



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA  
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION  
THURSDAY, JULY 3, 2025 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
  - a. June 16, 2025
- 3. Old Business**
  - a. Request for a Certificate of Appropriateness – 208 Washington Ave – PIDN: 60137516.000 – Gaston Bordis – Approval to demolish existing house.
- 4. New Business**
  - a. None
- 5. Audience Request**
- 6. Administrative**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs  
Historic Preservation Commission  
Special Call Meeting: Monday, June 16, 2025**

1. Call meeting to order.

The Chairman Bonnie Munro, called the special call meeting to order on Monday, May 19, 2025, at 5:00 pm. Commission members present were Charles Fowler, Kathy Stafford, Michael Burns, Bonnie Munro, Owen White and Karen Chewning. Absent was Micheal Doster. Staff present were Wade Morgan, Interim Community Development Director and Hannah Sullivan, Planning Administrator.

2. Approval of Minutes.

A motion was made by Michael Burns and recommended by Owen White to accept May 19, 2025, minutes. The motion passed unanimously.

3. Old Business

- a. Request for a Certificate of Appropriateness – 208 Washington Ave – PIDN: 60137516.000 – Gaston Bordis – Approval to demolish existing house.

A motion was made by Charles Fowler, second by Karen Chewning to recommend Denial. The motion passed unanimously.

- b. Request for a Certificate of Appropriateness – 504 Jackson Ave – PIDN: 60137236.000 – Marques Thomas - St Alphonsus Church – Approval to build a detached restroom.

A motion was made by Karen Chewning, second by Owen White to recommend Approval. The motion passed unanimously.

4. New Business

- a. Request for a Certificate of Appropriateness - 1211 Sunset Ave - PIDN: 60119025.010 - James & Anne Watson - Approval to add a roof and screen in the existing backyard deck.

A motion was made by Charles Fowler, second by Karen Chewning to recommend Approval. The motion passed unanimously.

- b. Request for a Certificate of Appropriateness - 525 Porter Ave - PIDN: 60225030.100 - Josh & Paige Hertel - Approval to add a 5 ft black aluminum and 5 ft black metal chain link fence in the backyard..

A motion was made by Michael Burns, second by Karen Chewning, to recommend Approval. The motion passed unanimously.

- c. Request for a Certificate of Appropriateness - 502 Jackson Ave - PIDN: 60137198.000 - Starks Contracting Co, Inc; St. Alphonsus Church - Approval to demolish and construct a new church covered entry, construct a new adoration chapel/sacristy, construct a new maintenance & storage building, renovate existing courtyard, construct new restroom addition, renovating existing adoration chapel space into extension of sacristy, enclosed addition at school/cafeteria, and construct a new cry room extension.

A motion was made by Michael Burns, second by Charles Fowler to recommend Approval. The motion passed unanimously.

- d. Request for a Certificate of Appropriateness – 1410 Bowen Ave – PIDN: 60137130.000 – Jill & Cole Little – Approval to build three additions onto existing house, screen in existing back porch, and create a new driveway.

A motion was made by Karen Chewning, second by Owen White to recommend Approval. The motion passed unanimously.

5. General Public Comment – None

6. Commissioner Forum – None

7. Adjourn

A motion was made by Michael Burns, second by Owen White to adjourn the meeting. The motion was carried unanimously.

**CITY OF OCEAN SPRINGS  
COMMUNITY DEVELOPMENT AND PLANNING  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415**

**HISTORIC PRESERVATION COMMISSION REPORT**

**MEETING DATE:** July 3, 2025  
June 17, 2025 – Board of Aldermen (Appeal HPC recommendation;  
Board of Aldermen referred the request back to HPC))  
June 16, 2025 (HPC Special Call Meeting; HPC recommended denial)  
June 5, 2025- No Quorum at regular HPC meeting  
May 19, 2025 (Special Call Meeting): First presented

**APPLICANT:** Gaston Bordis

**CURRENT OWNER:** Gaston Bordis

**REQUESTED ACTION:** Approval of Certificate of Appropriateness to demolish the existing house.

**DATE OF APPLICATION:** April 4, 2025

**LOCATION:** 208 Washington Ave  
Old Ocean Springs Historic District

**PARCEL NUMBER:** 60137516.000

**DESCRIPTION OF THE REQUEST:**

The applicant proposes to demolish the existing house due to extensive termite damage, also excessive moisture and mold.

- May 19, 2025: The request was deferred. The HPC needed more analysis of the house’s structural condition.
- June 16, 2025: The request was denied.
- June 17, 2025: The applicant appealed the decision of the HPC on June 16<sup>th</sup> meeting and was presented at the BOA meeting. BOA sent application back to HPC.

**ADJACENT ZONING/LAND USE:**

**Subject Property: R-1 Low Density Single Family/single-family dwelling**

**North:** R-1 Low Density Single Family

**South:** R-1 Low Density Single Family

**East:** R-1 Low Density Single Family

**West:** R-1 Low Density Single Family



### **MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:**

- **BRIEF DESCRIPTION:**

1.5-story, frame, 3-bay-wide (ww-d-ww) Craftsman gable-front Bungalow with a partial gable porch supported by tapered columns on masonry pedestals. The entry is offset left (north) and is a multi-light wood door. Windows are wood 1/1, 3/1 d-h-s in singles and pairs, sometimes with working and faux shutters. Other windows are wood 10-light casement. Features are shed dormers, knee braces, exposed rafter tails, gable windows, and a masonry chimney on the eave wall. It has brick piers, clapboards, and an asphalt shingle roof. A gable-roof addition is appended to the rear left (northeast) corner. The shed dormers were added post-1944.

- **HISTORICE INFORMATION:**

The McEvoy-McClure house was probably erected in 1900 by Harry P. Dunn, who acquired the property from Joseph Kotzum for \$800. The Dunn family lived at 208 Washington until 1911, when Robertson Palmer, a corporate lawyer and native of Illinois, purchased it for \$1400. Mr. Palmer sold it to Cyprien A. Montet and Dudley J. McEvoy in 1912 for \$2000. The McClures acquired 208 Washington in 1915. They are credited with remodeling it. The house stayed in possession of the McClure family until 1946. McClure was the post master and a bank cashier.

### **FINDINGS:**

- National Register Status: Contributing
  - Ocean Springs Historic District Design Guidelines; Page 64
    - Contributing buildings: These buildings are essential to the district's sense of place and sustain the architectural and historic significance of the district.
- The Unified Development Code (UDC) Section 2.29.6.D.4; Page 90
  - Demolition. In considering an application for the demolition of a landmark or a resource within an historic district, the following shall be considered:
    - The individual historical or architectural significance of the resource.

- The importance or contribution of the resource to the aesthetics of the district.
- The difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.
- The proposed replacement structure and the future utilization of the site.
- The applicant has provided the following information to support his request:
  - Insurance was denied by at least 7 companies due to the condition of the house.
  - Mississippi Official Wood Destroying Inspection Report: See attachments
  - The existing home has excessive moisture and mold and is a health hazard.
- The applicant does plan to rebuild a single-family dwelling on the property if the demolition request is granted.
- Old Ocean Springs Historic District:
  - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.
  - The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

**PUBLIC FEEDBACK:**

None received as of June 27, 2025.

