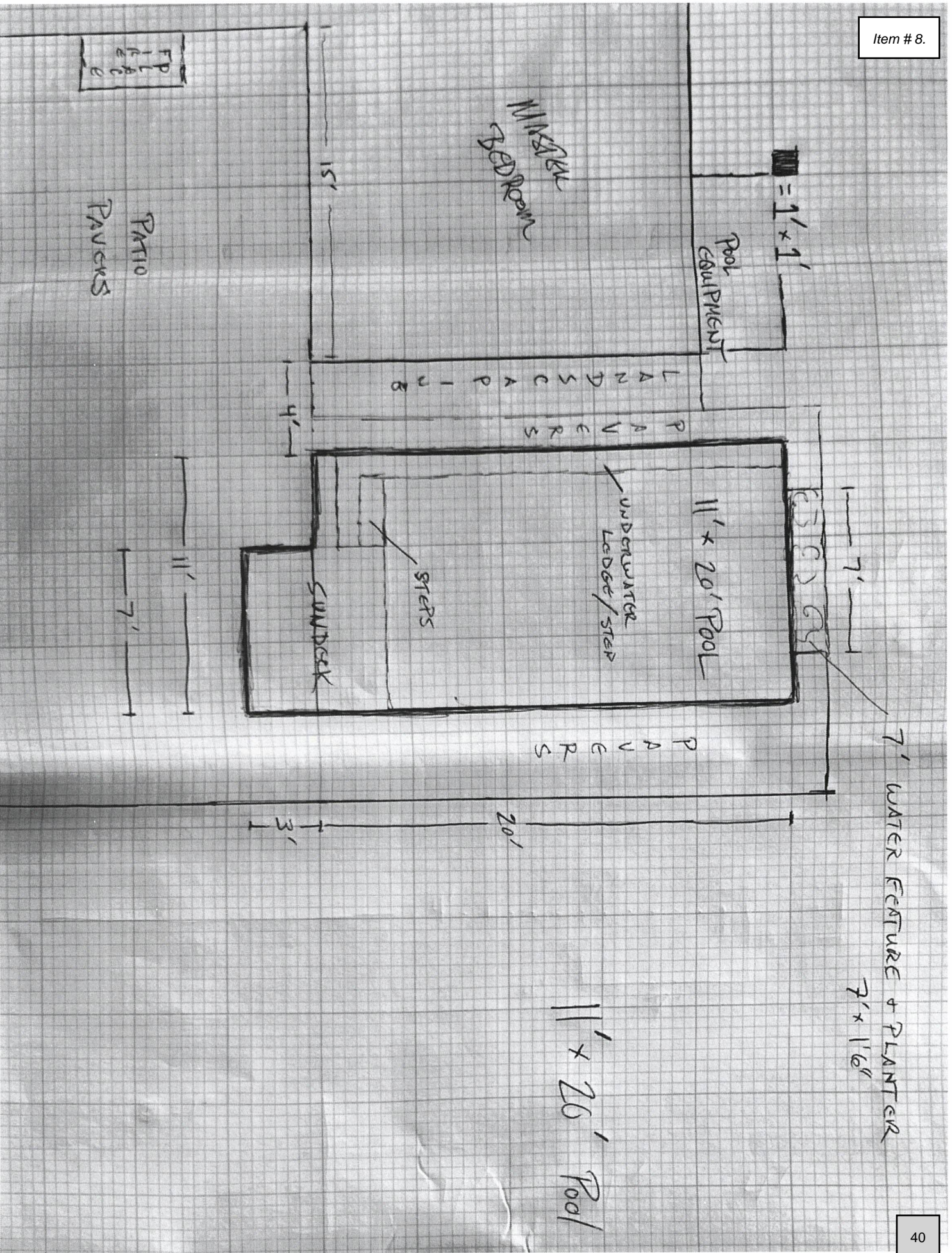
Item # 8.



Item # 8.



Item # 8.



Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521
Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 237 Citizen St. Bay St. Louis MS
Applicant Name: Dianna Mack Webb Owner Name: same
Mailing Address: 119 Russum Rd. Mailing Address: same
Phone: 601-946-0764 Phone: same

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historic Preservation Ordinance, No. 509. Please check appropriate box(es)

Application

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plot) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will be not be issued for a CR.

Addition/Alteration: Exterior alterations and/or additions should be compatible with the building itself, its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of existing & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trim, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plot) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed: Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: Dianna L. Webb Date: 3/16/27

Owner's Signature: Dianna L. Webb Date: 3/16/27

Please refer to the checklist of materials required with your application
A Meeting with the Bay St. Louis HPC to discuss the specific details of your project is strongly encouraged.

Historic Preservation Commission / City Council Use Only

HPC Review / City Council Review

Table with columns for Review Date, Recommendation, and Comments. The table is mostly blank with some faint text visible in the background.

Once Completed & Signed - Original copy - HPC, Copy - Building Department

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Diana (Mark) Webb

Address: 119 Russum Rd Floor MS 39071
(No P.O. Boxes)

Telephone Number (601) 946-0764 Cell Number (-) same (-)

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 232 Citizen St. Bay St. Louis, MS

Give written scope of work to be performed: _____

Demolition of house, and all other functionally obsolete structures on property; salvaging any useable materials

Design & construction new primary structure with Architect Beau Lebatard) adhering to BSL historic district commission rules & regulations.

Thank you for your consideration of this matter.



Property Assessment Report

Prepared for: Dianna and Mark Webb

232 Citizen Street
Bay Saint Louis, Mississippi 39520

Inspected by:
Home Inspection Building Specialist Inc.



Table of Contents

Definitions	2
General Information	2
Standards of Practice	3
Lots and Grounds	11
Structure	14
Roof	18
Exterior	20
Kitchen	27
Laundry Room	28
Bathroom	28
Living Space	30
Fireplace	33
Bedroom	33
Attic	35
Plumbing	35
Crawl Space	38
Air Conditioning	40
Heating System	43
Electrical	45
Final Comments	46

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- | | |
|------------------|--|
| Acceptable | Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration. |
| Attention Needed | Component is deficient or not functioning as intended at the time of the inspection and repair or correction is recommended. |
| Major Concern | A system or component that is considered significantly deficient or is unsafe. |
| Safety Hazards | Denotes a condition that is unsafe and in need of prompt attention. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Not Present | Item not present or not found. |

General Information

Property Information

Property Address 232 Citizen Street
City Bay Saint Louis State Mississippi Zip 39520

Client Information

Client Name Dianna and Mark Webb
Client Address 232 Citizen Street
City Bay Saint Louis State Mississippi Zip 39520
Phone (601) 981-2073
Email msdixe@aol.com

Inspection Company

Inspector Name Justin Chewning
Company Name Home Inspection Building Specialist Inc.
Address PO Box 273
City Ocean Springs, State MS Zip 39566
Phone (228)875-3699
Email rickey@hibsonline.com
Amount Received 390
Inspector: Justin Chewning MHIB0656, Rickey Authement MHIB0157NH



Conditions

Others Present Seller Property Occupied Vacant
Estimated Age 1900 (126 years) Entrance Faces North
Inspection Date 2026-03-04
Start Time 1300 End Time 1603

General Information (Continued)

Electric On Yes
Natural Gas / Propane On Not Applicable
Water On Yes
Temperature 71
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage / Carport None
Water Source City How Verified Listing
Sewage Disposal City How Verified Listing

Standards of Practice

AMERICAN SOCIETY OF HOME INSPECTORS
Standards of Practice

- 1.Introduction
 - 2.Purpose & Scope
 - 3.Structural System
 - 4.Exterior
 - 5.Roofing System
 - 6.Plumbing System
 - 7.Electrical System
 - 8.Heating System
 - 9.Air Conditioning System
 - 10.Interior
 - 11.Insulation & Ventilation
 - 12.Fireplaces & Solid Fuel Burning Appliances
 - 13.General Limitations & Exclusions
- Glossary

Effective 1 January 2000
2000 American Society of Home Inspectors

1. INTRODUCTION

1.1 The American Society of Home Inspectors, Inc. (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the American Society of Home Inspectors. Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 The inspector shall:

A. inspect:

- 1.readily accessible systems and components of homes listed in these Standards of Practice.
- 2.installed systems and components of homes listed in these Standards of Practice.

B. report:

Standards of Practice (Continued)

1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and the reason they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

- A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall:

A. inspect:

1. the structural components including foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe:

1. the foundation and report the methods used to inspect the under-floor crawl space.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to:

- A. provide any engineering service or architectural service.
- B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. describe the exterior wall covering.

4.2 The inspector is NOT required to:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical, or hydrological conditions.
4. recreational facilities.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

Standards of Practice (Continued)

- A. inspect:
 - 1. the roof covering.
 - 2. the roof drainage systems.
 - 3. the flashings.
 - 4. the skylights, chimneys, and roof penetrations.
- B. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:

- A. inspect:
 - 1. antennae.
 - 2. interiors of flues or chimneys which are not readily accessible.
 - 3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:

- A. inspect:
 - 1. the interior water supply and distribution systems including all fixtures and faucets.
 - 2. the drain, waste and vent systems including all fixtures.
 - 3. the water heating equipment
 - 4. the vent systems, flues, and chimneys.
 - 5. the fuel storage and fuel distribution systems.
 - 6. the drainage sumps, sump pumps, and related piping.
- B. describe:
 - 1. the water supply, drain, waste, and vent piping materials.
 - 2. the water heating equipment including the energy source.
 - 3. the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

- A. inspect:
 - 1. the clothes washing machine connections.
 - 2. the interiors of flues or chimneys which are not readily accessible.
 - 3. wells, well pumps, or water storage related equipment.
 - 4. water conditioning systems.
 - 5. solar water heating systems.
 - 6. fire and lawn sprinkler systems.
 - 7. private waste disposal systems.
- B. determine:
 - 1. whether water supply and waste disposal systems are public or private.
 - 2. the quantity or quality of the water supply.
 - 3. operate safety valves or shut off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:

- A. inspect:
 - 1. the service drop.
 - 2. the service entrance conductors, cables, and raceways.
 - 3. the service equipment and main disconnects.
 - 4. the service grounding.
 - 5. the interior components of service panels and sub panels.
 - 6. the conductors.
 - 7. the overcurrent protection devices.
 - 8. a representative number of installed lighting fixtures, switches, and receptacles.
 - 9. the ground fault circuit interrupters.

Standards of Practice (Continued)

B. describe:

- 1.the amperage and voltage rating of the service
- 2.the location of main disconnect(s) and sub panels
- 3.the wiring methods

C. report:

- 1.on the presence of solid conductor aluminum branch circuit wiring
- 2.on the absence of smoke detectors

7.2 The inspector is NOT required to:

A. inspect:

- 1.the remote control devices unless the device is the only control device.
- 2.the alarm systems and components.
- 3.the low voltage wiring, systems and components.
- 4.the ancillary wiring, systems and components not a part of the primary electrical power distribution system.

B. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The inspector shall:

A. inspect:

- 1.the installed heating equipment.
- 2.the vent systems, flues, and chimneys.

B. describe

- 1.the energy source.
- 2.the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A. inspect:

- 1.the interiors of flues or chimneys which are not readily accessible.
- 2.the heat exchanger.
- 3.the humidifier or dehumidifier.
- 4.the electronic air filter.
- 5.the solar space heating system.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A. inspect the installed central and through-wall cooling equipment.

B. describe:

- 1.the energy source.
- 2.the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

A. inspect electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

A. inspect:

- 1.the walls, ceilings, and floors.
- 2.the steps, stairways, and railings.
- 3.the countertops and a representative number of installed cabinets.
- 4.a representative number of doors and windows.
- 5.garage doors and garage door operators.

