



Washington Parish Government



DEPARTMENT OF BUILDING AND PERMITTING

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May 22, 2024

CF Breeze Construction LLC
Attn; Joshua Fouquet
106 Park Place Suite 300
Covington LA 70433

Dear Mr. Fouquet.

I hope that this letter finds you well. I am writing to bring to your attention some critical issues regarding the upcoming renovation of the property located at 629 Ontario Ave., Bogalusa, LA. During our inspection, we encountered significant structural problems that must be addressed prior to renovation commencement. These issues include:

- 1. Floor issue:** The entire floor is not securely attached to the bottom seals of the structure, presenting several potential hazards. This lack of attachment increases the risk of the floor shifting or collapsing under weight, which could cause serious injuries.
- 2. Warped and Failing Floors:** The flooring throughout the property has become warped and weakened due to prolonged exposure to moisture. This has resulted in uneven surfaces and, in some areas, floors that are on the verge of collapse, posing a significant tripping and injury hazard.
- 3. Mold Growth:** The moisture from under the house, and from noticeable gaps in the walls, has created an ideal environment for mold growth, which was noticeable during the walk through. Mold not only poses serious health risks, including respiratory issues and allergic reactions, but also deteriorates building materials, exacerbating the structural problems within the home.

Given the extensive list of issues with the present condition of the house, the cost of necessary renovations exceeds 50% of the estimated value of the required repairs. Consequently, in accordance with regulatory guidelines, this necessitates that the entire house be brought up to the current 2021 International Residential Code (IRC) standards. This comprehensive update ensures compliance with modern safety, structural, and energy efficiency requirements.

If we can assist you further, please do not hesitate to contact me.

Regards,

George Martinez
Office Manager/Building Inspector