

Demo board report rough draft

PROPERTY REHABILITATION STATUS REPORT

Prepared For: City of Lorain Demolition Board

Prepared By: Advanced Living Modules Inc

Principal: Artis Taylor

Date: April 9, 2026

Property Address: 446 Delaware Ave, Lorain, Ohio

Project Overview

This report provides a summary of the rehabilitation progress of the above-referenced property. Since the last meeting, substantial progress has been made both visibly and structurally.

Before and after photographs are included at the beginning of this report to clearly demonstrate the transformation and ongoing improvements.

Current Exterior Status

- All new windows have been installed
- Window trim work is currently in progress and will be completed prior to the next meeting
- The exterior siding has been completed on all accessible sides

At this stage, the exterior of the property is substantially complete, with the only unfinished areas being those directly tied to active or upcoming construction phases.

The property is no longer an eyesore and now presents as an actively rehabilitated structure within the neighborhood.

Front Porch Construction

The front porch reconstruction is scheduled and will be completed within approximately two (2) weeks.

This phase is critical to completing the final section of the exterior and will allow full completion of the remaining siding and exterior envelope.

Project Activity & Site Progress

- Contractors have been consistently active on-site
- Interior demolition has begun
- Dumpster placement has been arranged for ongoing debris management
- Site conditions are being actively maintained and improved

Work is ongoing and continuous, with clear forward momentum.

Full Project Summary (Since Acquisition/Engagement)

Since becoming involved with the property, the following major steps have been completed:

- All required permits have been applied for and obtained
- Contractors have been secured and engaged
- Back taxes totaling almost \$11,000 have been paid in full
- \$40,000 has been invested into the property to date

Physical Improvements Completed:

- Installation of new windows
- Installation of new exterior doors

- Installation of new siding
- Installation of new roof
- Initiation and progress of front porch reconstruction
- Interior demolition to prepare for full system upgrades

Progress Perspective

While progress may appear incremental on a micro level, the broader scope of work reflects substantial advancement.

On a larger scale, this project has moved from:

- A distressed and non-compliant structure

To

- A stabilized, actively rehabilitated property with major structural improvements completed

This level of progress represents a serious and ongoing investment into both the property and the surrounding community.

Next Steps

- Completion of window trim work
- Completion of front porch reconstruction
- Finalization of remaining exterior siding areas
- Continued interior preparation and system upgrades (electrical, framing, etc.)

Conclusion

The property is actively being restored with clear, measurable progress and significant financial investment already made.

This project represents a meaningful reinvestment into the community, not only improving the structure itself but also contributing to the overall condition of the neighborhood.

The work is ongoing, organized, and progressing toward full rehabilitation and code compliance.

Request for Continuation of Rehabilitation Efforts

Based on the substantial progress made to date, the active construction status of the property, and the significant financial investment already committed, it is respectfully requested that the Board allow additional time for the continued rehabilitation of the property.

The property has clearly transitioned from a state of disrepair to an actively improving structure, with major exterior components completed and interior work now underway. The trajectory of the project demonstrates both the capability and commitment to bring the property into full compliance.

Allowing this project to proceed will preserve the investment already made, prevent unnecessary loss of resources, and support the continued improvement of the surrounding community.

Advanced Living Modules Inc remains fully committed to completing the rehabilitation in a timely and compliant manner.

Best Regards,

Artis Taylor III
Founder @ Advanced Living Modules



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