Standards of Practice (Continued)

10.2 The inspector is NOT required to:

A. inspect:

- 1.the paint, wallpaper, and other finish treatments.
- 2.the carpeting.
- 3.the window treatments.
- 4.the central vacuum systems.
- 5.the household appliances.
- 6.recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A. inspect:

- 1.the insulation and vapor retarders in unfinished spaces.
- 2.the ventilation of attics and foundation areas.
- 3.the mechanical ventilation systems.

B. describe:

- 1.the insulation and vapor retarders in unfinished spaces.
- 2.the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. inspect :

- 1.the system components.
- 2.the vent systems, flues, and chimneys.

B. describe:

- 1.the fireplaces and solid fuel burning appliances.
- 2.the chimneys.

12.2The inspector is NOT required to:

A. inspect:

- 1.the interiors of flues or chimneys.
- 2.the firescreens and doors.
- 3.the seals and gaskets.
- 4.the automatic fuel feed devices.
- 5.the mantles and fireplace surrounds.
- 6.the combustion make-up air devices.
- 7.the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1General limitations:

A. Inspections performed in accordance with these Standards of Practice

1.are not technically exhaustive.

2.will not identify concealed conditions or latent defects

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

Standards of Practice (Continued)

13.2 General exclusions:

A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. Inspectors are NOT required to determine:

1. the condition of systems or components which are not readily accessible.

2. the remaining life of any system or component.

3. the strength, adequacy, effectiveness, or efficiency of any system or component.

4. the causes of any condition or deficiency.

5. the methods, materials, or costs of corrections.

6. future conditions including, but not limited to, failure of systems and components.

7. the suitability of the property for any specialized use.

8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).

9. the market value of the property or its marketability.

10. the advisability of the purchase of the property.

11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.

12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.

13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

14. the operating costs of systems or components.

15. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.

2. or perform engineering services.

3. or perform work in any trade or any professional service other than home inspection.

4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:

1. any system or component which is shut down or otherwise inoperable.

2. any system or component which does not respond to normal operating controls.

3. shut-off valves.

E. Inspectors are NOT required to enter:

1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.

2. the under-floor crawl spaces or attics which do not conform to recognized standards for clearance.

F. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.

2. systems or components which are not installed.

3. decorative items.

4. systems or components located in areas which are not entered in accordance with these Standards of Practice.

5. detached structures other than garages and carports.

6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:

1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.

2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.

3. dismantle any system or component, except as explicitly required by these Standards of Practice.

GLOSSARY OF ITALICIZED WORDS

Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space

Standards of Practice (Continued)

within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions

Component

A part of a system

Decorative

Ornamental; not required for the proper operation of the essential systems and components of a home

Describe

To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components

Dismantle

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect

To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector

A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Standards of Practice (Continued)

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report

To communicate in writing

Representative Number

One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Significantly Deficient

Unsafe or not functioning

Shut Down

A state in which a system or component cannot be operated by normal operating controls

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent components, assembled to carry out one or more functions

Technically Exhaustive

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-Floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a readily accessible, installed component or system which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable (Romex), armored cable (bx) or knob and tube, etc.

Lots and Grounds

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Consider having these structures inspected by a qualified inspector for safety reasons.

- 1. Acceptable Walks: Concrete Pavers, Concrete
- 2. Acceptable Driveway: Dirt, Gravel
- 3. Attention Needed Porch: Concrete - The front porch has some settlement cracks. Recommend a licensed contractor make the needed corrections.



- 4. Major Concern Porch: Wood - The wood framing supporting the front porch shows visible deterioration consistent with wood destroying insect activity. Structural wood members exhibiting insect damage may have reduced structural capacity and may continue to deteriorate if the infestation remains active. Recommend evaluation by a licensed pest control professional to determine if active infestation is present and a qualified contractor remove and replace all structurally compromised wood components.



- 5. Safety Hazards Steps/Stoops: Concrete - Exterior steps had no handrail. Generally-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.



- 6. Acceptable Patio: Wood

Lots and Grounds (Continued)

7. Major Concern Patio Cover: Wood - The left side patio cover is not properly attached / flashed to the home. Recommend a licensed contractor make the needed corrections.



8. Major Concern Deck: Wood - Damaged wood was observed at the deck framing and portions of the deck appear to be constructed in direct contact with soil. Wood in soil contact is highly susceptible to accelerated deterioration and termite activity. Structural members showing deterioration should be replaced and the deck should be reconstructed so that structural framing is properly elevated above grade and protected from moisture exposure.



9. Major Concern Deck Cover: Wood - The deck cover has damaged wood and was observed sagging. Recommend a licensed contractor remove and replace all damaged wood.



10. Major Concern Grading: Negative slope - The exterior grade slopes toward the structure allowing rainwater to collect beneath the crawlspace. Standing moisture was observed beneath the structure during the inspection despite no recent rainfall. Chronic moisture conditions in crawlspaces can accelerate wood deterioration and create conditions conducive to termite activity and fungal growth. Recommend correction of site grading and drainage to divert surface water away from the structure.



Lots and Grounds (Continued)

Grading: (continued)



11. Attention Needed Grading: Minor slope - Bait traps were observed around the perimeter of the home, indicating a possible termite or pest control program. Recommend consulting with the seller for details regarding any existing pest control contracts, treatment history, or ongoing service agreements.



12. Attention Needed Vegetation: Trees, Shrubs/Weeds - Roots from a tree located near the foundation could cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species. Consider evaluation by a qualified arborist.



13. Not Inspected Fences: Wood - Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected. *Note: Fence and / or gates are in need of repair.



Lots and Grounds (Continued)

Fences: (continued)



Structure

Photographs included in this report are provided for reference and documentation purposes only and are not intended to represent all observed conditions or all locations where similar conditions may exist. Conditions noted in the report may be present in additional areas that were not photographed.

- 1. Major Concern Floor/Slab: Dirt - Wet soil conditions were observed beneath the structure during the inspection despite no recent rainfall. Persistent crawlspace moisture can accelerate wood deterioration and contribute to conditions favorable for termite activity and fungal growth. Recommend further evaluation and correction of moisture sources including grading, drainage, and ventilation improvements.



- 2. Major Concern Foundation: Pier / Beam
- 3. Acceptable Structure Type: Wood frame
- 4. Major Concern Differential Movement: Sloping floors
- 5. Major Concern Beams: Wood - Structural beams supporting the floor framing were observed deteriorated, sagging, and in some locations broken or improperly spliced without adequate pier support. Several supporting piers also appear deteriorated from long-term moisture exposure and possible termite activity. These conditions indicate significant structural distress within the crawlspace framing system. Recommend a qualified contractor or structural professional further evaluate the structural support system and repair or replace all compromised beams and piers.

Due to the extent of deterioration observed, the structural integrity of the floor framing system is considered significantly compromised. The full extent of structural damage cannot be determined without removal of insulation and additional invasive evaluation.

Substantial structural repairs or reconstruction may be required to restore structural integrity.

Structure (Continued)

Beams: (continued)



Structure (Continued)

Beams: (continued)



6. Major Concern

Joists/Trusses: Wood - Many floor joists were observed deteriorated and structurally compromised throughout the crawlspace. Several joists appear to have been previously repaired by scabbing additional lumber to damaged members; however, the existing joists and repair members show continued deterioration consistent with moisture exposure and termite damage. Significant sagging of the floor structure was observed in the rear right portion of the home. Recommend a qualified contractor or structural professional evaluate the framing system and replace damaged joists as necessary to restore structural integrity.



Structure (Continued)

Joists/Trusses: (continued)



- 7. Major Concern
- 8. Major Concern
- 9. Major Concern

Piers/Posts: Masonry

Subfloor: Wood

Structure Advisory: Distressed Structure - The residence inspected appears to be experiencing significant structural deterioration and long-term environmental exposure typical of older coastal structures. Visible damage was observed in portions of the structural framing system including deteriorated beams, damaged floor joists, structural sagging, and evidence of wood destroying insect activity. In addition, large portions of the floor structure beneath the home are concealed by spray foam and fiberglass insulation, preventing full visual evaluation of the structural framing system.

Because the majority of the structural components are concealed and deterioration was observed in the limited areas that were visible, it is possible that additional structural damage exists within areas that could not be inspected. Determining the complete condition of the structural system would likely require removal of insulation and further invasive evaluation beyond the scope of a general home inspection.

Prospective buyers should understand that homes exhibiting structural deterioration and concealed framing conditions can require substantial repair or reconstruction to restore structural integrity. The extent and cost of such repairs cannot be determined within the scope of this inspection. Buyers are strongly encouraged to obtain evaluations from qualified contractors, structural professionals, and pest control specialists in order to determine the full scope of repairs and the associated costs before proceeding with purchase.

Careful consideration should be given to the feasibility of repairing the structure relative to the overall condition of the building. Due diligence, including obtaining repair estimates and consulting with local building authorities regarding any applicable construction or floodplain regulations, is strongly recommended prior to finalizing any purchase decisions.

Roof

No destructive testing or research

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

All Roof Surface

1. Method of Inspection: On roof

2. Major Concern Material: Metal - The roof covering consists of metal panels with areas of rust and debris accumulation. Significant debris buildup was observed across large portions of the roof surface. The rear right section of the roof exhibits visible sagging which may be related to structural framing issues beneath the roof. Heavy debris accumulation also adds weight to the roof structure when wet. Recommend removal of debris and further evaluation of the roof structure and covering by a qualified roofing contractor.



3. Type: Shed

4. Layers 1 Layer

Roof (Continued)

- 5. Approximate Age: Unknown
- 6. Acceptable Flashing: Metal
- 7. Major Concern Skylights: DIY, Non engineered/ manufactured - Glass panels were installed as makeshift skylights and do not appear to be part of a manufactured skylight system. These panels are not properly flashed and may allow water intrusion into the roof structure. Improvised installations can lead to roof leakage and structural deterioration over time. Recommend removal of these panels and installation of properly manufactured and flashed skylight assemblies or replacement of the roofing materials in these areas.

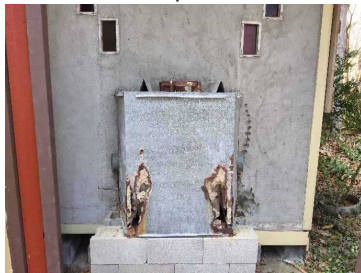


- 8. Major Concern Plumbing Vent Flashings: None present - The plumbing vent penetration through the roof is not properly flashed. Recommend repair or replacement of the flashing to provide a proper watertight seal.



Left side Chimney

- 9. Safety Hazards Chimney: Metal - The chimney is damaged, and missing several components needed for safe use. Recommend a qualified chimney sweep further evaluate to determine the scope of work needed for replacement.



- 10. Major Concern Flue/Flue Cap: Missing - The flue pipe was not installed above the firebox. Without a properly installed flue, combustion gases and heat cannot be safely vented from the fireplace, which may allow smoke and carbon monoxide to enter the home. Recommend a qualified fireplace contractor evaluate and install the proper flue and venting components before the fireplace is used.

Roof (Continued)

Flue/Flue Cap: (continued)



Middle Chimney

- 11. Acceptable
- 12. Acceptable
- 13. Major Concern

Chimney: Metal

Flue/Flue Cap: Metal

Chimney Flashing: Metal - The flashing installed at the roof penetration around the fireplace flue pipe appears to be improper. Improper flashing at this location can allow water intrusion into the roof structure and interior building materials. Recommend a qualified roofing contractor evaluate the flashing installation and make the necessary corrections to ensure the roof penetration is properly sealed and weather-tight.



Exterior

Main Exterior Surface

1. Attention Needed Type: Wood - Damaged wood was observed at the front of the home. Recommend a licensed contractor remove and replace all damaged wood.



2. Attention Needed Type: Wood - Raw wood siding was observed. Recommend sanding, painting, etc to preserve the life of the materials.