**POTENTIAL MOTION:**

To recommend **approval** of a COA to demolish the existing house located at 208 Washington Ave. due to extensive termite damage and excessive moisture and mold.

– OR –

To recommend **denial** of a COA to demolish the existing house located at 208 Washington Ave. due to extensive termite damage and excessive moisture and mold.



City of Ocean Springs  
Historic Preservation Commission  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

**Application Date:** \_\_\_\_\_  
[Applications are due by the 7th of each month for consideration the FOLLOWING month.]  
**APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee**  
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated  
**\*\*\*\*\* APPLICANT MUST ATTEND HEARING \*\*\*\*\***

Property Address: 208 WASHINGTON AVE. OCEAN SPRINGS, MS

Property Owner(s): GASTON C. BORDIS IV AND APRIL BORDIS

Parcel ID Number: \_\_\_\_\_ Approximate Age of Home: 113 YEARS

**ACCESS:** Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

Check here if City Officials and HPC members DO NOT have permission to enter property.

**Applicant [Check one]:**  Architect  Contractor  Owner  Other \_\_\_\_\_

Name: GASTON C BORDIS IV AND APRIL BORDIS

Address: \_\_\_\_\_

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Owner [if Different]:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**DIRECTIONS:** Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- New Construction, Additions, Extensive Renovation / Repair
- Minor Renovation / Repair
- Exterior Painting (Contributing Structures Only)
- Landscaping and Site Improvements (i.e. Fencing)
- Signage
- Demolition



— CERTIFICATE OF APPROPRIATENESS APPLICATION —  
**DESCRIPTION OF REQUEST ATTACHMENT FOR:**

**DEMOLITION**

**NOTE:** Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

**Required Attachments:**

- a.  Photographs of all sides of the structure to be removed;
- b.  Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c.  Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:
  - 1. The individual historical or architectural significance of the resource;
  - 2. The importance or contribution of the resource to the aesthetics of the district;
  - 3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
  - 4. The proposed replacement structure and the future utilization.

Description: ① Demolition is requested. THE HOME HAS  
EXTENSIVE TERMITES DAMAGE - REPORT ATTACHED.  
② HOME HAS EXCESSIVE MOISTURE AND MOLD  
AND IS A HEALTH HAZARD  
③ INSURANCE WAS DENIED BY AT LEAST 7 COMPANIES -  
PROOF WILL BE SUPPLIED - DUE TO CONDITION OF HOME  
④ PROPOSED PLAN FOR NEW CONSTRUCTION WILL BE SUPPLIED  
AS IT IS EXPECTED W/IN A FEW DAYS.

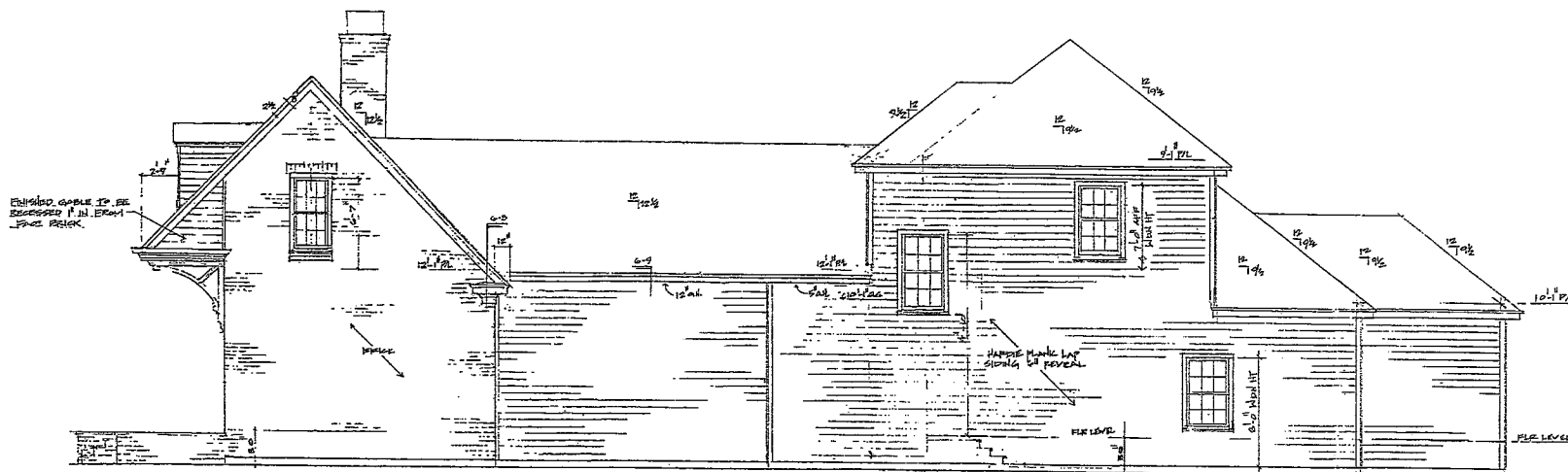
— Attach Additional Sheets if Needed —

**Detail Legend**

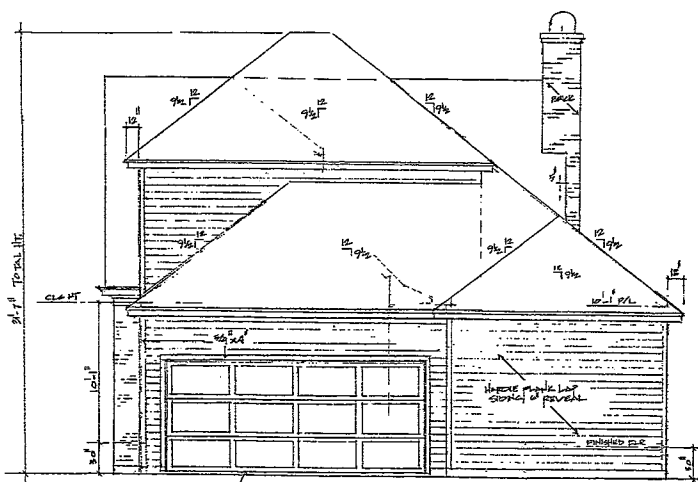
When specific architectural details have been designed, section/cut details are tagged (e.g. S-2) to correspond to the illustrated construction detail.

