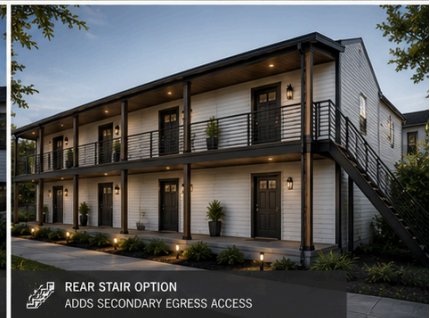
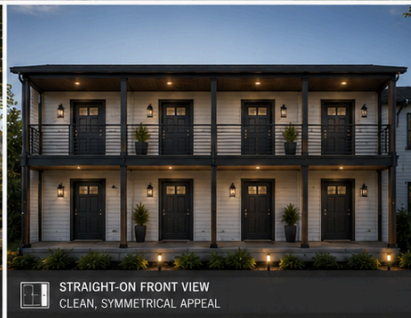
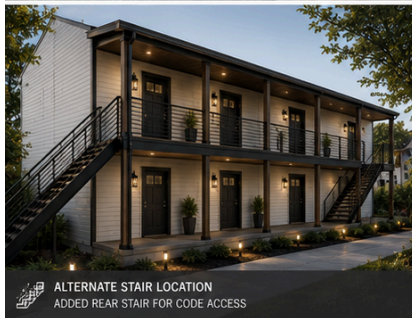