Exterior (Continued)

Type: (continued)



Partial Exterior Surface

- 3. Acceptable Type: Cement Fiber
- 4. Attention Needed House Numbers Not installed - House numbers missing a number to identify address of home. Recommend correction.
- 5. Attention Needed Trim: Wood - Raw wood was observed in a number of areas around the exterior of the home. Recommend painting / staining to preserve the life of the materials.



- 6. Attention Needed Trim: Wood - Wood boring bee damage was observed. Recommend filling holes with wood filler and paint.



- 7. Major Concern Trim: Wood - Damaged wood consistent with wood destroying insect activity was observed at several areas of the exterior siding and trim. Wood components affected by insect damage may continue to deteriorate if infestation remains active. Recommend evaluation by a licensed pest control professional and replacement of all damaged wood by a qualified contractor.

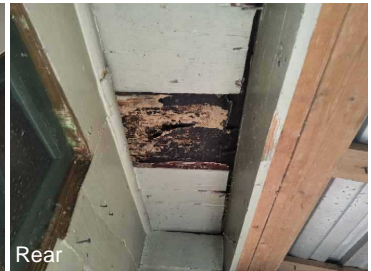
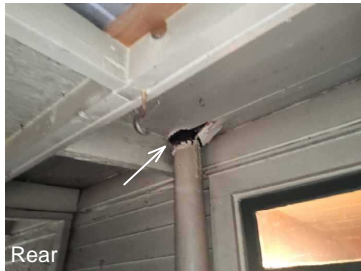


Exterior (Continued)

8. Attention Needed Fascia / Soffit: Open (Exposed rafter tails), Wood - Holes were observed chewed where rodents are gaining access to the attic. Recommend repairs.

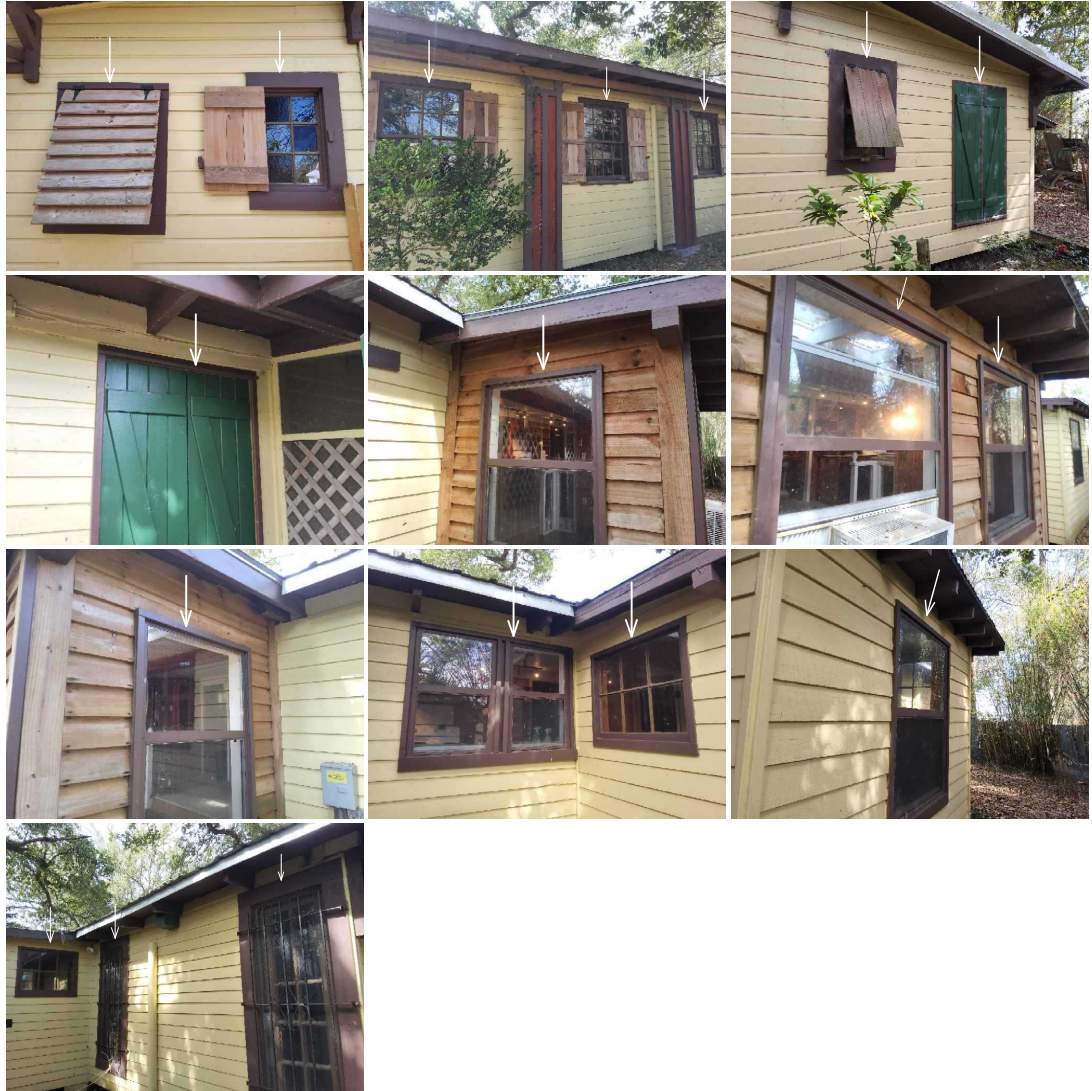


9. Major Concern Fascia / Soffit: Open (Exposed rafter tails), Wood - Fascia observed with wood damage at several locations. Recommend removing / replacing damaged wood. *The inspector was unable to determine if this was from moisture / wood destroying insect.



Exterior (Continued)

10. Attention Needed Windows: Wood, Metal - Windows appear to be installed without visible head flashing and appear dependent primarily on sealant to prevent water intrusion. Sealant is considered a maintenance component and deteriorates over time. Without proper flashing above the window openings, moisture intrusion into the wall assembly may occur leading to concealed deterioration. Recommend evaluation and correction by a qualified contractor.



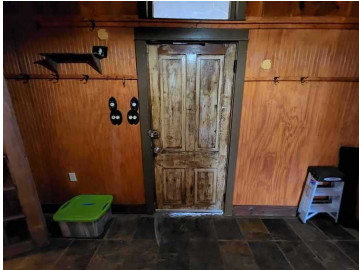
- 11. Attention Needed Window Screens: Not installed - Screens not installed. Recommend installing screens.
- 12. Acceptable Shutters Wood
- 13. Attention Needed Entry Doors: Wood - Strike plates are missing at the door casing. Recommend replace.

Exterior (Continued)

Entry Doors: (continued)



14. Attention Needed Entry Doors: Wood - Door does not seal to the weather stripping at all sides of the door. Recommend correction.



15. Attention Needed Patio Door: French door - Loose peeling paint conditions are in need of maintenance. Recommend scraping and recoating the areas with this condition. *Note: Houses built prior to 1978 may have concerns for lead base paint. Proceed with caution when prepping paint that may contain lead and / or consult with qualified professionals.



16. Attention Needed Patio Door: French door - Torn screens are observed on the outer door. Recommend repair / replace.



Exterior (Continued)

17. Major Concern Exterior Electric Outlets: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician make the needed corrections.



18. Safety Hazards Exterior Electric Outlets: 110 VAC GFCI - Exterior outlets are missing weathertight covers. Recommend a licensed electrician replace missing covers.



19. Attention Needed Exterior Lighting: Surface mount, Ceiling mount - The light fixtures did not function. Recommend replace the bulbs and retest.



Exterior (Continued)

20. Attention Needed Exterior Lighting: Surface mount, Ceiling mount - Glass pane was loose. Recommend replace.



21. Safety Hazards Exterior Electrical: 110V - Romex wiring was observed run outside of conduit. Recommend a licensed electrician make the needed corrections.



22. Attention Needed Ceiling Fans: Surface mount - The ceiling fan is operable but the blades are sagging from humidity. Recommend replace.



23. Attention Needed Hose Bibs: Gate - The hose bib at the front of the home is not secured to the home. Recommend repairs.



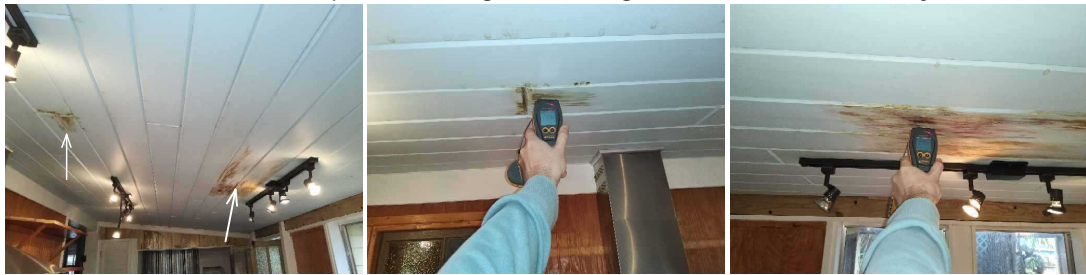
Kitchen

Middle Kitchen

1. Safety Hazards Cooking Appliances: General Electric - Anti-tip bracket not installed to avoid tipping. Recommend installing anti-tip per manufacture instruction.



- 2. Acceptable Ventilator: Manufacturer unknown
- 3. Acceptable Disposal: In-Sinkerator
- 4. Acceptable Dishwasher: Samsung
- 5. Not Present Refrigerator: None
- 6. Acceptable Sink: Porcelain Coated
- 7. Acceptable Plumbing/Fixtures: Double Valve Split Fixture
- 8. Acceptable Cabinets: Wood
- 9. Acceptable Counter Tops: Porcelain, Other
- 10. Acceptable Pantry: Single Door
- 11. Acceptable Floor: Wood
- 12. Acceptable Walls: Paneling
- 13. Major Concern Ceiling: Wood - Moisture staining was observed on the kitchen ceiling and elevated moisture readings were detected during the inspection. Elevated moisture levels indicate an active or recent moisture intrusion source. Continued exposure to moisture may lead to structural deterioration and microbial growth. Recommend a qualified contractor locate and repair the source of moisture and replace damaged building materials as necessary.



- 14. Acceptable Doors: Wood
- 15. Acceptable Windows: Metal
- 16. Major Concern Electrical: 110 VAC GFCI - GFCI outlets were tripped and will not reset. Recommend a licensed electrician replace the outlets.



Kitchen (Continued)

17. Acceptable HVAC Source: Mini Split

Laundry Room

Washing machines and clothes dryers are not fixed components of the home, therefore no inspections were performed to these particular components.

Rear Laundry Room/Area

- 1. Acceptable Floor: Wood
- 2. Acceptable Washer and Dryer Electrical: 110-220 VAC
- 3. Acceptable Washer Hose Bib: Gate valves
- 4. Acceptable Washer Drain: Wall mounted drain
- 5. Acceptable Dryer Vent: Metal flex
- 6. Acceptable Electrical: 110 VAC

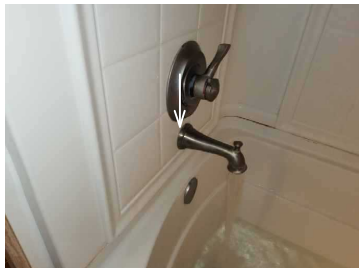
Bathroom

Primary Bathroom

- 1. Acceptable Floor: Wood, Tile
- 2. Acceptable Walls: Paneling
- 3. Acceptable Ceiling: Wood
- 4. Acceptable Doors: Wood
- 5. Acceptable Windows: Wood
- 6. Acceptable Cabinets: Wood
- 7. Acceptable Counter Tops: Plastic
- 8. Major Concern Sink/Basin: Plastic - The vanity sink drain is leaking in the primary bathroom. Recommend a licensed plumber make the needed corrections.