Page Number	Detail Number
8-2	S-2

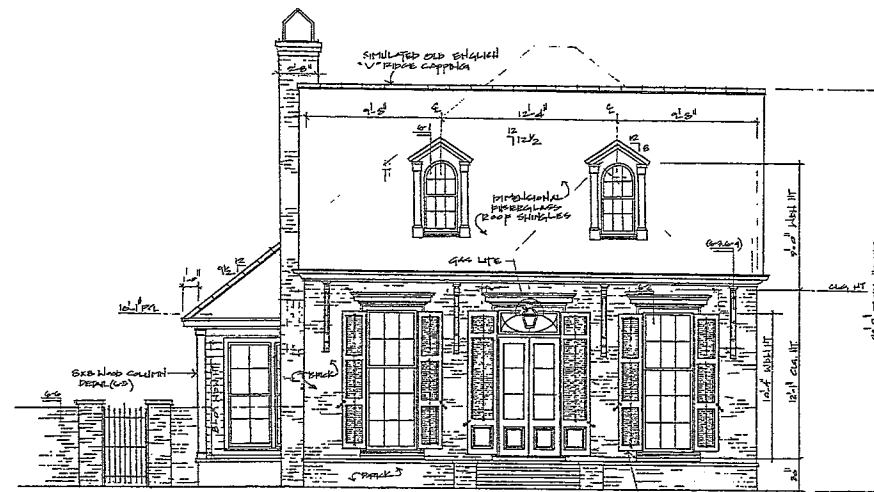
Flagged Detail Example



RIGHT ELEVATION



REAR ELEVATION



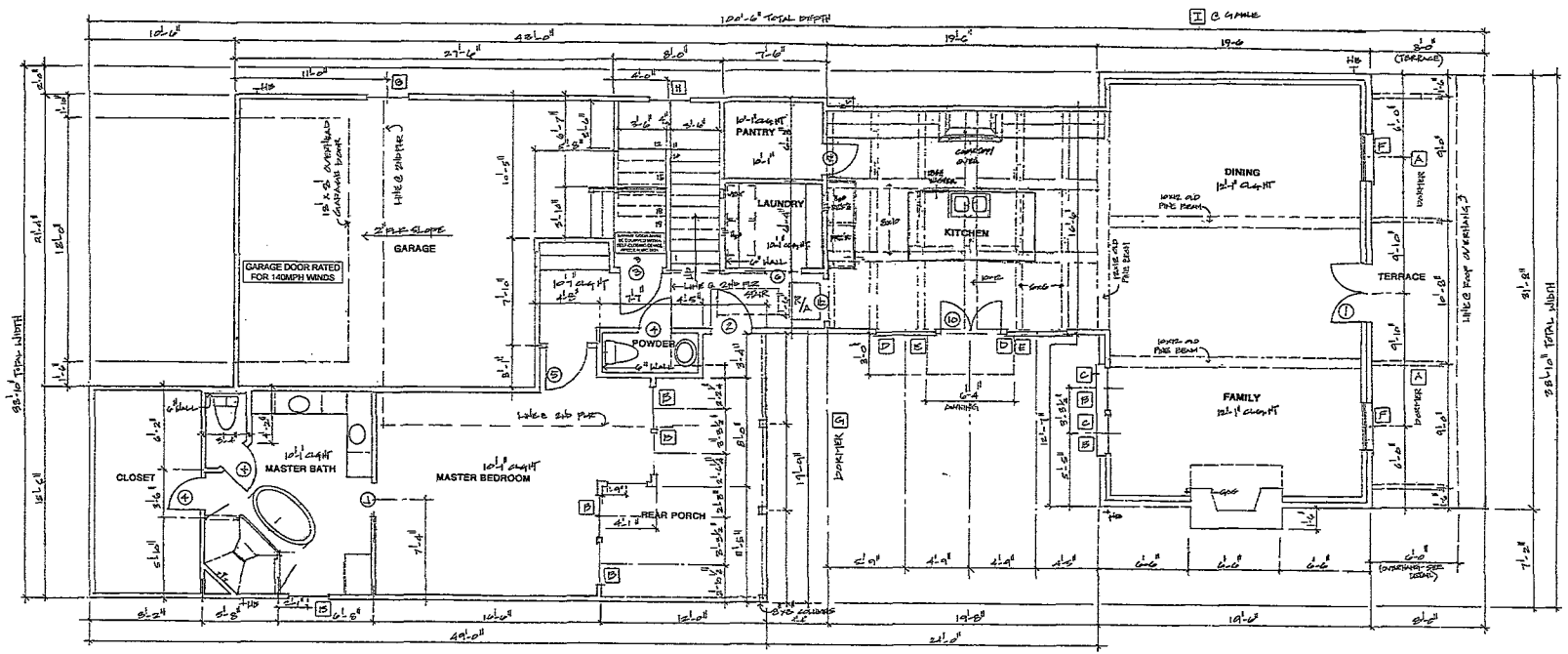
FRONT ELEVATION

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	Scale: 1/4" Equals 1'-0"
	Page No.: 1 OF 7

**SQUARE FOOTAGE**

LIVING AREA FIRST FLOOR	1536
LIVING AREA SECOND FLOOR	500
OPEN LIVING AREA	2384
CLOSET & STORAGE	591
TERRACE	181
TOTAL AREA	3106
TERRACE	253



FIRST FLOOR

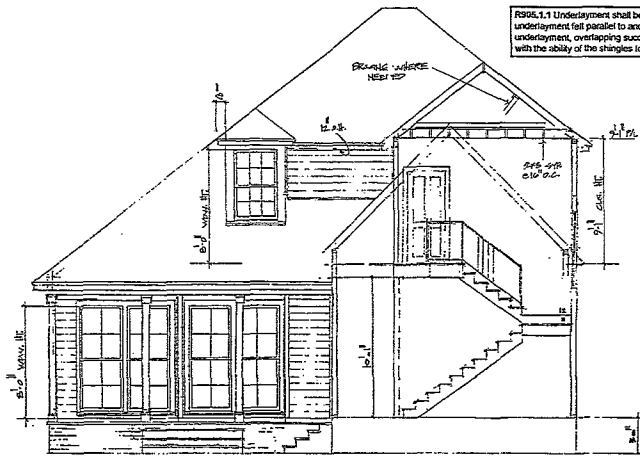
EXTERIOR & LOAD BEARING  
WALLS OVER 10 FEET  
TO BE 2X6 CONSTRUCTION

ATTIC ACCESS INSULATED  
INSULATE HOT & COLD WATERLINES IN  
UNCONDITIONED ATTIC & CRAWLSPACES

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**IMPORTANT NOTES**  
The owner is responsible for obtaining all necessary permits and approvals from the local building department. The contractor is responsible for obtaining all necessary permits and approvals from the local building department. The contractor is responsible for obtaining all necessary permits and approvals from the local building department. The contractor is responsible for obtaining all necessary permits and approvals from the local building department.

