

QUARTERLY STATUS REPORT

10022

Owners

Crawford I GP, LLC
32500 Telegraph Rd., Suite 100
Bingham Farms, MI 48025

Agent

Continental Management
32500 Telegraph Rd., Suite 100
Bingham Farms, MI 48025

Prop. Location: 2440 S. Henderson ST

Number of Units/Structures: 25/1

Units/Bedrooms/Max # of Occupants: Bld 1: 25/1/5

Date Inspected: 01/15/2026

Primary Heat Source: Electric

Property Zoning: MC

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Liford/Council/Tamewitz/Hayes

Foundation Type: Slab

Attic Access: N/A

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 2014. This structure is fully sprinklered and meets the requirements of Sec. 1026 Exc.1 IBC.

Note: Only units with violations will be listed on this report. Room dimensions are in the file.

THE FOLLOWING UNITS RECEIVE HOME FUNDS:

112, 116, 204, 206, 208, 210, 304, 305, 308, 311

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

1ST FLOOR**COMMON AREAS**Laundry:

No violations noted

Unit 112Kitchen:

Repair oven door to properly close. BMC 16.04.060(c)

Bathroom:

Properly seal and finish the threshold in the exterior doorway. BMC 16.04.060(b)

Unit 113

No violations noted.

Unit 114

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 115

Entire unit:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

Unit 116

Entire unit:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

2ND FLOOR

COMMON AREAS

No violations noted.

Unit 202

Entire unit:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

Living Room:

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Bedroom:

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Unit 203

Entry:

Replace strike plate so door latches as intended. BMC 16.04.060(a)

Unit 203 cont.

Entire unit:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Bed bugs)**

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Unit 204

No violations noted.

Unit 205

Entire unit:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

Unit 206

Kitchen:

Repair the sink drain to function as intended. BMC 16.04.060(c)

Bathroom:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Unit 207

No violations noted.

Unit 208

Entire unit:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

Unit 209

Entire unit:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Bed bugs)**

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 210

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 211

No violations noted.

3RD FLOOR

COMMON AREAS

No violations noted.

Unit 302

Entry:

Properly seal and finish the threshold in the exterior doorway. BMC 16.04.060(b)

Unit 303

Bedroom:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

Bath:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 304:

Entry:

Properly seal and finish the threshold in the exterior doorway. BMC 16.04.060(b)

Kitchen:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Unit 305

Entry:

Properly seal and finish the threshold in the exterior doorway. BMC 16.04.060(b)

Living Room:

Replace missing fire alarm strobe. BMC 16.04.060(b) IC 22-11-18-3.5

Unit 306

Entry:

Properly seal and finish the threshold in the exterior doorway. BMC 16.04.060(b)

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) **(North wall)**

Unit 307

Entry:

Cover or remove missing intercom. BMC 16.04.060(c)

Properly seal and finish the threshold in the exterior doorway. BMC 16.04.060(b)

Entire unit:

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Unit 308

No violations noted.

Unit 309

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Repair dishwasher to function as intended. BMC 16.04.060(c) **(Missing lower sprayer arm.)**

Unit 310

Bed:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 311

Kitchen:

Eliminate leak at faucet controls. BMC 16.04.060(a) **(Cold knob leaking.)**

EXTERIOR:

Secure electrical meter panel to wall. BMC 16.04.050(b)(c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

Est. Reins. – 4 hours w/2 inspectors.