

QUARTERLY STATUS INSPECTION REPORT

10761

Owner(s)

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: 2446 S Henderson ST

Number of Units/Structures: 36/1

Units/Bedrooms/Max # of Occupants: Bld 1: 36/1/5

Date Inspected: 01/15/2026

Primary Heat Source: Gas

Property Zoning: MC

Number of Stories: 4

Inspector: Liford/Tamewitz/Hayes/Council

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 2017. This structure is fully sprinklered and meets the exception for minimum egress requirements as outlined in IBC sec. 1026.1 (2012 IBC)

THE FOLLOWING UNITS RECEIVE HOME FUNDS:

220, 222, 224, 227, 228, 321, 326

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

Typical Unit –

Kitchen 14-0 x 10-11; Mechanical Closet; Living Room 10-0 x 9-9; Bathroom; Hall; Bedroom 12-3 x 9-3:

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

INTERIOR:

FIRST FLOOR

Laundry Room, Clinic Room:

No violations noted.

Exercise Room:

Complete the drywall repairs. BMC 16.04.060 (a)

Meeting Room:

No violations noted.

Community Kitchen:

Repair all emergency lighting to function as intended. IBC Sec. 1006.1 BMC 16.04.060 (b)
(West wall)

Common Bathroom:

No violations noted.

Unit 126: Vacant**Living Room:**

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Unit 128: Occupied

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 130: Vacant

No violations noted.

SECOND FLOOR**Common Hallway:**

No violations noted.

Laundry Room:

Replace the missing cover on the mini split HVAC system. BMC 16.04.060 (a)

Unit 230: Vacant

No violations noted.

Unit 229: Vacant**Kitchen:**

Repair/replace the electrical outlet on the bar to the left of the sink. (Blocked) BMC 16.04.060 (b)

Unit 228: Occupied

Repair/replace the tenant call box so that it functions as intended. BMC 16.04.060 (a)

Unit 227: Vacant, Unit 226: Occupied, Unit 225: Vacant

No violations noted.

Unit 223: Occupied

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Unit 224: Vacant

Kitchen:

Repair/replace the electrical outlet on the bar to the right of the sink. (Blocked) BMC 16.04.060 (b)

Unit 222: Occupied

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Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) (Left of the sink)

Unit 221: Occupied

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

UNIT 220: Vacant

No violations noted.

THIRD FLOOR

Common Hallway, Laundry Room:

No violations noted.

Unit 330: Vacant

Bedroom:

Secure the loose electrical outlet to the right of window. BMC 16.04.060 (b)

Unit 329: Occupied

Bathroom:

Secure loose bathtub faucet. BMC 16.04.060 (a)

Unit 327: Vacant

Bathroom:

Repair/replace the bathtub faucet so that it functions as intended. BMC 16.04.060 (a)

Living Room:

Provide electrical power to the receptacles so that it functions as intended. BMC 16.04.060(c)

Unit 328: Vacant, Unit 326: Vacant

No violations noted.

Unit 325: Vacant

Replace the toilet tank lid so that it fits properly. BMC 16.04.060 (a)

Unit 323: Vacant

No violations noted.

Unit 324: Occupied

Kitchen:

Repair/replace the deteriorating floor covering. BMC 16.04.060 (a)

Bedroom:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Unit 322: Vacant

No violations noted.

Unit 321: Occupied

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Kitchen:

Replace the missing cabinet drawer. BMC 16.04.060 (a)

Unit 320: Occupied

Whole Unit:

Repair/replace all outlets that have been covered with silicone so that they function as intended. BMC 16.04.060 (b)

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)

4th LEVEL

Common Hallway:

No violations noted.

Laundry Room

Replace the missing cover on the mini split HVAC system. BMC 16.04.060 (a)

Unit 420: Vacant**Entry:**

Repair/replace the deteriorating floor covering adjacent to stove. BMC 16.04.060 (a)

Bathroom:

Repair floor to eliminate soft spot this includes the subfloor and any damaged support. BMC 16.04.060(a)
(Adjacent to shower)

Unit 421: Vacant

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Entry:

Repair/replace the deteriorating floor covering adjacent to stove. BMC 16.04.060 (a)

Bedroom:

Repair/replace the deteriorating floor covering adjacent to stove. BMC 16.04.060 (a)

Unit 422: Occupied

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:

Repair/replace the shower faucet so that it functions as intended. BMC 16.04.060 (a)

Replace the missing trim on the bathroom door. BMC 16.04.060 (a)

Unit 423: Occupied, Unit 424: Vacant

No violations noted.

Unit 425: Occupied

Repair the damaged drywall throughout the unit. BMC 16.04.060 (a)

Kitchen:

Replace the broken cabinet door under the sink. BMC 16.04.060 (a)

Bedroom:

Replace the missing door. BMC 16.04.060 (a)

Hallway:

Replace the deteriorating return air grille. BMC 16.04.060 (a)

Unit 426: vacant

No violations noted.

Unit 427: Vacant

No violations noted.

Unit 428: Vacant

Utility Closet:

Repair the hole in the wall behind the water heater. BMC 16.04.060 (a)

Unit 429: Vacant

Kitchen:

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

Bathroom:

Repair/replace the shower faucet so that it functions as intended. BMC 16.04.060 (a)

Unit 430: Vacant

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

EXTERIOR:

Replace the electrical outlet cover plate on the GFCI. (North side of building) BMC 16.04.050 (b)

OTHER REQUIREMENTS:

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.

Reinspection time approximate 4 hours-2 inspectors