<p>ANDY McDONALD ARCHITECT</p> <p>985.845.0098 www.andymcdonaldsdesign.com</p>	Plan No.: 2386/3106
	Scale: 1/4" Equals 1'-0"
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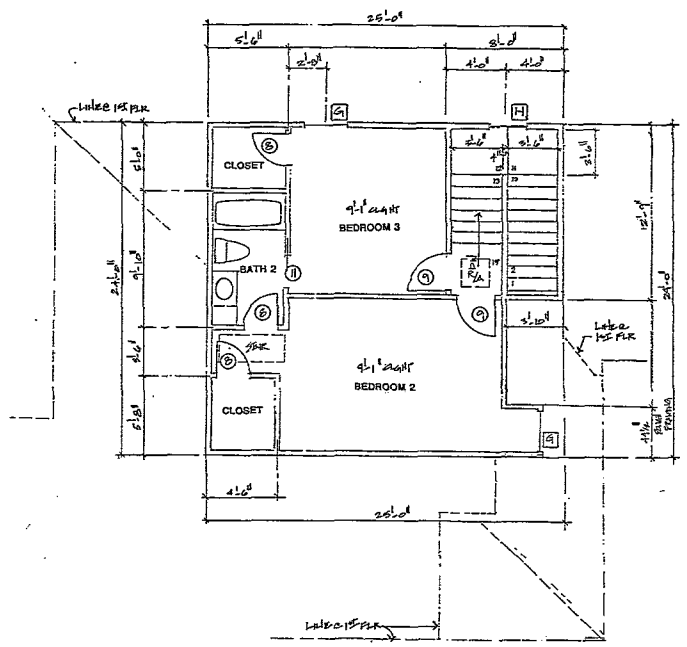


RS06.1.1 Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Stating at the eaves, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seat. End laps shall be 4 inches and shall be offset by 6 feet.

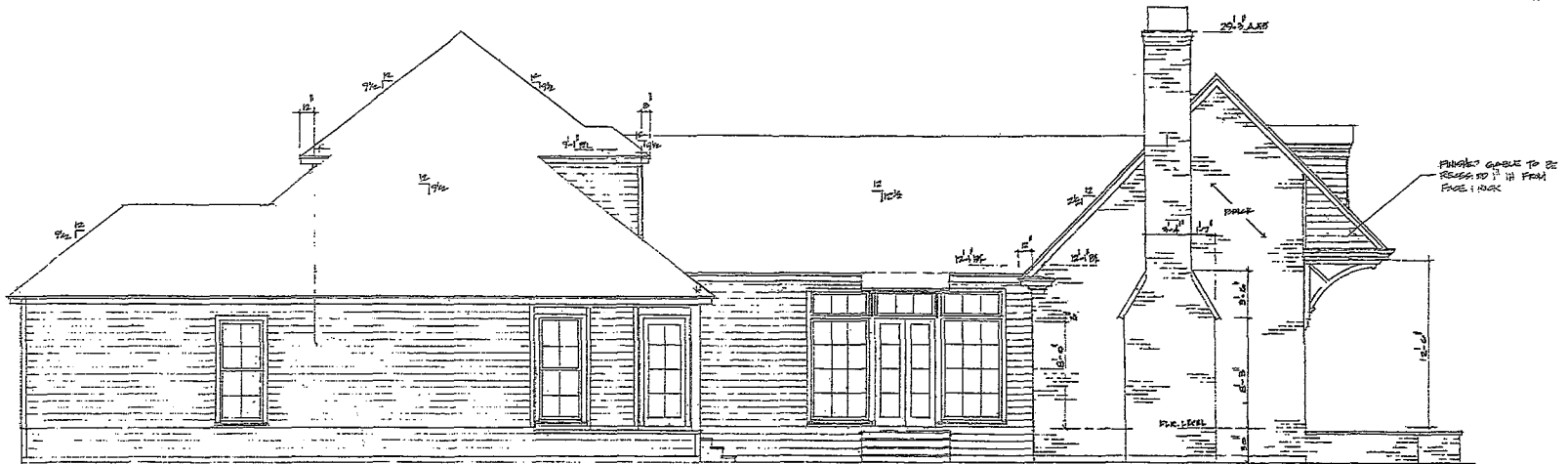
**CROSS SECTION**

Residence must comply with the following foundation requirements as per the 2021 IRC.

Chimney:	R - 38	FOUNDATION
Walls:	R - 13	BY OTHERS
Floors:	R - 13	



**SECOND FLOOR PLAN**



**LEFT ELEVATION**

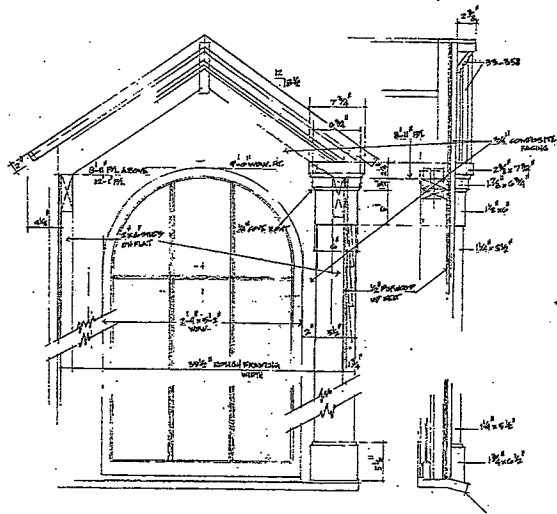
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**IMPORTANT NOTES**  
 Check all codes and regulations of the location. Always consult with the local building department for the correct interpretation of the International Building Code and all other applicable codes and regulations. Plans may be amended based on zoning and requirements of the building department. The responsibility of the contractor is to ensure compliance with all applicable codes and regulations. Any necessary permits shall be obtained by the contractor.

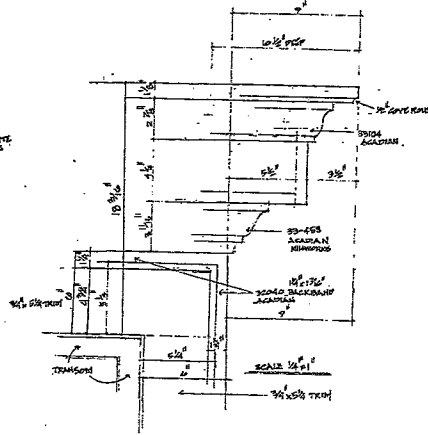
<b>ANDY MCDONALD</b> 985.845.0098 <a href="http://www.andymcdonaldsgroup.com">www.andymcdonaldsgroup.com</a>	Plan No.: 2386/3106
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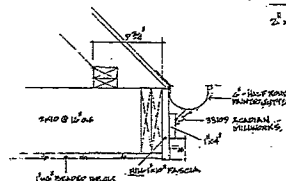




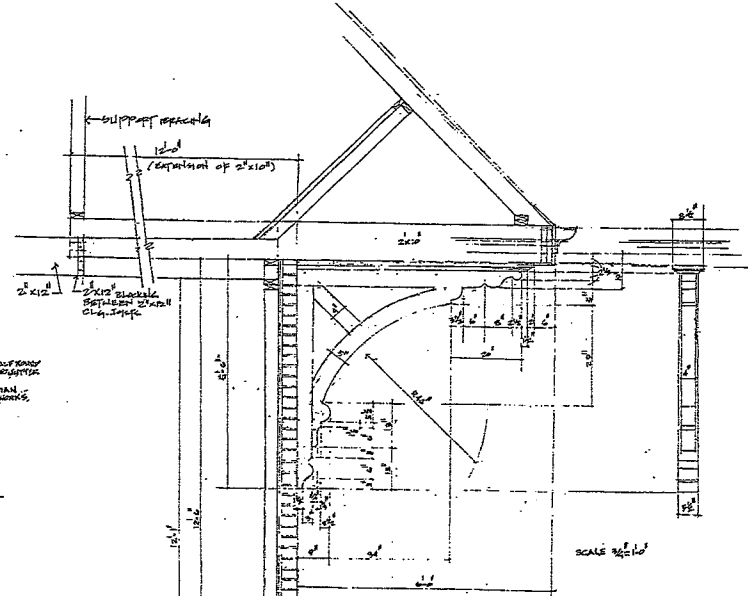
DORMER  
6-1



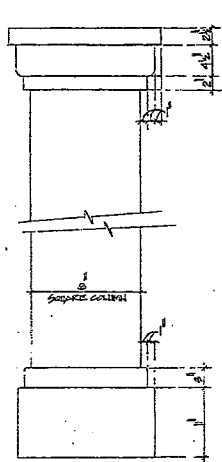
WINDOW  
PEDIMENT  
SCALE 3/8"=1'-0"  
6-2