- 9. Attention Needed Plumbing / Fixtures: Double Valve Split Fixture, Single Valve Scald Proof Fixture - Spigot is not sealed to the tubs surround. Recommend sealing.



Bathroom (Continued)

10. Major Concern Plumbing / Fixtures: Double Valve Split Fixture, Single Valve Scald Proof Fixture - The vanity sink faucet leaks at the valve stems. Recommend a licensed plumber make the needed corrections.



11. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
12. Attention Needed Toilets: Kohler - The toilet bowl in the bathroom is loose at the floor, which can lead to movement during use. This condition may cause damage to the wax gasket seal, potentially resulting in leaks and water damage. To maintain proper function and avoid further issues, Recommend that the toilet be properly secured to the floor by a qualified professional.



13. Acceptable Ventilation: Electric ventilation fan and window
14. Acceptable Electrical: 110 VAC GFCI
15. Not Present HVAC Source: None

Rear Half Bathroom

16. Acceptable Ceiling: Paneling
17. Acceptable Walls: Paneling , Wood
18. Acceptable Floor: Wood, Other
19. Attention Needed Doors: Wood with glass, Wood - The door to the commode drags the casing when closed. Recommend adjustments.
20. Acceptable Windows: Wood
21. Attention Needed Electrical: 110 VAC - The light fixture is missing its globe. Recommend replace.



Bathroom (Continued)

22. Major Concern Electrical: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician replace the outlet.



23. Acceptable Sink/Basin: Pedestal
24. Acceptable Faucets/Traps: Double Valve Split Fixture
25. Acceptable Toilets: Kohler
26. Not Present HVAC Source: None
27. Acceptable Ventilation: Window

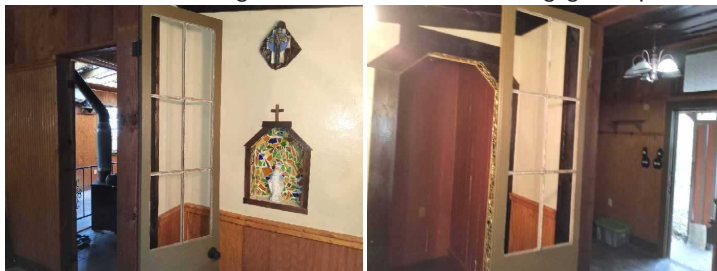
Living Space

Foyer Living Space

1. Acceptable Closet: Open
2. Acceptable Floor: Tile
3. Major Concern Walls: Wood, Paneling, Drywall - Dirt tubes and wood destroying insect damage were observed above the front door. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.



4. Acceptable Ceiling: Metal
5. Attention Needed Doors: Wood with glass - Doors are missing glass panes. Recommend replace.



Living Space (Continued)

6. Safety Hazards Windows: Non-opening - The window in the foyer has cracked glass. Recommend replace.



7. Acceptable Electrical: 110 VAC
8. Not Present HVAC Source: None

Family Room, Bar Living Space

9. Acceptable Ceiling: Paneling
10. Major Concern Walls: Paneling - Dirt tubes and wood destroying insect damage were observed above the beam. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.



11. Acceptable Floor: Tile, Wood

12. Attention Needed Doors: Wood with glass - Doors are missing glass panes. Recommend replace.



13. Attention Needed Windows: Wood - Windows were stuck shut at the time of the inspection. Recommend maintenance needed to make the windows operable.



14. Acceptable Electrical: 110 VAC
15. Acceptable HVAC Source: Mini Split

Living Space (Continued)

Hallway(s) Living Space

- 16. Acceptable Ceiling: Drywall
- 17. Acceptable Walls: Paneling
- 18. Acceptable Floor: Wood
- 19. Acceptable Doors: Wood, Wood with glass
- 20. Acceptable Windows: Wood
- 21. Acceptable Electrical: 110 VAC
- 22. Not Present HVAC Source: None
- 23. Safety Hazards Smoke Detector: Not installed - Smoke detector not installed in immediate area outside bedrooms. Recommend installing smoke detector.
- 24. Safety Hazards Carbon Monoxide Detector: Not installed - Carbon monoxide not installed in immediate area outside the hall bedrooms. Recommend replacing smoke detector with a combo smoke detector / carbon monoxide detector.

Rear Dining Area Living Space

- 25. Major Concern Ceiling: Wood - Moisture stains observed on the ceiling. Upon moisture survey this area tested elevated for moisture. Recommend a licensed contractor remove and replace all damaged wood.



- 26. Acceptable Walls: Paneling
- 27. Acceptable Floor: Tile
- 28. Acceptable Windows: Metal
- 29. Acceptable Electrical: 110 VAC
- 30. Not Present HVAC Source: None

Fireplace

Family Room Fireplace

1. Not Inspected Fireplace Construction: Prefab - This fireplace is no longer in useable condition. *Reference Roof page for additional comments.
2. Type: Wood burning
3. Acceptable Fireplace Insert: Standard
4. Acceptable Hearth: Raised

Family Room Fireplace

5. Major Concern Freestanding Stove: Wood burning - Due to the age and condition of this unit the inspector recommends having further evaluated by a qualified chimney sweep before use.



6. Type: Wood burning
7. Acceptable Flue: Metal
8. Safety Hazards Hearth: Flush mounted - The hearth at the wood burning stove is incorrect. Recommend a licensed contractor make the needed corrections.



Bedroom

Left Bedroom

1. Acceptable Floor: Wood
2. Acceptable Walls: Paneling
3. Acceptable Ceiling: Paneling
4. Acceptable Doors: Wood
5. Acceptable Windows: Wood
6. Acceptable Electrical: 110 VAC
7. Attention Needed Ceiling Fan Switched - Low head height on the ceiling fan. Recommend removing.

Bedroom (Continued)

Ceiling Fan (continued)



8. Acceptable

HVAC Source: Mini Split

9. Safety Hazards

Smoke Detector: Battery operated - Smoke detected did not function when manually tested. Recommend repair or replace.



Primary Bedroom

10. Acceptable

Closet: Single Doors

11. Acceptable

Closet: Walk In

12. Acceptable

Floor: Wood

13. Acceptable

Walls: Paneling

14. Acceptable

Ceiling: Paneling

15. Acceptable

Doors: Wood

16. Safety Hazards

Windows: Wood - The window has cracked glass in the primary bedroom. Recommend replace.



17. Safety Hazards

Windows: Wood - The window locking hardware is damaged, breaching the security of the home. It is recommended to repair or replace the locking mechanisms to restore security and prevent unauthorized access.



Bedroom (Continued)

18. Acceptable Electrical: 110 VAC
19. Safety Hazards Ceiling Fan Switched - The ceiling fan is hanging by its wiring in the closet. Recommend repairs.



20. Acceptable HVAC Source: Mini Split
21. Safety Hazards Smoke Detector: Not installed - Smoke detector not installed in bedroom. Recommend installing smoke detector.

Attic

All accessible Attic

1. Method of Inspection: From the attic access
2. Acceptable Access Doors
3. Acceptable Roof Framing: Common
4. Acceptable Sheathing: Dimensional wood
5. Major Concern Ventilation: None - The attic appears to have limited ventilation openings. Inadequate ventilation can contribute to moisture accumulation and increased attic temperatures. Recommend evaluation and installation of additional attic ventilation where needed.
6. Acceptable Insulation: Fiberglass, Batts
7. Acceptable Vapor Barrier: Paper
8. Acceptable Insulation Depth: 3-6
9. Acceptable Wiring/Lighting: 110 VAC

Plumbing

1. Not Inspected Service Line: Buried, Not visible



2. Not Inspected Main Water Shutoff: Not Visible, not located - Water shut off was not located. Recommend installing water shut off and / or locate and make accessible.

Plumbing (Continued)

3. Attention Needed Water Lines: Plastic, Pex - Exposed water supply lines were observed at the exterior of the home without proper insulation. Uninsulated pipes are susceptible to freezing and potential damage during cold weather. It is recommended to insulate all exposed exterior water lines to prevent freezing and maintain system integrity. *Note: Pipes are hanging under the house without proper support.



4. Not Present
5. Acceptable
6. Major Concern

Service Caps: Not visible

Vent Pipes: PVC

Drain piping: PVC - Drain piping beneath the structure appears improperly installed in areas. Portions of the piping run up and over structural framing members rather than maintaining a continuous downward slope toward the discharge point. Improper slope can restrict drainage and allow waste accumulation within the piping. Some sections also appear inadequately supported. Recommend a qualified plumbing contractor evaluate and correct the drain piping installation.



7. Not Present
8. Not Present
9. Attention Needed

Gas Meter: Not visible

Main Gas Valve: Not visible

Gas Service Lines: Galvanized - Gas lines were not capped off. If plans of restoring gas the inspector recommends capping unused gas lines.

Plumbing (Continued)

Gas Service Lines: (continued)



Primary bathroom Water Heater

10. Attention Needed Water Heater Operation: Functional at time of inspection - The water heater appears to be at or beyond the typical service life expected for this type of equipment. While the unit operated at the time of inspection, aging water heaters may fail without warning and can cause water damage when leakage occurs. Proactive replacement should be considered.

11. Manufacturer: Whirlpool



12. Model Number: E2F40RD045V Serial Number: 0603129058

13. Type: Electric Capacity: 40 Gal.

14. Approximate Age: 2006 (20 years) Area Served: Whole home

15. Acceptable TPRV and Drain Tube: Copper

16. Major Concern Drip Pan Not installed - A drip pan was not installed beneath the water heater. A pan helps limit water damage in the event of leakage. Recommend installing a properly drained pan beneath the water heater.



Crawl Space

All Crawl Space

1. Method of Inspection: From under the home
2. Not Inspected Unable to Inspect: Back, Right corner - The underside of the structure at the rear right corner was not accessible at the time of the inspection. Conditions in this area could not be observed. Recommend access be provided and the area evaluated to confirm the condition of the structure and crawlspace components.
3. Acceptable Access: Open at areas
4. Major Concern Moisture Penetration: Ongoing source for moisture - Reference structure page for soil conditions in the crawlspace.
5. Moisture Location: Grading
6. Major Concern Ventilation: Open at perimeter (3 Sides) - Crawlspace ventilation was observed to be open along much of the perimeter, with limited venting present only at portions of the front and rear right corner of the structure. Soil conditions beneath the home were wet at the time of the inspection despite no recent rain events, which suggests moisture may be accumulating beneath the structure. Excessive crawlspace moisture can contribute to wood deterioration, elevated humidity levels within the home, and conditions conducive to fungal growth or wood-destroying organisms. Recommend a qualified contractor further evaluate the crawlspace moisture conditions and improve drainage and/or ventilation as needed to reduce moisture accumulation beneath the structure.



Crawl Space (Continued)

Ventilation: (continued)



7. Major Concern

Insulation: Fiberglass batt - The underside of the floor system is insulated with spray foam and fiberglass batt insulation which conceals large portions of the framing system. Evidence of termite damage was observed in accessible areas; however, concealed framing prevents determination of the full extent of deterioration. In the inspector's professional opinion, removal of insulation may be necessary to fully evaluate the structural framing and determine the scope of required repairs.

The spray foam and fiberglass insulation conceal large portions of the framing system, preventing determination of the full extent of termite damage and structural deterioration. In the inspector's professional opinion, removal of insulation and comprehensive structural evaluation is necessary to determine the scope of required repairs.



Crawl Space (Continued)

8. Major Concern Vapor Barrier: Not installed - No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.



9. Safety Hazards Electrical: Romex - Electrical wiring was observed hanging beneath the floor framing with incomplete or improper terminations. Exposed or unsupported wiring presents potential shock and fire hazards. Recommend a licensed electrician secure and properly terminate wiring in approved electrical boxes.



