

## PROPERTY INSPECTION REPORT

**Property Address:** 646 Wiggins Mill Road

**Inspection Date:** June 17<sup>th</sup>, 2025 @10:00am

**Inspected By:** Town Manager & Public Works Crew

---

### GENERAL OVERVIEW

This report summarizes the findings from a property inspection conducted following the recent tenant move-out. The property is a single-family residence with 5 bedrooms, kitchen, garage, 2 bathrooms, and exterior pads, situated on 2.93 acres of land. Each component was reviewed for condition, maintenance needs, and safety. Photos were taken at time of move out showcasing the conditions found.

---

### EXTERIOR COMPONENTS

#### Roof:

- Status: Fair. No visible leaks, but aged. Missing asphalt on shingles (Normal aging/wear) no record of age of roof.
- Suggested/ Required Improvements: With unknown age of roof, recommended licensed roofer to inspect to judge replacement need.

#### Siding:

- Status: Good. No major concerns noted
- Suggested/Required Improvements: Repair/replace damaged siding, power wash full exterior.

#### Decking:

- Status: Poor. Boards are warped, loose nails, and signs of rot. Railings caps are deteriorated.
- Suggested/ Required Improvements: Replace rotting boards, reinforce structural posts. Replace boards as needed. Gate and steps are needed to be installed on portion of deck to gain access to enclosed grass area closest to house.

### **Grounds (Lawn, Trees, Shrubs):**

- Status: Fair maintained. Overgrown vegetation and weeds; tree limbs from trees on property and neighboring property needs maintenance.
- Suggested/ Required Improvements: Mow and trim lawn, remove debris, cut back trees and shrubs, treat for invasive growth.

### **Driveway & Asphalt Pad:**

- Status: Driveway has cracks and surface wear; asphalt pad is in fair condition but needs sealcoating as well as a significant slant on asphalt pad.
  - Suggested/Required Improvements: Crack sealing, resurfacing, and sealcoating for longevity.
- 

## **INTERIOR COMPONENTS**

### **Multi-Rooms (5 bedrooms/living spaces):**

- Status:
  - Flooring: Mix of laminate and tile; All laminate flooring is in poor condition and underlayment needs replaced.
  - Walls: Scuffed, multiple nail holes, minor drywall damage, stickers on wall. Majority of walls are paneling or wall board. 1 room had prior leak damage
  - Ceilings: no damage to note, same material as walls.
- Suggested/ Required Improvements:
  - Remove and replace all laminate flooring with selected new flooring.
  - Removal of all paneling and wall boards and replace with drywall.

### **Kitchen:**

- Status: Functional but dated. Cabinets are chipped, counter laminate is peeling. No bottoms to bottom cabinetry.

- Appliances:
  - Stove: double wall oven- not tested
  - Cook Top: dated but not tested
  - Refrigerator: Operational and newer.
  - Washer & Dryer: Newer- not tested
- Suggested/Required Improvements: deep clean appliances, consider modernizing cabinetry.

#### **Bathroom(s):**

- Status: Basic function met, but fixtures are dated.
- Suggested/ Required Improvements: update fixtures if budget permits.

#### **Fire Place:**

- Status: appears cleaned but not tested for functionality
- Suggested/Required Improvements: certified chimney inspector for inspection

#### **Water Heater:**

- Status: Functional but nearing end of life (approx. 15+ years old).
- Suggested/Required Improvements: Monitor for replacement, flush system to maintain performance and replace anode rod.

#### **Septic System:**

- Status: unsure of status
- Suggested/Required Improvements: Hire company to assess status of Septic System

#### **Well System:**

- Status: Appears operational; cover in good condition. No recent water test results available.
- Suggested/ Required Improvements: Recommend water quality test, inspect pump for age and flow rate.

### Electrical Box & Wiring:

- Status: 200 Amp Electrical panel in good working order, Inspection sticker in box reflects a date of 1986. Outlets and switches appear to be original to the house. Secondary electrical box in garage is a 100 amp service.
- Suggested/Required Improvements: Full outlet and switches replacement. Install GFCI outlets where appropriate. GFCI outlet be built into the electrical panel. Upgrades of all lighting fixtures within home. Testing of all outlets required to ensure operation.