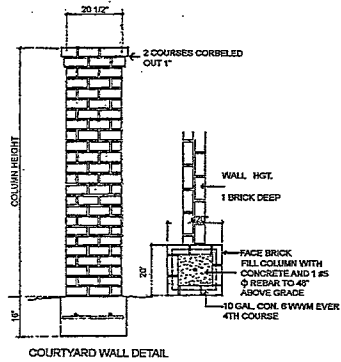
TERRACE  
FASCIA & SOFFIT  
6-3



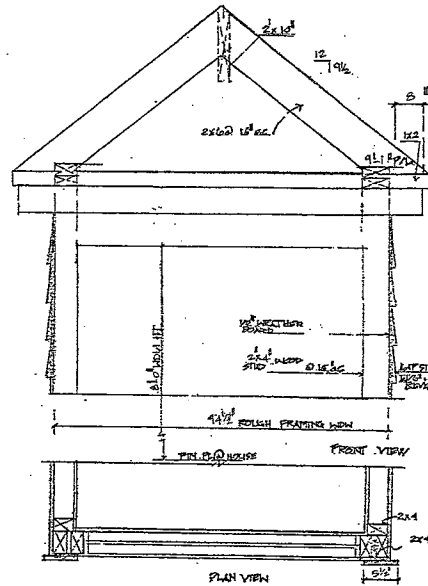
BRACKET  
6-4



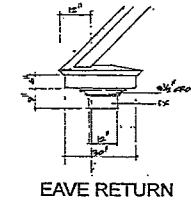
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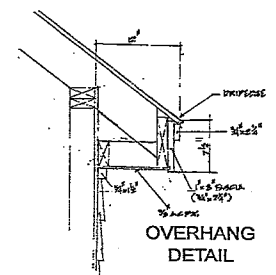
6-6



6-7



EAVE RETURN  
6-8



OVERHANG  
DETAIL  
6-9

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	DETAIL PAGE
	Page No.: 6 OF 7



**WINDOW NOTES IRC 2021/NEC 2020 ed.**

**IRC21.1** Inhabitable rooms, habitable rooms shall have an approved glazing area of not less than 8 percent of the floor area of the room. Glazing area shall be determined by the net area of the glazing, including the area of any window, door, or skylight, but excluding the area of any window, door, or skylight that is not operable. The glazing area shall be determined by the net area of the glazing, including the area of any window, door, or skylight, but excluding the area of any window, door, or skylight that is not operable. The glazing area shall be determined by the net area of the glazing, including the area of any window, door, or skylight, but excluding the area of any window, door, or skylight that is not operable.

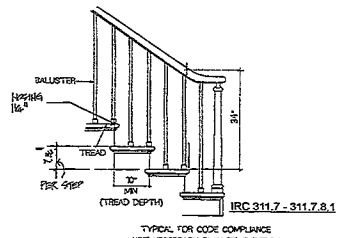
**IRC21.2** Glazing shall be installed in accordance with the applicable provisions of the International Building Code (IBC) and the International Residential Code (IRC). The glazing shall be installed in accordance with the applicable provisions of the International Building Code (IBC) and the International Residential Code (IRC). The glazing shall be installed in accordance with the applicable provisions of the International Building Code (IBC) and the International Residential Code (IRC).

**WINDOW SCHEDULE**  
ALL WINDOW DIMENSIONS SHOWN ARE SASH DIMENSIONS NOT FINISH OR FINISH IN CREASE DIMENSIONS. WINDOW FLASHING PER MANUFACTURER'S SPECIFICATIONS

M/C SIZE	LTS. DESCRIPTION
A	6/6 DBL. HING. FINISH WITH HALF CIRCLE TOP, FIXED (DOOR)
B	4/6 H H H
C	4/6 H H H
D	4/6 H H H
E	4/6 H H H
F	4/6 H H H
G	4/6 H H H
H	4/6 H H H
I	4/6 H H H

**DOOR SCHEDULE**  
ALL EXTERIOR DOORS TO BE FLASHED ACCORDING TO INDUSTRY STANDARDS WITH SPECIAL ATTENTION GIVEN TO DOORS THAT MAY HAVE WIND OR FIRE RISK

M/C SIZE	THK. DESCRIPTION
1	2 1/2" x 6 1/2" x 1 3/4" CUSTOM WOOD 3/4" THICK FRAMED FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
2	2 1/2" x 6 1/2" x 1 3/4" CUSTOM WOOD 3/4" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
3	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
4	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
5	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
6	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
7	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
8	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
9	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
10	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
11	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS
12	2 1/2" x 6 1/2" x 1 3/4" METAL 1 1/2" THICK FINISH DOORS WITH A 1/2" x 1/2" TRANSPARENT GLASS PANELS



**STAIR NOTES IRC 2021 ed.**

**IRC311.7.1** Landings for egress shall be at least as wide as the stairs on both sides of each stair. The width shall be the clear width of the stairs plus the width of the handrails on both sides. The width shall be the clear width of the stairs plus the width of the handrails on both sides. The width shall be the clear width of the stairs plus the width of the handrails on both sides.

**IRC311.7.2** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

**IRC311.7.3** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

**IRC311.7.4** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

**IRC311.7.5** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

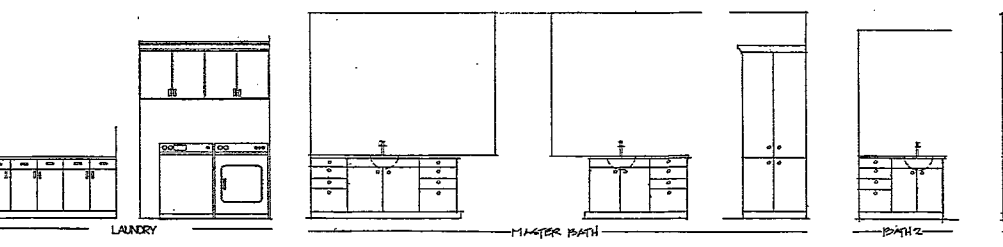
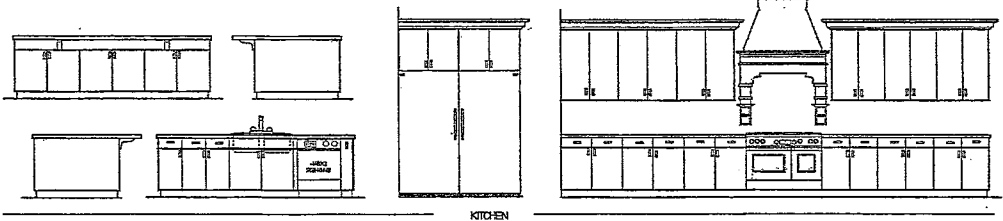
**IRC311.7.6** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

**IRC311.7.7** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

**IRC311.7.8** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

**IRC311.7.9** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.

**IRC311.7.10** Handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs. The handrails shall be installed on both sides of the stairs.



