

This report provides an updated summary of the continued rehabilitation progress at 446 Delaware.

Updated before and after photographs are included to document the continued transformation and current condition of the property. Since the previous meeting, work has continued moving forward in a structured and deliberate manner, with the project now transitioning toward the next major phase of development.

Front Porch Completion

The front porch project has now been fully completed.

Completed improvements include:

- Updated modern railing design
- Fully enclosed under-porch area
- New steps and handrails
- Full exterior painting
- Installation of composite decking for long-term durability and reduced maintenance

This completed phase has significantly improved both the appearance and functionality of the property while providing a safer, more secure, and more durable entrance structure.

Recent Progress

Since the last report, substantial progress has continued on the exterior and site preparation portions of the project.

- Large side porch structure has been demolished and fully prepped for reconstruction
- Exterior work and weatherproofing preparation have continued
- Property remains cleaned and maintained
- Unsafe materials and construction waste have been properly removed and discarded
- Work areas remain organized and accessible for continued construction activity

The property continues to present as an active rehabilitation project with ongoing visible progress.

Side Porch Reconstruction & Electrical Preparation

The next major milestone for the project is the electrical phase. However, before electrical installation can properly begin, the side porch reconstruction must first be completed.

This portion of the project is critical for several reasons:

- Electricians require safe and secure access to the second-story units
- The final porch layout must be established before conduits and electrical lines are installed on that side of the building
- Exterior finishing elements, including siding and porch lighting locations, must be finalized before exterior electrical boxes and meter placement can be properly completed

Based on recommendations provided by the electrician involved with the project, completing the porch reconstruction first is the most efficient and practical course of action in order to avoid interruptions, revisions, or unnecessary return work during the electrical installation phase.

This step represents a major structural and logistical milestone in the overall rehabilitation process.

Current Construction Status

Work continues to progress in a consistent and organized manner.

At this stage:

- The property has been stabilized
- Major exterior work has substantially advanced
- The project is actively transitioning into systems preparation and installation

Tyvek house wrapping is expected to be fully completed by the time of the upcoming meeting next week.

The property is no longer sitting idle or in a neglected condition. It is actively being rehabilitated in phases to ensure the work is completed correctly and efficiently.

Next Steps

- Complete side porch reconstruction
- Finalize Tyvek wrapping and exterior preparation
- Begin electrical rough-in and systems installation
- Continue interior framing and preparation work
- Advance toward plumbing and HVAC phases following electrical progress

Closing

The project continues moving forward with measurable progress and ongoing investment into the property.

While certain phases of construction require proper sequencing before the next stage can begin, each completed step is moving the property closer toward full rehabilitation and compliance.

Allowing the project to continue supports the progress already made and ensures the best outcome for the property and the surrounding area.

Based on the continued progress, visible improvements, active construction status, and ongoing investment into the property, it is respectfully requested that the current stay of demolition remain in place to allow rehabilitation efforts to continue uninterrupted.

Best Regards,

Artis Taylor III

Founder @ Advanced Living Modules



NO
TRESPASSING

Handwritten graffiti on the fence.

Handwritten graffiti on the fence.







446 Delaware May Progress Report

PROPERTY REHABILITATION STATUS REPORT (PROGRESS UPDATE)

Prepared For: City of Lorain Demolition Board

Prepared By: Advanced Living Modules Inc

Principal: Artis Taylor

Date: 05/13/2026

Property Address: 446 Delaware Ave, Lorain, Ohio

Overview