Air Conditioning

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Rear AC System

1. Attention Needed A/C System Operation: Functional - The HVAC system appears older based on available labeling and observed condition. Heating and cooling equipment typically has a service life of approximately 12 to 20 years depending on maintenance and operating conditions. The system responded to testing but performance issues were observed during the inspection. Due to the age of the equipment and the operational concerns noted, further evaluation by a licensed HVAC contractor is recommended to determine the scope of repairs needed and to assess the remaining serviceability of the system.
2. Attention Needed Exterior Unit: Pad mounted - Out of level - The pad supporting the air-conditioner compressor housing was not level. Recommend that the compressor housing be leveled.

Air Conditioning (Continued)

Exterior Unit: (continued)



3. Manufacturer: Fujitsu



4. Model Number: AOU18RLXFW Serial Number: KSN029772

5. Area Served: Family Room Approximate Age: Undetermined

6. Fuel Type: 220-240 VAC Output: 55

7. Type: Mini Split Capacity: 1.5 Ton

8. Attention Needed Refrigerant Lines: Suction line and liquid line - Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.



9. Acceptable

Evaporator Coil: Not visible

10. Acceptable

Electrical Disconnect: Breaker disconnect

Rear AC System

11. Major Concern

A/C System Operation: Limited cooling - The air conditioning blower operated but the system did not produce cool air during testing. This condition may indicate mechanical or refrigerant issues requiring service. Recommend evaluation and repair by a qualified HVAC technician.

The HVAC system appears older based on available labeling and observed condition. Heating and cooling equipment typically has a service life of approximately 12 to 20 years depending on maintenance and operating conditions. The system responded to testing but performance issues were observed during the inspection. Due to the age of the equipment and the operational concerns noted, further evaluation by a licensed HVAC contractor is recommended to determine the scope of repairs needed and to assess the remaining serviceability of the system.

Air Conditioning (Continued)

12. Attention Needed Exterior Unit: Pad mounted - Out of level - The pad supporting the air-conditioner compressor housing was not level. Recommend that the compressor housing be leveled.



13. Manufacturer: Fujitsu



14. Model Number: AOU36RML Serial Number: GPN003518

15. Area Served: Bedrooms, Kitchen Approximate Age: Undetermined

16. Fuel Type: 220-240 VAC Output: 75

17. Type: Mini Split Capacity: 3 Ton

18. Not Inspected Evaporator Coil: Not visible

19. Attention Needed Refrigerant Lines: Suction line and liquid line - Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.



20. Acceptable

Electrical Disconnect: Breaker disconnect

Heating System

Primary bedroom Heating System

1. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested.
Recommend a licensed HVAC technician service the units.
2. Manufacturer: Fujitsu



3. Model Number: ASU9RMLQ Serial Number: GOA025048
4. Type: Forced air Capacity: Undetermined
5. Area Served: Primary bedroom Approximate Age: Undetermined
6. Fuel Type: Electric
7. Acceptable Condensate Removal: Plastic tubing
8. Acceptable Blower Fan/Filter: Direct drive with reusable filter

Family Room Heating System

9. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested.
Recommend a licensed HVAC technician service the units.
10. Manufacturer: Fujitsu



11. Model Number: ASU18RLF Serial Number: KSA068687
12. Type: Mini Split Capacity: Undetermined
13. Area Served: Family Room Approximate Age: Undetermined
14. Fuel Type: Electric
15. Acceptable Condensate Removal: Plastic tubing
16. Acceptable Blower Fan/Filter: Direct drive with reusable filter

Kitchen / Dining Area Heating System

17. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested.
Recommend a licensed HVAC technician service the units.
18. Manufacturer: Fujitsu

Heating System (Continued)

Manufacturer: (continued)



19. Model Number: ASU9RMLQ Serial Number: GQA029673

20. Type: Mini Split Capacity: Undetermined

21. Area Served: Kitchen / Dining Area Approximate Age: Undetermined

22. Fuel Type: Electric

23. Acceptable Condensate Removal: Plastic tubing

24. Acceptable Blower Fan/Filter: Direct drive with reusable filter

Left Bedroom Heating System

25. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.

26. Manufacturer: Fujitsu



27. Model Number: ASU9RMLQ Serial Number: GQA033031

28. Type: Mini Split Capacity: Undetermined

29. Area Served: Left bedroom Approximate Age: Undetermined

30. Fuel Type: Electric

31. Acceptable Condensate Removal: Plastic tubing

32. Acceptable Blower Fan/Filter: Direct drive with reusable filter

33. Major Concern Thermostats: Remote controlled - The remote for the left bedroom Mini-split did not respond, batteries were replaced and unit still did not function. Recommend repair / replace.



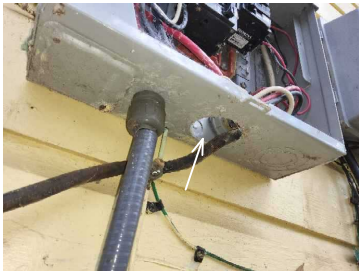
Electrical

1. Service Size Amps: 200 Volts: 220-240 VAC

2. Safety Hazards Service: Milbank - Service wire from the street is in contact with the tree limbs. Recommend tree limbs are trimmed away from the service wire.



3. Safety Hazards Service: Milbank - Open knockout was observed in the base of the main panel. Recommend a licensed electrician make the needed corrections.



4. Safety Hazards 240 VAC Branch Circuits: Copper - Wiring in the main panel appears to have had the sheathing chewed by an animal. Recommend a licensed electrician make the needed corrections.



5. Acceptable Conductor Type: Non-metallic sheathed cable

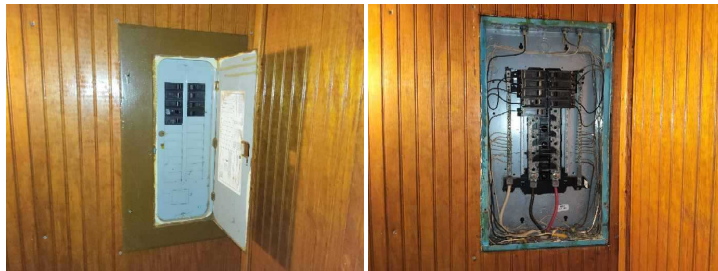
6. Acceptable Ground: Ground rod at main electric panel

Primary bedroom Electric Panel

Electrical (Continued)

7. Acceptable

Manufacturer: General Electric



8. Maximum Capacity: 60 Amps

9. Acceptable Breakers: Copper

10. Is the panel bonded? Yes

11. Are neutrals isolated from grounding system? Yes Neutrals are isolated from the grounding system components.

Final Comments

The residence located at 232 Citizen Street is an older raised wood-frame structure reported to have been constructed around the year 1900. Homes of this age often exhibit various forms of deterioration associated with long-term exposure to moisture, insect activity, structural settlement, and the natural aging of building materials. During the course of this inspection, numerous significant deficiencies were observed throughout multiple structural and building systems.

The most notable concerns involve the structural framing system beneath the home. Evidence of widespread deterioration was observed in the crawlspace framing, including compromised beams, damaged and sagging floor joists, deteriorated support piers, and areas where structural members appear to have been previously repaired or reinforced with additional lumber. Several structural components appear broken or improperly supported, and visible sagging of the floor framing was noted in certain areas of the structure. In some locations, the roof line appears to follow the same deflection pattern observed in the floor structure, suggesting that the structural movement may extend through portions of the building framing system.

The observed deterioration appears consistent with long-term moisture exposure and wood-destroying insect activity. Conditions conducive to continued deterioration were also observed, including negative grading that allows rainwater to collect beneath the structure and persistently damp soil conditions within the crawlspace. Evidence of termite activity and insect-related wood damage was noted in several areas of the home, including structural framing and interior wall areas. While damage was visible in accessible locations, portions of the floor structure are concealed by spray foam and fiberglass insulation, preventing a complete determination of the full extent of structural deterioration. Because large portions of the framing system are concealed, additional damage may exist in areas that could not be visually inspected during this evaluation.

Multiple other building systems also show signs of deterioration or functional deficiencies. The roof structure exhibits visible sagging in certain areas and contains improvised skylight installations that are not properly flashed. Exterior building components, including siding, trim, and fascia boards, show evidence of deterioration and insect damage in several locations. Moisture intrusion indicators were observed within interior areas of the home, including elevated moisture readings and visible staining in portions of the ceiling. Various electrical, plumbing, heating, and cooling deficiencies were also documented within the body of the report.

Final Comments (Continued)

It is important for prospective buyers to understand that the deficiencies described throughout this report represent only the conditions that were visible and accessible at the time of the inspection. The inspection process is visual in nature and does not include destructive testing. Because portions of the structural framing are concealed by insulation and building finishes, the full scope of structural damage cannot be determined without additional invasive evaluation and removal of concealed materials. Based on the conditions observed during the inspection, significant structural repairs and replacement of deteriorated building components may be required to restore the structural integrity of the home. The extent of these repairs cannot be fully determined within the scope of a general home inspection. Prospective buyers should anticipate that structural repairs could be extensive and should obtain evaluations from qualified contractors or structural professionals to determine the scope and cost of necessary repairs before proceeding with purchase.

The property is located in a coastal region where floodplain regulations and building requirements may apply. In some jurisdictions, when the cost of structural repairs or improvements exceeds a certain percentage of the building's assessed value, the structure may be required to be brought into compliance with current floodplain construction standards. These requirements can sometimes involve elevation of the structure or significant reconstruction. Buyers should consult with qualified contractors, local building officials, and other appropriate professionals to determine whether such regulations may apply to planned repairs or improvements.

Due to the age of the structure, the widespread evidence of structural deterioration, and the potential for concealed damage, the feasibility of repairing the home should be carefully evaluated prior to purchase. Buyers are strongly encouraged to conduct thorough due diligence, including obtaining detailed evaluations and cost estimates from licensed contractors, structural professionals, and pest control specialists. These evaluations can help determine the full scope of structural damage, identify necessary repairs, and provide a realistic understanding of the financial commitment required to restore the home.

Purchasing older homes can involve significant repair and maintenance responsibilities, and homes exhibiting extensive deterioration may require substantial reconstruction to bring them to modern safety and structural standards. For these reasons, buyers should proceed carefully and ensure that all necessary evaluations and repair cost assessments are completed before making any final purchasing decisions.

This report is intended to provide a professional assessment of the observable condition of the home at the time of inspection and should be used as one component of the buyer's overall due diligence process when evaluating the property.

Critical Structural Visibility Advisory

Large portions of the structural floor system beneath the home were concealed by spray foam insulation and fiberglass batt insulation at the time of the inspection. Because the insulation materials cover the framing members, the inspector was unable to visually evaluate the majority of the floor joists, beams, and structural connections beneath the structure. As a result, the inspection of the structural framing system was limited only to areas where portions of the framing were visible.

Where visible, structural deterioration consistent with moisture exposure and wood destroying insect activity was observed. However, because the majority of the structural components are concealed by insulation, the full extent of deterioration within the floor framing system could not be determined during this inspection. Additional damage may exist within concealed areas that were not visible at the time of inspection.

Final Comments (Continued)

In order to properly evaluate the structural framing system, removal of insulation materials would likely be required so that the structural members can be fully examined. Prospective buyers should understand that concealed conditions may exist and that the scope of necessary structural repairs may be greater than what could be visually confirmed during this inspection.

Major Concern Summary

Lots and Grounds

1. Porch: Wood - The wood framing supporting the front porch shows visible deterioration consistent with wood destroying insect activity. Structural wood members exhibiting insect damage may have reduced structural capacity and may continue to deteriorate if the infestation remains active. Recommend evaluation by a licensed pest control professional to determine if active infestation is present and a qualified contractor remove and replace all structurally compromised wood components.