**CABINET ELEVATIONS**  
Scale: 3/8" Equals 1'-0"

**PRE-CUT, PRE-DRILLED 7/16" WOOD PANELS WITH REQUIRED ANCHORING HARDWARE SHALL BE PROVIDED ON SITE IN ACCORDANCE WITH R301.2.1.2 OF IRC 2021**

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**IMPORTANT NOTES**  
1. The information contained herein is for general informational purposes only and does not constitute an offer of any financial product or service. 2. The information contained herein is subject to change without notice. 3. The information contained herein is not intended to be used as a substitute for professional advice. 4. The information contained herein is not intended to be used as a substitute for professional advice.

**ANDY MC DONALD**  
ARCHITECT  
Plan No.: 2386/3106  
Scale: 3/8" Equals 1'-0"  
Page No.: 7 OF 7

# MISSISSIPPI OFFICIAL WOOD DESTROYING INSECT REPORT

Inspection Co.: BPC Services  
 Address: RD. BOX 1877  
 City/State/Zip: OCEAN SPRINGS, MS 39564  
 Phone: 601-908-4229

Case Number (VA/FH/Other): 999  
 Inspector: Alan Weber  
 ID Number: 48807 License Number: 46984  
 Inspection Date: 3-25-25

Party Requesting Inspection: Chuck Borda  Purchaser  Seller  Agent  
 Owner/Seller: Chuck Borda Structure(s) Inspected: House  
 Address: 404 Washington Ave Ocean Springs MS, 39564

Report Forwarded To:  Title Company and/or Mortgage Company  Purchaser  Seller  Agent

List all obstructed or inaccessible areas as listed on Page 2 - SECTION C, 1-4: SEE REVERSE  
 Conditions conducive to wood destroying insect infestation:  Yes  No If yes, explain (Conditions Conducive to wood destroying insects infestation as defined on Page 2 - SECTION D): SEE REVERSE

Inspection Reveals Visible Evidence of: (Check Each Column Yes or No)	Active Infestation		Previous Infestation		Previous Treatment		Visible Insect Damages	
	Yes	No	Yes	No	Yes	No	Yes	No
Subterranean Termites	X							
Drywood Termites								
Wood Borer Beetle-specify								
Carpenter Bees								
Carpenter Ants								

Remarks / Additional Findings: BPC Services is not responsible for insect and / or damage in areas that are inaccessible for inspection or where conducive conditions exist. See statement of Pest Control operator on reverse.

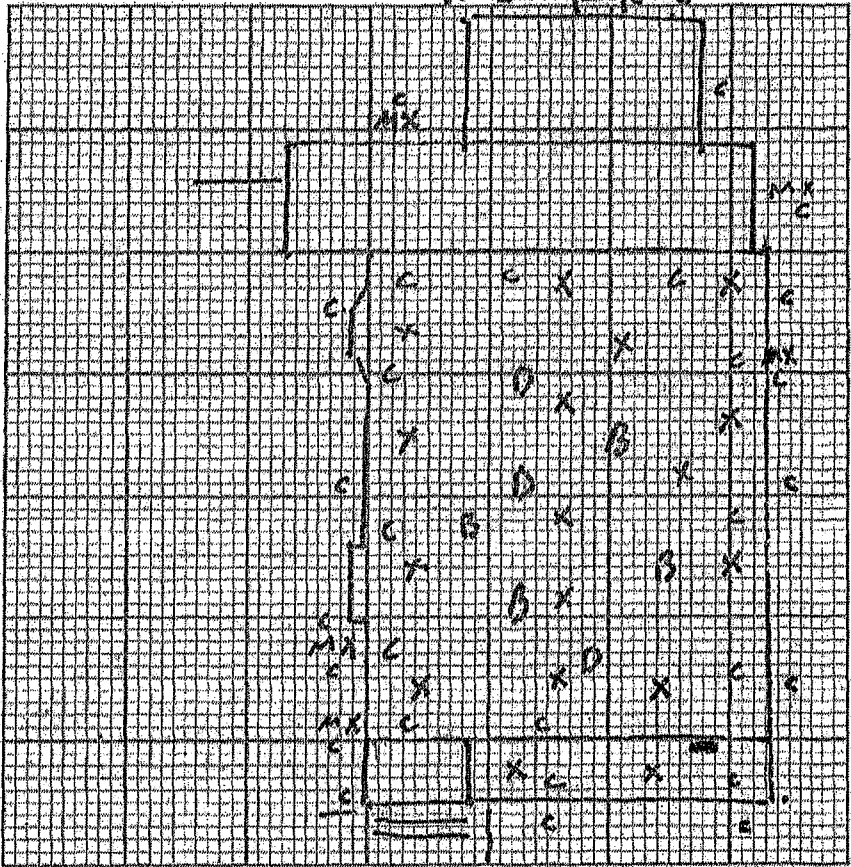
Structure previously treated by this company:  Yes  No  
 This company has current contract in force:  Yes  No Expiration Date: \_\_\_\_\_ Contract Transferable:  Yes  No  
 Date of original treatment: \_\_\_\_\_ Type of insect treatment contract: \_\_\_\_\_  
 Buyer should acquire a copy of this contract for terms and type of coverage.

### GRAPH MUST BE COMPLETED FOR EVERY STRUCTURE INSPECTED.

Not to Scale

#### KEY SYMBOLS

- = Subterranean Termite Activity
- X = Subterranean Termite Damage
- = Wood Boring Beetle Activity
- B = Beetle Damage
- = Carpenter Ant Activity
- CA = Carpenter Ant Damage
- = Carpenter Bee Activity
- CB = Carpenter Bee Damage
- = Drywood Termite Activity
- D = Drywood Termite Damage
- C = Conditions Conducive To Wood Destroying Insects



**IMPORTANT-THIS GRAPH IS NOT DRAWN TO SCALE AND ANY EVIDENCE LISTED IS LOCATED IN GENERAL LOCATIONS READ AND UNDERSTAND BOTH SIDES OF THIS REPORT.**

Additional Comments: See statement of pest control operator on reverse side. By accepting this report, seller / buyer releases BPC Services of any and all liability from past or present wood destroying insect / organism damage from the inspected structure arising from any area that was inaccessible at the time of the inspection or listed as a conducive condition.