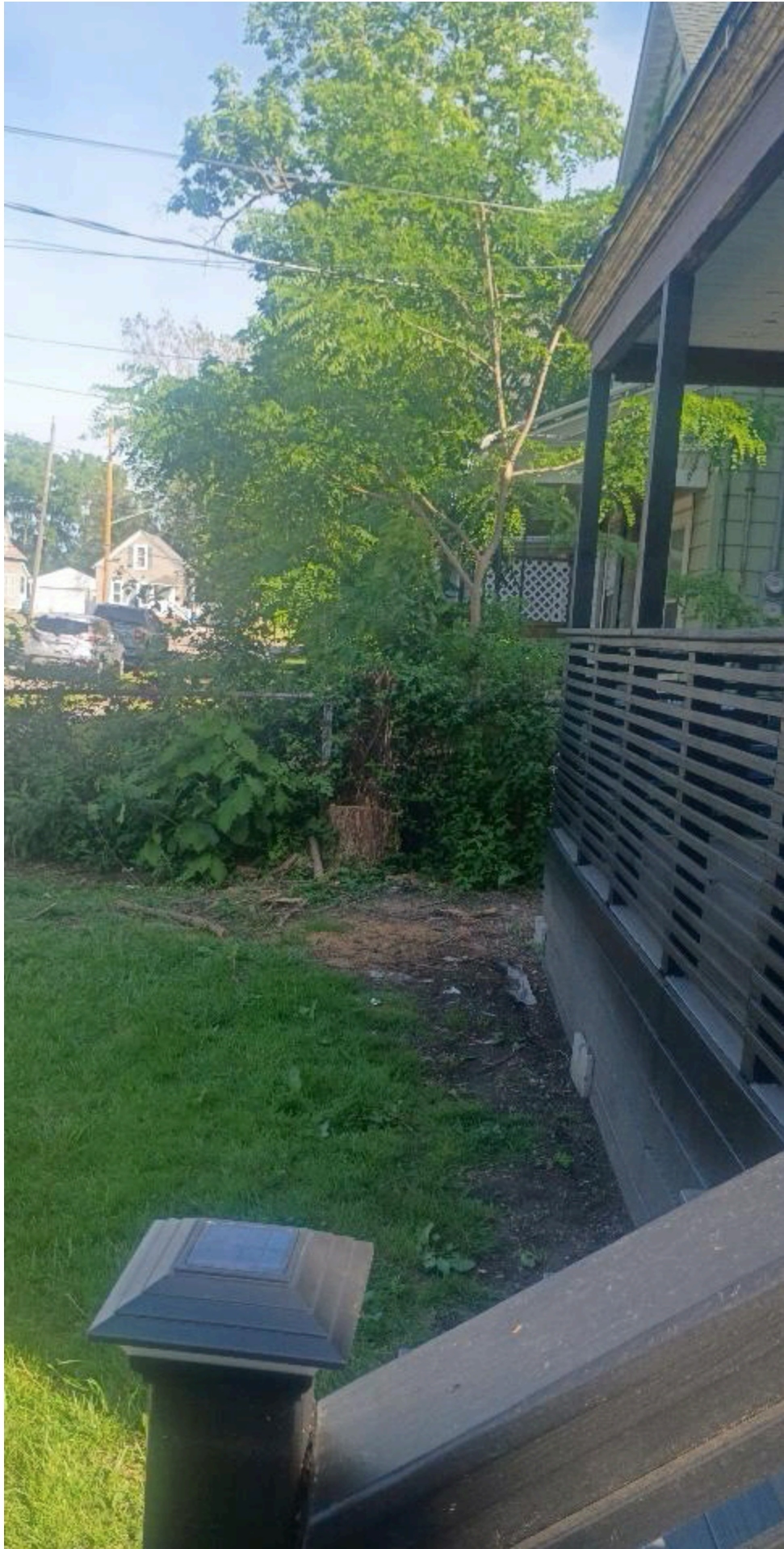
Design Rendering for 446 Delaware porch



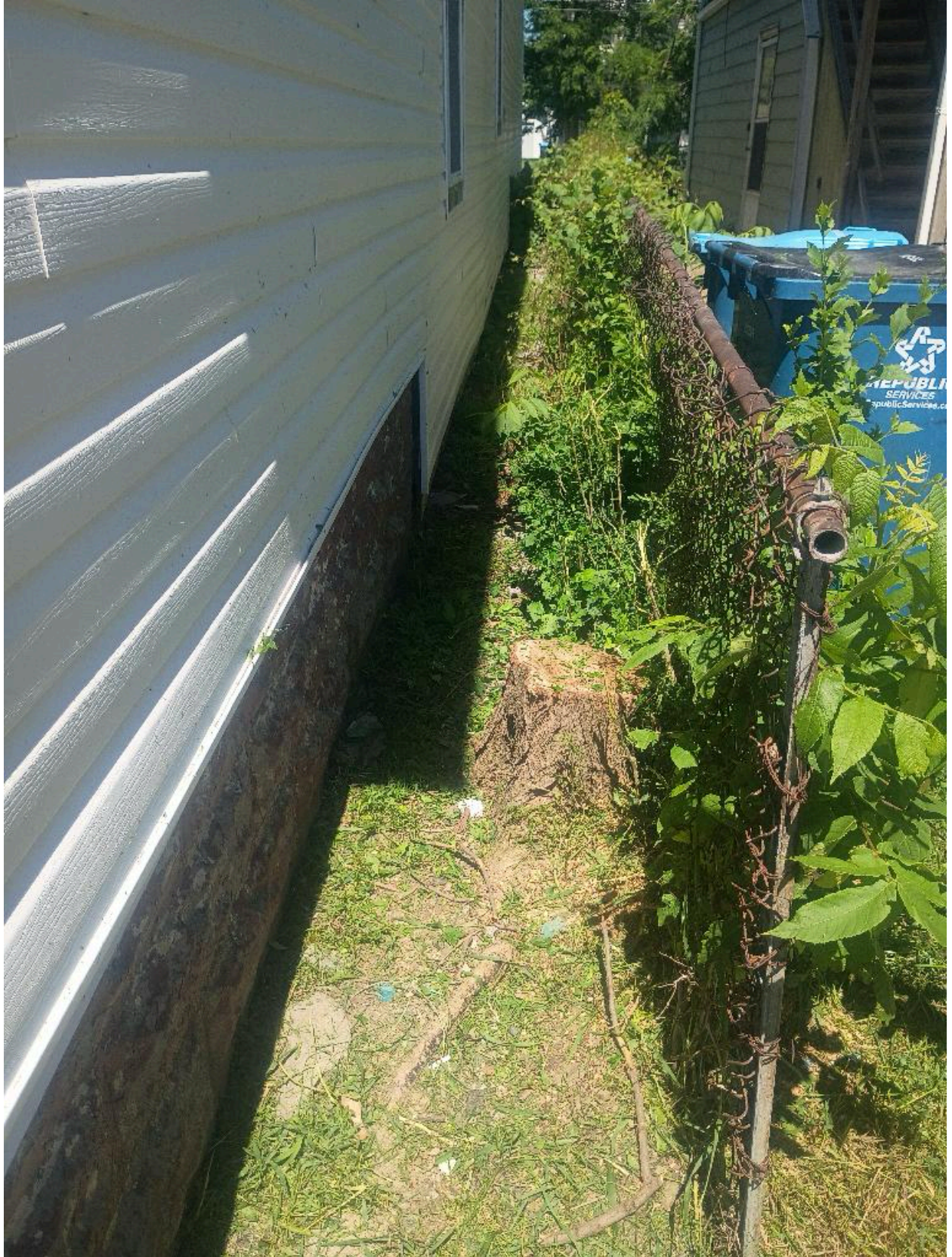












PROPERTY REHABILITATION STATUS REPORT

Prepared For: City of Lorain Demolition Board
Prepared By: Advanced Living Modules Inc.
Principal: Artis Taylor
Date: June 11, 2026
Property Address: 446 Delaware Ave, Lorain, Ohio

Overview

This report provides an update on the continued rehabilitation of 446 Delaware. While this phase of the project has focused heavily on preparation and site readiness, the work completed during this period is essential to the successful completion of upcoming construction phases.

Recent Progress

As planning continued for the next phase of construction, several site improvements and preparation tasks were completed.

Three trees were removed from the property. These trees presented potential obstacles to the upcoming electrical phase, affected access to utility lines, and interfered with construction activity on the north side of the building where the new porch is being developed. In addition, the trees posed potential long-term risks to the structure itself.

Housing is being applied, and the north side of the property will be substantially prepared for continued construction activity.

A 30-yard dumpster was filled, removed, and properly emptied as part of ongoing site cleanup efforts. Delivery of a replacement dumpster has been delayed due to availability; however, an appropriately sized dumpster will be delivered as soon as one becomes available so that remaining debris can be properly removed.

Porch Development

Work continues toward construction of the new side porch.

During this process, a revised porch design was evaluated. Implementation of that design has been temporarily postponed to allow for additional research, material availability review, and confirmation of code compliance requirements. An updated construction plan will be provided as soon as it is finalized.

Although this adjustment created a minor delay, it ensures the work is completed properly and avoids costly revisions later in the project.

Site Maintenance & Safety

The property continues to be maintained on an ongoing basis.

- Grass and vegetation will continue to be maintained
- Remaining debris will be properly removed and disposed of
- Any safety concerns identified during construction will be promptly addressed
- The site will remain secured and monitored throughout the rehabilitation process

Project Status

The rehabilitation continues moving forward in a structured and deliberate manner. While this month's work focused primarily on preparation for upcoming construction phases, those preparations are necessary to support the next major milestones, including porch construction and electrical installation.

Despite minor delays, the project remains on schedule and continues progressing toward full rehabilitation and compliance.

Request

Based on the continued progress, ongoing investment, and active rehabilitation efforts, it is respectfully requested that the current stay of demolition remain in place so work may continue uninterrupted.

Best Regards,

Artis Taylor III
Founder, Advanced Living Modules