### Plumbing System:

- Status: Functional; no major leaks observed.
- Suggested/Required Improvements: Replace corroded fittings, insulate exposed pipes and upgrade plumbing fixtures as needed.

---

### GARAGE/OUTBUILDINGS

#### Garage:

- Status: Structural integrity intact, but interior needs gutted. Wall separating garage spaces needs removed. Lighting poor throughout.
- Suggested/ Required Improvements: Gut garage, upgrade lighting, epoxy seal floor. Outfit garage for future storage.

---

### RECOMMENDED IMPROVEMENTS LIST

| Area     | Improvement Type                 | Priority   |
|----------|----------------------------------|------------|
| Roof     | Roof Inspection/ Replacement     | Low-Medium |
| Siding   | Power washing                    | Low        |
| Decking  | Structural repair & railing fix  | Medium     |
| Grounds  | Mowing, tree trimming, cleanup   | High       |
| Flooring | Replacement of laminate flooring | Medium     |

| Area             | Improvement Type                  | Priority    |
|------------------|-----------------------------------|-------------|
| Interior Walls   | Repaint, drywall repair           | Low         |
| Kitchen          | Faucet & repair/replacement       | Low         |
| Bathroom         | Toilet repair, caulking           | Low         |
| Water Heater     | Monitor or budget for replacement | Medium      |
| Electrical Panel | Labeling, safety inspection       | High        |
| Plumbing         | Replace fittings, minor repairs   | Low         |
| Driveway         | Crack seal & reseal asphalt pad   | Low         |
| Garage           | Clean, lighting improvements      | High        |
| Well             | Water testing                     | Medium-High |
| Lock Replacement | Replace all exterior locks        | High        |

### SUMMARY & NEXT STEPS

The property at 646 Wiggins Mill Road is structurally sound but requires moderate repairs and cosmetic updates to ensure safety, functionality, and curb appeal. Once “purpose” is defined for this location, a more formal priority list can be drafted.



## Julie Goodyear

---

**From:** Morris Deputy <MDeputy@Middletown.Delaware.Gov>  
**Sent:** Tuesday, June 24, 2025 2:16 PM  
**To:** Julie Goodyear  
**Subject:** RE: Request for Insight on Middletown's Dog Park

This message originated from outside the organization

Julie,

Staying cool inside. Glad I have a desk job this week.

Our dog park originated when we started planning a regional park on portions of land that was purchased for wastewater disposal. The park could be used as a disposal site for treated wastewater via irrigation. It was beneficial to have a place to dispose of treated wastewater, and have irrigation for the grass that wouldn't use potable or ground water. The Town chose a landscape architect that prepared a concept plan that included a dog park. The Mayor and Council liked the concept and decided to build it. One of the key items we considered when designing the park was to have separate areas for large dogs and small dogs. The two areas are fenced with separate entrances to ensure the two do not mix. There is always the concern that people don't honor the separation, but our experience has been relatively good with citizens honoring the rules. I would have your solicitor work on your rules because staff can't be on site 24/7 and issues are likely to occur. Other than that, the items that we thought of during design included:

1. Making sure the park had enough room to allow people the ability to spread out.
2. Having a dual entrance system for each side which helped ensure a dog couldn't accidentally run away when someone enters the dog area.
3. We added a few trees for shade, but not a lot.
4. Placed a few benches around the park area for owners to sit.
5. Dog waste bags and trash cans will be needed.
6. Potable water stations for the dogs.
7. We decided on grass vs. other options like mulch.

As I mentioned earlier, discuss the rules with your solicitor. Issues include the use of the park with dogs that aren't vaccinated, aggressive dogs that shouldn't be in the park, and the expectation for owners to take care of their own dog's waste. If you go with grass, another item to consider is how you maintain the grass. We can't fertilize because our DNREC permit manages what nutrients we use. Since we have wastewater irrigating the grass, we can provide sufficient water which helps keep it from dying. Adding fertilizer or other treatments may be a sensitive subject for people using the park with pets. Also, we were told there are certain weeds that are very dangerous, and in some cases fatal to dogs. We do check for them and ensure they are not in the areas. A final idea would be to review the plan with a local vet. I don't remember if we did that in our design phase, but I would if we built another one just for peace of mind.