2. Patio Cover: Wood - The left side patio cover is not properly attached / flashed to the home. Recommend a licensed contractor make the needed corrections.



3. Deck: Wood - Damaged wood was observed at the deck framing and portions of the deck appear to be constructed in direct contact with soil. Wood in soil contact is highly susceptible to accelerated deterioration and termite activity. Structural members showing deterioration should be replaced and the deck should be reconstructed so that structural framing is properly elevated above grade and protected from moisture exposure.



4. Deck Cover: Wood - The deck cover has damaged wood and was observed sagging. Recommend a licensed contractor remove and replace all damaged wood.



Major Concern Summary (Continued)

5. Grading: Negative slope - The exterior grade slopes toward the structure allowing rainwater to collect beneath the crawlspace. Standing moisture was observed beneath the structure during the inspection despite no recent rainfall. Chronic moisture conditions in crawlspaces can accelerate wood deterioration and create conditions conducive to termite activity and fungal growth. Recommend correction of site grading and drainage to divert surface water away from the structure.



Structure

6. Floor/Slab: Dirt - Wet soil conditions were observed beneath the structure during the inspection despite no recent rainfall. Persistent crawlspace moisture can accelerate wood deterioration and contribute to conditions favorable for termite activity and fungal growth. Recommend further evaluation and correction of moisture sources including grading, drainage, and ventilation improvements.



7. Foundation: Pier / Beam
8. Differential Movement: Sloping floors
9. Beams: Wood - Structural beams supporting the floor framing were observed deteriorated, sagging, and in some locations broken or improperly spliced without adequate pier support. Several supporting piers also appear deteriorated from long-term moisture exposure and possible termite activity. These conditions indicate significant structural distress within the crawlspace framing system. Recommend a qualified contractor or structural professional further evaluate the structural support system and repair or replace all compromised beams and piers.

Due to the extent of deterioration observed, the structural integrity of the floor framing system is considered significantly compromised. The full extent of structural damage cannot be determined without removal of insulation and additional invasive evaluation.

Major Concern Summary (Continued)

Substantial structural repairs or reconstruction may be required to restore structural integrity.



Structure (Continued)



10. Joists/Trusses: Wood - Many floor joists were observed deteriorated and structurally compromised throughout the crawlspace. Several joists appear to have been previously repaired by scabbing additional lumber to damaged members; however, the existing joists and repair members show continued deterioration consistent with moisture exposure and termite damage. Significant sagging of the floor structure was observed in the rear right portion of the home. Recommend a qualified contractor or structural professional evaluate the framing system and replace damaged joists as necessary to restore structural integrity.



Structure (Continued)



11. Piers/Posts: Masonry
12. Subfloor: Wood
13. Structure Advisory: Distressed Structure - The residence inspected appears to be experiencing significant structural deterioration and long-term environmental exposure typical of older coastal structures. Visible damage was observed in portions of the structural framing system including deteriorated beams, damaged floor joists, structural sagging, and evidence of wood destroying insect activity. In addition, large portions of the floor structure beneath the home are concealed by spray foam and fiberglass insulation, preventing full visual evaluation of the structural framing system.

Because the majority of the structural components are concealed and deterioration was observed in the limited areas that were visible, it is possible that additional structural damage exists within areas that could not be inspected. Determining the complete condition of the structural system would likely require removal of insulation and further invasive evaluation beyond the scope of a general home inspection.

Prospective buyers should understand that homes exhibiting structural deterioration and concealed framing conditions can require substantial repair or reconstruction to restore structural integrity. The extent and cost of such repairs cannot be determined within the scope of this inspection. Buyers are strongly encouraged to obtain evaluations from qualified contractors, structural professionals, and pest control specialists in order to determine the full scope of repairs and the associated costs before proceeding with purchase.

Careful consideration should be given to the feasibility of repairing the structure relative to the overall condition of the building. Due diligence, including obtaining repair estimates and consulting with local building authorities regarding any applicable construction or floodplain regulations, is strongly recommended prior to finalizing any purchase decisions.

Roof

14. All Roof Surface Material: Metal - The roof covering consists of metal panels with areas of rust and debris accumulation. Significant debris buildup was observed across large portions of the roof surface. The rear right section of the roof exhibits visible sagging which may be related to structural framing issues beneath the roof. Heavy debris accumulation also adds weight to the roof structure when wet. Recommend removal of debris and

Major Concern Summary (Continued)

further evaluation of the roof structure and covering by a qualified roofing contractor.



15. Skylights: DIY, Non engineered/ manufactured - Glass panels were installed as makeshift skylights and do not appear to be part of a manufactured skylight system. These panels are not properly flashed and may allow water intrusion into the roof structure. Improvised installations can lead to roof leakage and structural deterioration over time. Recommend removal of these panels and installation of properly manufactured and flashed skylight assemblies or replacement of the roofing materials in these areas.



Major Concern Summary (Continued)

16. Plumbing Vent Flashings: None present - The plumbing vent penetration through the roof is not properly flashed. Recommend repair or replacement of the flashing to provide a proper watertight seal.



17. Left side Chimney Flue/Flue Cap: Missing - The flue pipe was not installed above the firebox. Without a properly installed flue, combustion gases and heat cannot be safely vented from the fireplace, which may allow smoke and carbon monoxide to enter the home. Recommend a qualified fireplace contractor evaluate and install the proper flue and venting components before the fireplace is used.

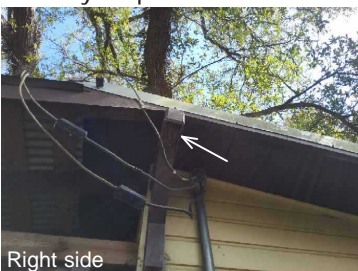


18. Middle Chimney Chimney Flashing: Metal - The flashing installed at the roof penetration around the fireplace flue pipe appears to be improper. Improper flashing at this location can allow water intrusion into the roof structure and interior building materials. Recommend a qualified roofing contractor evaluate the flashing installation and make the necessary corrections to ensure the roof penetration is properly sealed and weather-tight.



Exterior

19. Trim: Wood - Damaged wood consistent with wood destroying insect activity was observed at several areas of the exterior siding and trim. Wood components affected by insect damage may continue to deteriorate if infestation remains active. Recommend evaluation by a licensed pest control professional and replacement of all damaged wood by a qualified contractor.



Major Concern Summary (Continued)

20. Fascia / Soffit: Open (Exposed rafter tails), Wood - Fascia observed with wood damage at several locations. Recommend removing / replacing damaged wood. *The inspector was unable to determine if this was from moisture / wood destroying insect.



21. Exterior Electric Outlets: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician make the needed corrections.

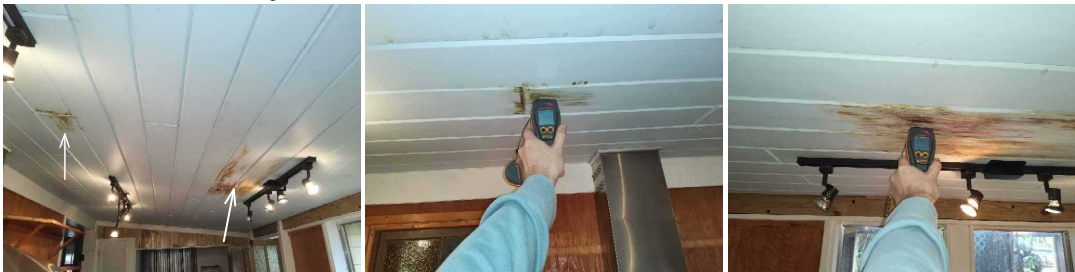


Exterior (Continued)



Kitchen

22. Middle Kitchen Ceiling: Wood - Moisture staining was observed on the kitchen ceiling and elevated moisture readings were detected during the inspection. Elevated moisture levels indicate an active or recent moisture intrusion source. Continued exposure to moisture may lead to structural deterioration and microbial growth. Recommend a qualified contractor locate and repair the source of moisture and replace damaged building materials as necessary.



23. Middle Kitchen Electrical: 110 VAC GFCI - GFCI outlets were tripped and will not reset. Recommend a licensed electrician replace the outlets.



Bathroom

24. Primary Bathroom Sink/Basin: Plastic - The vanity sink drain is leaking in the primary bathroom. Recommend a licensed plumber make the needed corrections.



Major Concern Summary (Continued)

25. Primary Bathroom Plumbing / Fixtures: Double Valve Split Fixture, Single Valve Scald Proof Fixture - The vanity sink faucet leaks at the valve stems. Recommend a licensed plumber make the needed corrections.



26. Rear Half Bathroom Electrical: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician replace the outlet.



Living Space

27. Foyer Living Space Walls: Wood, Paneling, Drywall - Dirt tubes and wood destroying insect damage were observed above the front door. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.



28. Family Room, Bar Living Space Walls: Paneling - Dirt tubes and wood destroying insect damage were observed above the beam. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.



29. Rear Dining Area Living Space Ceiling: Wood - Moisture stains observed on the ceiling. Upon moisture survey this area tested elevated for moisture. Recommend a licensed contractor remove and replace all damaged wood.

Living Space (Continued)



Fireplace

30. Family Room Fireplace Freestanding Stove: Wood burning - Due to the age and condition of this unit the inspector recommends having further evaluated by a qualified chimney sweep before use.



Attic

31. All accessible Attic Ventilation: None - The attic appears to have limited ventilation openings. Inadequate ventilation can contribute to moisture accumulation and increased attic temperatures. Recommend evaluation and installation of additional attic ventilation where needed.

Plumbing

32. Drain piping: PVC - Drain piping beneath the structure appears improperly installed in areas. Portions of the piping run up and over structural framing members rather than maintaining a continuous downward slope toward the discharge point. Improper slope can restrict drainage and allow waste accumulation within the piping. Some sections also appear inadequately supported. Recommend a qualified plumbing contractor evaluate and correct the drain piping installation.



Major Concern Summary (Continued)

33. Primary bathroom Water Heater Drip Pan Not installed - A drip pan was not installed beneath the water heater. A pan helps limit water damage in the event of leakage. Recommend installing a properly drained pan beneath the water heater.



Crawl Space

34. All Crawl Space Moisture Penetration: Ongoing source for moisture - Reference structure page for soil conditions in the crawlspace.
35. All Crawl Space Ventilation: Open at perimeter (3 Sides) - Crawlspace ventilation was observed to be open along much of the perimeter, with limited venting present only at portions of the front and rear right corner of the structure. Soil conditions beneath the home were wet at the time of the inspection despite no recent rain events, which suggests moisture may be accumulating beneath the structure. Excessive crawlspace moisture can contribute to wood deterioration, elevated humidity levels within the home, and conditions conducive to fungal growth or wood-destroying organisms. Recommend a qualified contractor further evaluate the crawlspace moisture conditions and improve drainage and/or ventilation as needed to reduce moisture accumulation beneath the structure.



Crawl Space (Continued)



36. All Crawl Space Insulation: Fiberglass batt - The underside of the floor system is insulated with spray foam and fiberglass batt insulation which conceals large portions of the framing system. Evidence of termite damage was observed in accessible areas; however, concealed framing prevents determination of the full extent of deterioration. In the inspector's professional opinion, removal of insulation may be necessary to fully evaluate the structural framing and determine the scope of required repairs.

The spray foam and fiberglass insulation conceal large portions of the framing system, preventing determination of the full extent of termite damage and structural deterioration. In the inspector's professional opinion, removal of insulation and comprehensive structural evaluation is necessary to determine the scope of required repairs.



Major Concern Summary (Continued)

37. All Crawl Space Vapor Barrier: Not installed - No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.



Air Conditioning

38. Rear AC System A/C System Operation: Limited cooling - The air conditioning blower operated but the system did not produce cool air during testing. This condition may indicate mechanical or refrigerant issues requiring service. Recommend evaluation and repair by a qualified HVAC technician.