Inspector's Signature: [Signature] Date: 3-25-25  
 License or Permit Holder's Signature of Approval: [Signature] Date: 3-25-25  
 Notice of inspection was posted at or near:  Access Opening  Water Heater  Basement Kitchen Sink Date Posted: 3-24-25

I HAVE RECEIVED THE ORIGINAL OR A LEGIBLE COPY OF THIS FORM, HAVE READ, AND UNDERSTAND SAME.  
 Signature of Individual Purchasing Property: \_\_\_\_\_ Date: \_\_\_\_\_

(SEE REVERSE SIDE)

**STATEMENT OF PEST CONTROL OPERATOR**

- A. THIS REPORT CERTIFIES AS TO THE PRESENCE, ABSENCE, PREVIOUS INFESTATION AND DAMAGE CAUSED BY WOOD DESTROYING INSECTS IN THE VISIBLE AND ACCESSIBLE AREAS OF A WOODEN STRUCTURE. THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION (HEREAFTER DEFINED AS "THE DATE INSPECTION WAS PERFORMED") FOR THE STRUCTURE(S) LISTED. DETACHED GARAGES, SHEDS, LEAN-TOS, FENCES, OR OTHER BUILDINGS ON THE PROPERTY WILL NOT BE INCLUDED IN THIS INSPECTION REPORT UNLESS SPECIFICALLY NOTED. THIS REPORT IS NOT A WARRANTY AS TO ABSENCE OF WOOD DESTROYING INSECTS, OR HIDDEN DAMAGE, OR THE PRESENCE OF ALL CONDITIONS CONDUCTIVE TO WOOD DESTROYING INSECT INFESTATIONS. ANY EVIDENCE OF CONDITIONS SURROUNDING TOXIC MOLD, MILDEW OR FUNGUS WILL NOT BE PART OF THIS REPORT. THE CUSTOMER SHOULD HAVE A QUALIFIED EXPERT INSPECT THE BUILDING FOR ANY MOLD CONCERNS. IF VISIBLE EVIDENCE OF ACTIVE OR PREVIOUS INFESTATION OF WOOD DESTROYING INSECTS COVERED BY THIS REPORT (I.E. SUBTERRANEAN TERMITES, DRYWOOD TERMITES, RE-INFESTING WOOD BORING BEETLES, CARPENTER ANTS AND CARPENTER BEES) IS REPORTED, IT SHOULD BE ASSUMED THAT SOME DEGREE OF DAMAGE IS PRESENT. IF VISIBLE DAMAGE IS REPORTED, IT DOES NOT IMPLY THAT DAMAGE SHOULD BE REPAIRED OR REPLACED. THIS REPORT IS NOT A STRUCTURAL DAMAGE REPORT. THE ABOVE NAMED FIRM'S INSPECTORS ARE NOT ENGINEERS OR BUILDERS, AND YOU MAY WISH TO CALL A QUALIFIED ENGINEER OR EXPERT IN THE BUILDING TRADE TO ASCERTAIN THEIR OPINION AS TO WHETHER THERE IS STRUCTURAL DAMAGE TO THIS PROPERTY AND IF CORRECTIVE ACTION SHOULD BE PERFORMED BY A QUALIFIED BUILDING EXPERT. IF COMPANY PERFORMING INSPECTION DOES NOT HAVE CURRENT WOOD DESTROYING INSECT TREATMENT CONTRACT IN FORCE ON PROPERTY NOTED ON THIS FORM, THIS INSPECTION DOES NOT COVER ANY REPAIR OR CONDITION OR DAMAGE, OR TREATMENT OF AREA WHICH WAS NOT VISIBLE AND ACCESSIBLE AT TIME OF INSPECTION, BUT WHICH MAY BE REVEALED IN THE COURSE OF REPAIR OR REPLACEMENT WORK. IF CURRENT WOOD DESTROYING INSECT TREATMENT CONTRACT IS IN FORCE, WARRANTY IS BASED ON THE TERMS OF TREATMENT CONTRACT.**
- B. THIS REPORT IS NOT AN OPINION COVERING AREAS THAT ARE ENCLOSED OR INACCESSIBLE, OR OF ANY PORTION OF THE STRUCTURE IN WHICH INSPECTION WOULD NECESSITATE REMOVING OR DEFACING ANY PART OF THE STRUCTURE. SECTION B (1-5) LIST EXAMPLES OF OBSTRUCTED OR INACCESSIBLE AREAS, BUT NOT LIMITED TO, THAT MAY BE COMMON TO STRUCTURES THAT WILL NOT BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:**
1. JOISTS HIDDEN (a) suspended ceiling (b) fixed ceiling (c) insulation (d) floor over joists
  2. WALL COVERINGS (a) paneling (b) dry wall (c) plaster (d) tile (e) cabinets (f) shelving (g) wallpaper (h) inaccessible bath trap
  3. FLOOR COVERINGS (a) tile (b) carpet (c) rugs (d) linoleum (e) mallein
  4. ROOF RAFTERS HIDDEN (a) suspended ceiling (b) fixed ceiling (c) insulation
  5. RAISED FLOORING (a) flooring elevated with sleepers/battens
- C. THIS REPORT IS NOT AN OPINION COVERING AREAS THAT ARE ENCLOSED OR INACCESSIBLE, OR OF ANY PORTION OF THE STRUCTURE IN WHICH INSPECTION WOULD NECESSITATE REMOVING OR DEFACING ANY PART OF THE STRUCTURE, OR REMOVING OR MOVING ITS CONTENTS. SECTION C (1-4) LIST EXAMPLES OF OBSTRUCTED OR INACCESSIBLE AREAS, BUT NOT LIMITED TO, THAT (IF PRESENT) ARE REQUIRED TO BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:**
1. PERSONAL POSSESSIONS (a) stored material (b) boxes (c) pictures (d) clothing (e) furniture (f) appliances
  2. EXTERIOR (a) dense shrubbery (b) siding (c) window well covers (d) planters (e) brick and stucco below the soil
  3. PORCH (a) no access or entry beneath floor surface (b) debris
  4. ADD'L ITEMS (a) standing water (b) debris (c) firewood (d) no access or entry (e) absence of safe or stable access (f) inaccessible attic (g) leading roof (h) faulty plumbing (i) earth-wood contact (j) wooden docks (k) hidden expansion joints (l) less than 18 inches of clearance
- D. CONDUCTIVE CONDITIONS INCREASE THE LIKELIHOOD OF WOOD DESTROYING INSECT AND/OR ORGANISM ACTIVITY. CONDUCTIVE CONDITIONS LISTED ON THIS REPORT ARE ONLY IN AREAS THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE FOLLOWING IS A LIST OF CONDUCTIVE CONDITIONS LIMITED TO THIS REPORT THAT (IF PRESENT) MUST BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:**
1. STANDING WATER
  2. POOR VENTILATION
  3. VEGETATION OR VINES CLOSER OR ON STRUCTURE
  4. CRACKS IN FOUNDATION
  5. LEAKS
  6. WOOD TO GROUND CONTACT
  7. HIGH SOIL (exposed brick, stucco, or exterior insulation and finishing system (EIFS) into the ground are examples)
  8. MULCH, LANDSCAPE TIMBERS, STUMP OR ROOTS AGAINST OR UNDER THE STRUCTURE
  9. VISIBLE WATER DAMAGE
  10. VISIBLE MOISTURE
  11. VISIBLE WOOD ROT FUNGUS
- E. VISUAL EVIDENCE OF PREVIOUS TREATMENT IS DEFINED AS VISUAL EVIDENCE OF PREPARATION FOR TREATMENT. SOME EXAMPLES INCLUDE: DRILL HOLES IN MASONRY VOIDS, DRILL HOLES IN SLABS OR FLOORING, TRENCHING OR TRENCHING AND RODDING AROUND PERIMETER OR IN CRAWL SPACES OR PRESENCE OF TERMITE BAITING STATIONS. IF COMPANY PERFORMING THIS INSPECTION DID NOT PREVIOUSLY TREAT THIS STRUCTURE, NO STATEMENT IS MADE AS TO WHETHER THE STRUCTURE HAS EVER BEEN TREATED, OR IF TREATED, WAS TREATED CORRECTLY.**
- F. NEITHER I NOR THE COMPANY FOR WHICH I AM ACTING HAVE HAD, PRESENTLY HAVE, OR CONTEMPLATE HAVING ANY INTEREST IN THE PROPERTY. I DO FURTHER STATE THAT NEITHER I NOR THE COMPANY FOR WHICH I AM ACTING IS ASSOCIATED IN ANY WAY WITH ANY PARTY TO THIS TRANSACTION UNLESS FULL DISCLOSURE OF ANY KNOWN ASSOCIATION IS PRINTED IN THE ADDITIONAL COMMENTS SECTION OF THIS FORM.**