Good luck with your park. Fortunately, our park has been a big success without much fuss. If you have any more questions, let me know. Ryan Chambers is the supervisor that manages the park. If you want to set up a meeting with him to discuss any other items, the Public Works office number is 302-378-2211. Let him know we communicated. He is on the front line and will probably have a lot more advice than I can offer.

---

**Morris Deputy, P.E.**  
**Town Manager | TOWN OF MIDDLETOWN**  
**19 West Green St., Middletown, DE 19709**  
**(302) 378-9120**

---

**From:** Julie Goodyear <jgoodyear@townsend.delaware.gov>

**Sent:** Monday, June 23, 2025 1:46 PM

**To:** Morris Deputy <mdeputy@middletown.delaware.gov>

**Cc:** Joseph Bangura <jbangura@townsend.delaware.gov>; Matthew Chapman <mchapman@townsend.delaware.gov>

**Subject:** Request for Insight on Middletown's Dog Park

## Disclaimer

Caution: This email originated from outside the Town of Middletown. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the IT Department for any questions or concerns.

Good Afternoon Morris,

I hope your staying cool in this heat!

The Town of Townsend is currently exploring the possibility of establishing a dog park, and we are reaching out to gather insights from nearby municipalities who have already gone through this process. Middletown's dog park has come highly recommended, and we would greatly appreciate any guidance or lessons learned that you're willing to share.

Specifically, we are interested in learning more about:

- How your dog park came to be and what inspired the project
- Any challenges or "hiccups" encountered during planning, construction, or early operations
- Tips, best practices, or "tricks of the trade" you would recommend
- Ongoing maintenance strategies and staffing needs
- Factors to consider during implementation and design
- How your rules and regulations were established
- Any community engagement or feedback processes you found helpful

If there is someone on your team we could speak with or if you have any documentation or notes you're willing to share, it would be greatly appreciated. Our goal is to make a well-informed decision that serves our community in a safe and successful way.

Thank you in advance for your time and consideration!

Please feel free to reach out if you have any questions at 302-378-8082.

Best Regards,

Julie M. Goodyear

Town Manager

Phone: 302-378-8082

Fax: 1-302-378-7099

[jgoodyear@townsend.delaware.gov](mailto:jgoodyear@townsend.delaware.gov)



P.O Box 223 | 141 Main Street | Townsend, Delaware 19734 | [www.Townsend.Delaware.Gov](http://www.Townsend.Delaware.Gov)

**Confidentiality Notice:** The information contained in this e-mail communication and any attached documentation may be privileged, confidential or otherwise protected from disclosure and is intended only for the use of the designated recipient(s). It is not intended for transmission to, or receipt by, any unauthorized person. The use, distribution, transmittal or re-transmittal by an unintended recipient of this communication is strictly prohibited without express approval in writing or by e-mail. If you are not the intended recipient of this e-mail, please delete it from your system without copying it and notify the above sender so that the e-mail address may be corrected.



JoMac LLC  
DBA Play Structure Plus  
364 E. Main Street,  
Suite 172  
Middletown, DE 19709

Estimate

|          |            |
|----------|------------|
| Date     | Estimate # |
| 7/7/2025 | 1936       |

| Name / Address                                                          |
|-------------------------------------------------------------------------|
| Town of Townsend<br>Rick Boyer<br>141 Main Street<br>Townsend, DE 19734 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |              | Project     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------|-------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |              |             |
| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Cost         | Total       |
| Townsend Park - Drain around Tennis Court<br><br>To include :<br>Orange fencing around tennis court work area<br>Excavate and disposal of spoils to install needed drain (410 LF - 1' x 2')<br>Supply and wrap drain with needed fabric<br>Supply and install 4" perforated drain to daylight, with critter caps<br>Supply and installation of #57 stone (410 LF - in 1' x 2' drain)<br>Envelope drain with fabric<br>Provide and installation of 3"-5" River Rock Stone (320 LF around court only)<br>Cut 2' area on asphalt walkway and patch with Aqua-phalt<br><br>PSP is not responsible for existing tennis court asphalt or paint.<br>PSP is not responsible for existing fencing.<br><br>Tennis court will remain open while work is being completed. |     | 18,450.00    | 18,450.00   |
| all pricing good for 30 days                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | <b>Total</b> | \$18,450.00 |

Customer Signature \_\_\_\_\_