The HVAC system appears older based on available labeling and observed condition. Heating and cooling equipment typically has a service life of approximately 12 to 20 years depending on maintenance and operating conditions. The system responded to testing but performance issues were observed during the inspection. Due to the age of the equipment and the operational concerns noted, further evaluation by a licensed HVAC contractor is recommended to determine the scope of repairs needed and to assess the remaining serviceability of the system.

Heating System

39. Primary bedroom Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
40. Family Room Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
41. Kitchen / Dining Area Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
42. Left Bedroom Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
43. Thermostats: Remote controlled - The remote for the left bedroom Mini-split did not respond, batteries were replaced and unit still did not function. Recommend repair / replace.



Safety Hazards Summary

Lots and Grounds

1. Steps/Stoops: Concrete - Exterior steps had no handrail. Generally-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.



Roof

2. Left side Chimney Chimney: Metal - The chimney is damaged, and missing several components needed for safe use. Recommend a qualified chimney sweep further evaluate to determine the scope of work needed for replacement.



Exterior

3. Exterior Electric Outlets: 110 VAC GFCI - Exterior outlets are missing weathertight covers. Recommend a licensed electrician replace missing covers.



Safety Hazards Summary (Continued)

4. Exterior Electrical: 110V - Romex wiring was observed run outside of conduit. Recommend a licensed electrician make the needed corrections.



Kitchen

5. Middle Kitchen Cooking Appliances: General Electric - Anti-tip bracket not installed to avoid tipping. Recommend installing anti-tip per manufacture instruction.



Living Space

6. Foyer Living Space Windows: Non-opening - The window in the foyer has cracked glass. Recommend replace.



7. Hallway(s) Living Space Smoke Detector: Not installed - Smoke detector not installed in immediate area outside bedrooms. Recommend installing smoke detector.
8. Hallway(s) Living Space Carbon Monoxide Detector: Not installed - Carbon monoxide not installed in immediate area outside the hall bedrooms. Recommend replacing smoke detector with a combo smoke detector / carbon monoxide detector.

Fireplace

9. Family Room Fireplace Hearth: Flush mounted - The hearth at the wood burning stove is incorrect. Recommend a licensed contractor make the needed corrections.

Fireplace (Continued)



Bedroom

10. Left Bedroom Smoke Detector: Battery operated - Smoke detected did not function when manually tested. Recommend repair or replace.



11. Primary Bedroom Windows: Wood - The window has cracked glass in the primary bedroom. Recommend replace.



12. Primary Bedroom Windows: Wood - The window locking hardware is damaged, breaching the security of the home. It is recommended to repair or replace the locking mechanisms to restore security and prevent unauthorized access.



13. Left Bedroom Ceiling Fan Switched - The ceiling fan is hanging by its wiring in the closet. Recommend repairs.

Bedroom (Continued)



14. Primary Bedroom Smoke Detector: Not installed - Smoke detector not installed in bedroom. Recommend installing smoke detector.

Crawl Space

15. All Crawl Space Electrical: Romex - Electrical wiring was observed hanging beneath the floor framing with incomplete or improper terminations. Exposed or unsupported wiring presents potential shock and fire hazards. Recommend a licensed electrician secure and properly terminate wiring in approved electrical boxes.



Electrical

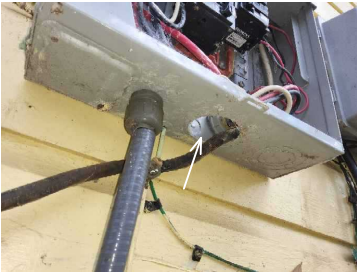
16. Service: Milbank - Service wire from the street is in contact with the tree limbs. Recommend tree limbs are trimmed away from the service wire.



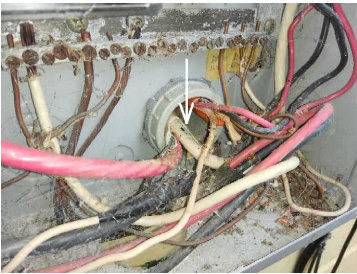
17. Service: Milbank - Open knockout was observed in the base of the main panel. Recommend a licensed electrician make the needed corrections.



Electrical (Continued)



18. 240 VAC Branch Circuits: Copper - Wiring in the main panel appears to have had the sheathing chewed by an animal. Recommend a licensed electrician make the needed corrections.



Certificate of Appropriateness/Conceptual Review Application Form

Item # 10.

Property Address: 701 Hancock St
 Applicant Name: Mark Benfatt: Owner Name: _____
 Mailing Address: 2107 Nicholson Ave Mailing Address: _____
Suite 6, Waveland, MS
 Phone: 504-452-6974 Phone: _____

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

Application

Conceptual Review: Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. **Items needed** include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself; its original design & style. **Items needed:** photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. **Items needed:** Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. **Items needed;** Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: [Signature] Date: 4-8-26

Owner's Signature _____ Date: _____

Please refer to the checklist of materials required with your application
A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.
Historic Preservation Commission / City Council Use Only

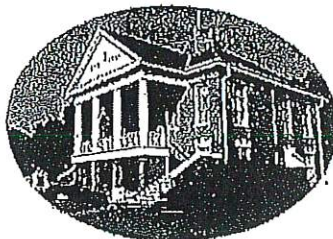
HPC Review / City Council Review

Historic District: _____	Case Number: _____
Historic Preservation Commission Reviewed: _____	Review Date: _____
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
Comments: _____	
Requires Property Owner / Applicant Signature	
City Council Reviewed: _____	Review Date: _____
COA Action: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Date COA Action: _____	Review Date: _____
Comments: _____	
(BSL Historic Preservation Commissioner) _____	(City Council President Signature) _____ (Date) _____

Once Completed & Signed - Original copy - HPC, Copy-Building Department



Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Mark Benfatti

Address: 701 Hancock St., BSL, MS (No P.O. Boxes)

Telephone Number (504) 452-6974 Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE:

Give written scope of work to be performed: New Construction

Blank lines for additional information

HISTORIC PRESERVATION COMMISSION REVIEW

CITY OF BAY ST. LOUIS, MISSISSIPPI

MATERIALS TO SUBMIT WITH THE APPLICATION FOR REVIEW

ARCHITECTURAL PLANS or DRAWINGS: A total of seven (7) sets must be submitted to the Zoning Department.

1. Site Plan, Indicating setbacks to the front, rear and side yards.
2. Exterior elevations (street views) of proposed structure(s).
3. Description of exterior trim materials to be used. Can be shown on plans or separate page.
 - a) Siding material: wood, hard-plank, etc...
 - b) Masonry material: brick, stucco, etc...
 - c) Exterior openings; windows and doors: Indicated size, types and materials.
 - d) Shutters and Awnings: Indicated size, types and materials.
 - e) Column size and types
 - f) Roofing materials: wood, metal, slate, etc...
 - g) Landscaping elements to include, but not limited to; fencing, sidewalks, driveways, entrances.
 - h) Misc: Pools, signage, skylights, trellises, etc...

PHOTOGRAPHS: (Renovations only, not new construction)

1. 35mm or digital only. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.

We would like to thank you in advance for your help and participation in this preservation program which is dedicated to retaining the charm, beauty and character of our beloved City of Bay St. Louis.

Bay St. Louis Historic Preservation Commission
March 1, 2008



504-452-6974
2107 Nicholson Avenue, Suite B
Waveland, MS 39576
<https://benfatticonstruction.com/>

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITIES, HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THEIR ACCURACY

GIFFORD RESIDENCE

701 HANCOCK ST, BSL, MS 39520
SCOTT & KAREN GIFFORD

REVISIONS

NO.	DESCRIPTION	DATE

GIFFORD RESIDENCE

SITE

LIVING AREA: 2414 SQFT
UNDER BEAM: 3015 SQFT

1 of 2

SCALE: As indicated
DRWN BY: COLT LEE DATE: 04/08/26

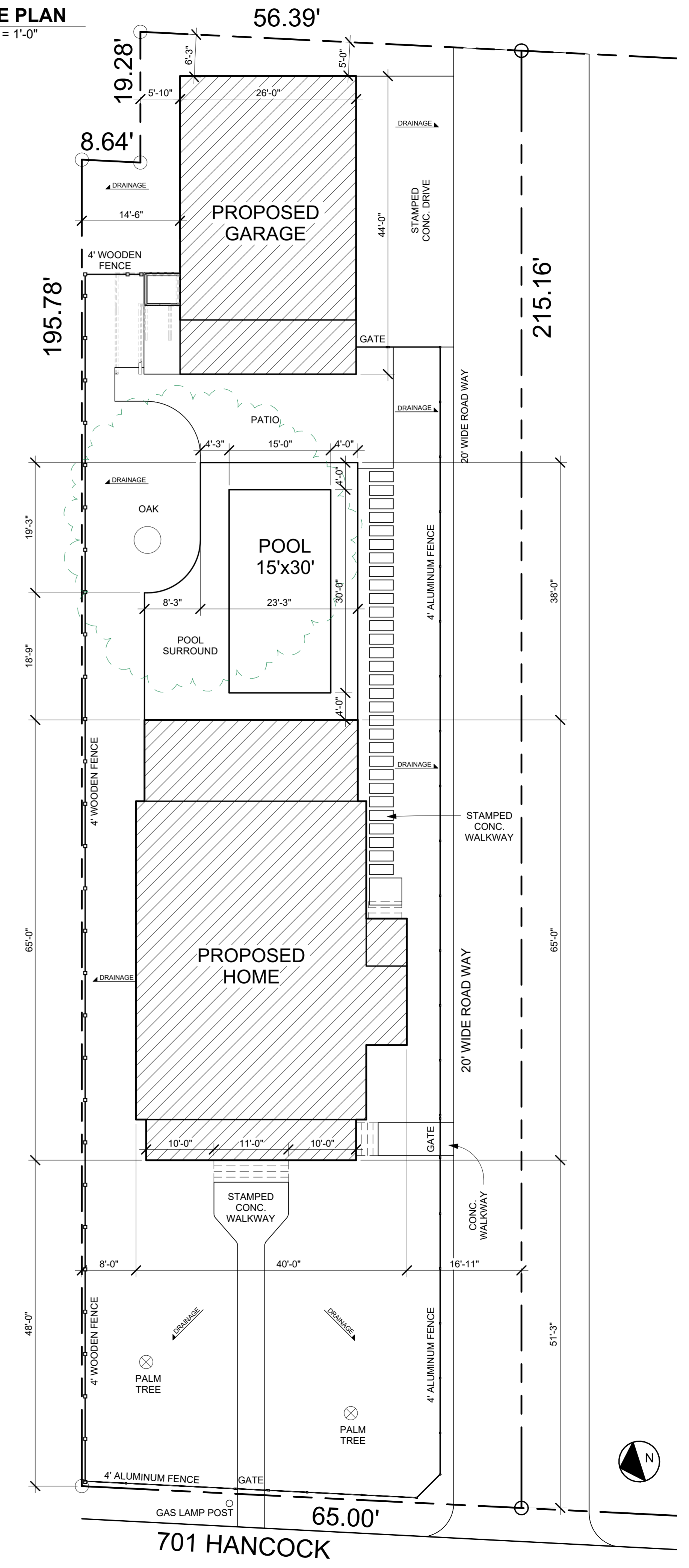
3 RIGHT GARAGE ELEVATION

1/4" = 1'-0"