**PRIVACY ACT INFORMATION -**  
 THE INFORMATION REQUESTED ON THIS FORM WILL BE USED FOR EVALUATING THE PROPERTY FOR A VA OR HUD INSURED LOAN. ALTHOUGH THE BORROWER IS NOT REQUIRED BY LAW TO PROVIDE THIS INFORMATION, FAILURE TO PROVIDE IT CAN RESULT IN REJECTION OF THE PROPERTY AS SECURITY FOR THE LOAN. THE INFORMATION COLLECTED WILL NOT BE DISCLOSED OUTSIDE VA OR HUD EXCEPT AS PERMITTED BY LAW. VA AND HUD ARE AUTHORIZED TO REQUEST THIS INFORMATION BY STATUTE (38 U.S.C. 1810(d) (4) AND 12 U.S.C. 1701 OR SEQ.)

ADDITIONAL COMMENTS (if additional pages are needed for comments, note number of pages added in comments and attach):

Conductive Conditions: Salt Above: Brick, Stucco, Footing, Block, etc.  
Wood to Ground Contact  
Exp. Moisture Damage

Inaccessible Areas: Expansion Joints, masonry, Masonry Voids,  
Parapets of porches, no treatment, areas with  
Stucco Voids - Floor - Masonry Coverings,  
Area under Vapor Barrier.





Prepared by and return to:  
E. Foley Ranson, P.A.  
P.O. Box 848  
Ocean Springs, MS 39566  
228-875-8670  
File No: 16-R3645

Indexing Instructions: Block No. 6 N. Culmseig Map of Town of Ocean Springs

Grantors:

Kimberly Laurette & Michael Dewayne Sturgill  
208 Washington Avenue  
Ocean Springs, MS 39564  
Telephone: 228-334-4586

Grantees:

Gaston Charles IV & April C. Bordis  
527 Front Beach Drive, #19  
Ocean Springs, MS 39564  
Telephone: 228-215-1367

STATE OF MISSISSIPPI

COUNTY OF JACKSON

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **KIMBERLY LAURETTE STURGILL** and **MICHAEL DEWAYNE STURGILL**, do hereby sell, convey and warrant unto **GASTON CHARLES BORDIS, IV** and **APRIL C. BORDIS**, the following described property, situated in the County of Jackson, State of Mississippi, as follows, to-wit:

Being situated in Block No. 6 of the N. Culmseig Map of the Town of Ocean Springs and more particularly described as commencing at the Northeast corner of the property now or formerly owned by Pace in said Block and running North 80 feet, more or less, to the property now or formerly owned by Galagher; thence running West along the South side of the Galagher property to Washington Avenue

thence South 80 feet, more or less, to the Northwest corner of the Pace Property; thence East 195 feet to the Place of Beginning, and being the same property acquired by Frank R. Elliott and Mrs. Sara S. Elliott by Warranty Deed dated April 3, 1947 executed by Mr. James M. Price, et ux, and recorded in Book 96 at Page 419 of the Deed Records of Jackson County, Mississippi.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees, or their assigns, any deficit on actual proration, and likewise, the Grantees agree to pay to the Grantors, or their assigns, any amount overpaid.

This conveyance is subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas minerals and other rights.

WITNESS THE SIGNATURE of the undersigned on this the 31 day of March, 2025.

*Kimberly Lorette Sturgill*  
KIMBERLY LAURETTE STURGILL

*Michael Dewayne Sturgill*  
MICHAEL DEWAYNE STURGILL

Page Three

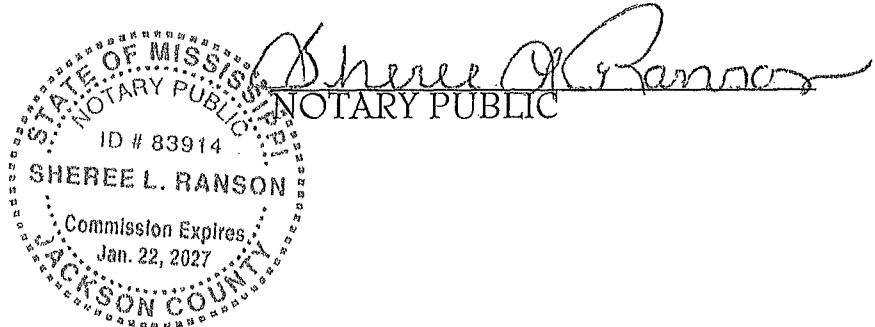
STATE OF MISSISSIPPI

COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named KIMBERLY LAURETTE STURGILL and MICHAEL DEWAYNE STURGILL, who acknowledged that they executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31 day of March, 2025.

My Commission Expires:  
1-22-2027





MidSouth  
**CRAWLSPACE**  
SOLUTIONS

ALL THINGS **CRAWL SPACE-Y!**

**Findings from the crawlspace inspection at 208 Washington Ave:**

- There are high moisture levels throughout the crawlspace, causing substantial organic growth on the wood surfaces and weakening the integrity of the wood.
- Several of the interior walls are unsealed at the bottom, allowing air circulation from the crawlspace into the interior walls.
- Some areas show damage from old termite activity. There does not appear to be any active termite activity in the crawlspace.
- Several areas of the foundation lack adequate stabilization. It appears that the columns under the main support beam were replaced in past years. The updated columns do not have below-grade footings.
- A substantial portion of the original interior brick columns in the crawlspace are deteriorating and have been replaced by concrete bell-bottom jacks. The top brackets of the jack columns are corroded and non-functional. These bell-bottom jack columns also lack below-grade footings.
- The supplemental support throughout the crawlspace is failing. 4x4 supplemental beams were used in numerous areas.