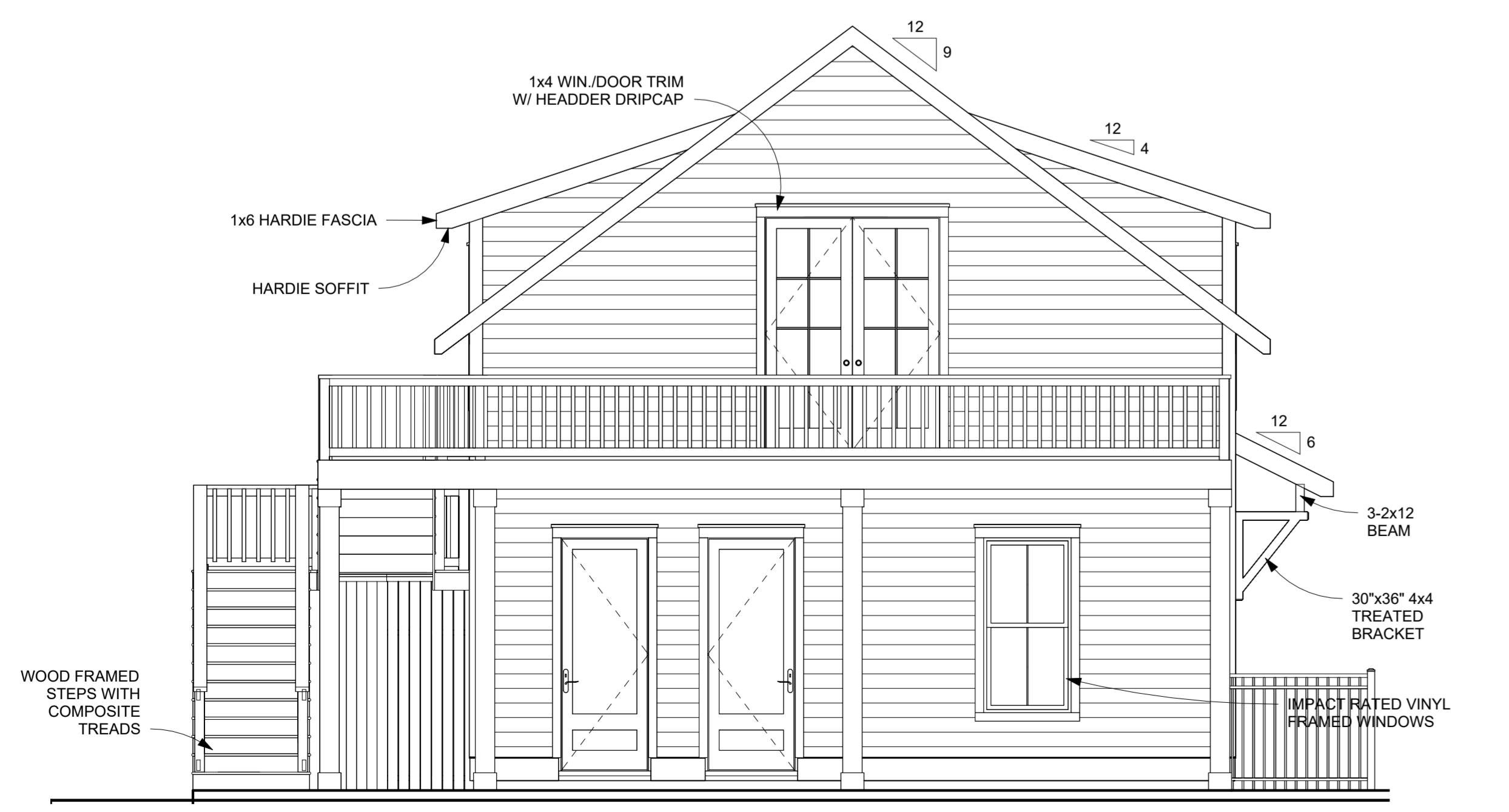
1 SITE PLAN

3/32" = 1'-0"



2 POOL SIDE

1/4" = 1'-0"



PARCEL #:
149N-0-30-052.000

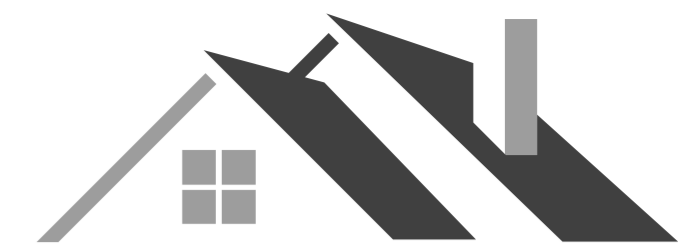
LEGAL DESC:
PT 3 & PT 6 FOURTH WARD,
BAY ST LOUIS

ZONE R-1: LOW DENSITY SINGLE FAMILY RESIDENTIAL

- MIN LOT WIDTH: 100'-0"
- SETBACKS
- FRONT: 25'-0"
 - SIDE: 8'-0"
 - REAR: 20'-0"
- MAX COVERAGE: 45.0%
- HOME FOOTPRINT: 3,416
 - LOT SQFTG: 13,800
 - COVERAGE: 24.7%
- MAX BUILDING HGHT: 35'-0"

HOME SQUAREFOOTAGE

FIRST FLOOR	1653
SECOND FLOOR	761
LIVING	2414
FRONT PORCH	186
SIDE PORCH	43
REAR PORCH	372
HOME UNDER BEAM	3015
GARAGE	936
PORCH/DECK	200



Benfatti Construction

DESIGN • BUILD • INTERIORS

504-452-6974
 2107 Nicholson Avenue, Suite B
 Waveland, MS 39576
<https://benfatticonstruction.com/>

NOTES: © BENFATTI CONSTRUCTION LLC 2023

NO REPRODUCTION OR OTHER USE OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT WRITTEN CONSENT OF LEGAL OWNER.

THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITIES, HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THEIR ACCURACY

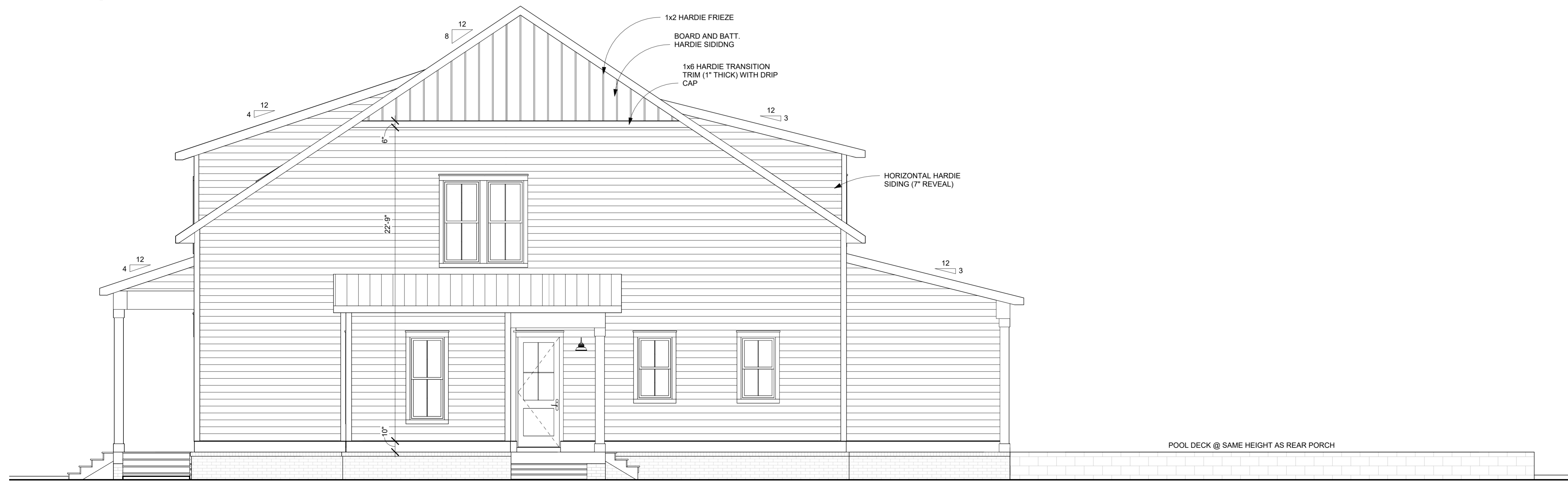
1 FRONT ELEVATION

1/4" = 1'-0"



4 RIGHT ELEVATION

1/4" = 1'-0"



GIFFORD RESIDENCE
 701 HANCOCK ST, BSL, MS 39520
 SCOTT & KAREN GIFFORD

REVISIONS

NO.	DESCRIPTION	DATE

GIFFORD RESIDENCE

ELEVATIONS

LIVING AREA: 2414 SQFT
 UNDER BEAM: 3015 SQFT

2 of 2

SCALE: 1/4" = 1'-0"
 DRWN BY: COLT LEE | DATE: 04/08/26



March 9, 2026 - Historic Preservation Commission Meeting Minutes

March 09, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Patricia Keating
Commissioner Dave Wessinger
Commissioner Matt Stieffel
Chairman Cliff Rabalais
Commissioner John Bezou

ABSENT

Commissioner Steve Haas

Action Items

1. Motion to approve an in-ground fiberglass pool in the side yard at 301 N Necaize submitted DeSalvo.

It was determined that sufficient room exists for the pool as shown on the site plan submitted. The Historic commission did note that the setbacks will need to be adhered to, and that the fence which will be erected surrounding the pool must conform to the HPC standards.

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel,
Chairman Rabalais

Voting Abstaining: Commissioner Bezou

2. Motion to approve as submitted by Amy Doescher (Architect) for the property owner Will Raines. The proposed renovations of the house were within the HPC guidelines, and the renovations were approved as submitted. It was noted the small addition to the rear of the house will result in a need for a rear yard set back variance; the lot is only 84 ft deep, a pre-existing non-conforming yard. This variance request will not affect the HPC approval, unless a significant change must be made due to house as a result of the variance being denied.

Motion made by Commissioner Stieffel, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

3. Application to approve the demolition of the existing house located at 207 St George St. Application was submitted by Mary and Jim Olsen. Mr. Glenn Landrem, with the Magellan Group, was also present. The time frame, early to mid 1980's, when this house was constructed, the style of the house, and the materials used all led to a consensus that this house had no Historic value, and demolition would be allowed, as long as the standard procedure that the new construction house plans must be submitted, approved and a building permit issued prior the demolition being allowed. Both the owners and Mr. Landrem were agreeable to this condition. The demolition request was approved as a conceptual review approval, pending the submission of new house plans, approval of such plans, and the issuance of a building permit. Motion to approve the Conceptual Approval of the demolition with the above noted conditions.

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

Minutes Approval

4. Motion to approve the meeting minutes from February 9, 2026

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stiefel,
Chairman Rabalais, Commissioner Bezou

Discussion

Matt Stieffel is no longer recuse themself to present at 232 Citizen Street.

The HPC Commissioner are going to look at the house to see the condition of the house.

An addition on Agenda item was requested by Commissioner Matt Stieffel at the beginning of the meeting. A request was made that the Commissioners go to the house located at 232 Citizen St to view/inspect that house. The property has a sale pending, and the desire will be to demolish that house, and rebuild with something more appropriate for the Historic District. The Commission did go to this house as requested. Commissioners John Bezou, David Wessinger, Patrica Keating, and Cliff Rabalais did walk through the house. Matt Stieffel recused himself from that walk-through inspection.

Discussion of the condition of the house, of the lay out, and the style of the house did not provide a consensus of the opinion regarding the Historic value of the house, nor of the structural integrity of the structure. Matt Stieffel will contact Mr. Steve Haas (HPC Commissioner) and provide an opportunity for him to walk through the house. It is anticipated that a plan of what would be built at this location will be submitted for the April 2026 HPC Meeting.

Preliminary plans may be provided for comment prior the that meeting.

No action was taken on this item.

Adjourn

Motion made by Commissioner Bezou, Seconded by Commissioner Keating.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Chairman Rabalais,
Commissioner Bezou

Not Present: Commissioner Stieffel