

**The Town of Selbyville
Hazard Inspection Committee
Minutes of Meeting August 9, 2023**

The meeting was called to order by Chairman Chris Snader at 2:15 p.m. Also in attendance were committee members Councilman Steffen and Chief of Police Brian Wilson. Selbyville Fire Co. Chief Travis Timmons was absent. Additional attendees included Building Inspector Rob Kimmey of AECOM, and Town Administrator Stacey Long.

The meeting was properly posted.

The first item on the agenda was investigation of dilapidated structure located at 3 Lighthouse Road as directed by the mayor pursuant to Section 68-5 of the Town Code. There have been anonymous complaints in addition to numerous code violations issued to the owner(s) regarding the safety aspect of this structure.

Town Administrator Stacey Long informed the committee they are to observe the structure from the street and take pictures. If the committee concludes they need to gain entry onto the property, the property owner will need to be contacted for permission to enter the premises, absent an emergency situation that falls under Section 68-9 of the Town Code.

Chairman Snader made a motion to recess the meeting for the committee to conduct the on-site investigation. Motion seconded by Councilman Steffen and carried by all.

Chairman Snader reconvened the meeting to discuss the observations.

Several pictures were taken of the structure. The building inspector listed his observations during the on-site inspection and will prepare a report of his findings (attached).

It was noted that the adjoining property owner located at 42 S. Main Street, gave the committee permission to enter upon her property to allow a better visual inspection of the structure.

Chairman Snader made a motion to issue a letter to the property owner both Regular First-Class Mail and Certified Mail listing the violations and inspector's report. The letter should include that they have 30 days to respond to the town with a plan of action and timeframe. If they fail to respond in the given timeframe, the town will begin pursuing the condemnation process. Motion seconded by Councilman Steffen and carried by all. **It is the recommendation of the Hazard Inspection Committee that the Mayor & Council approve this request.**

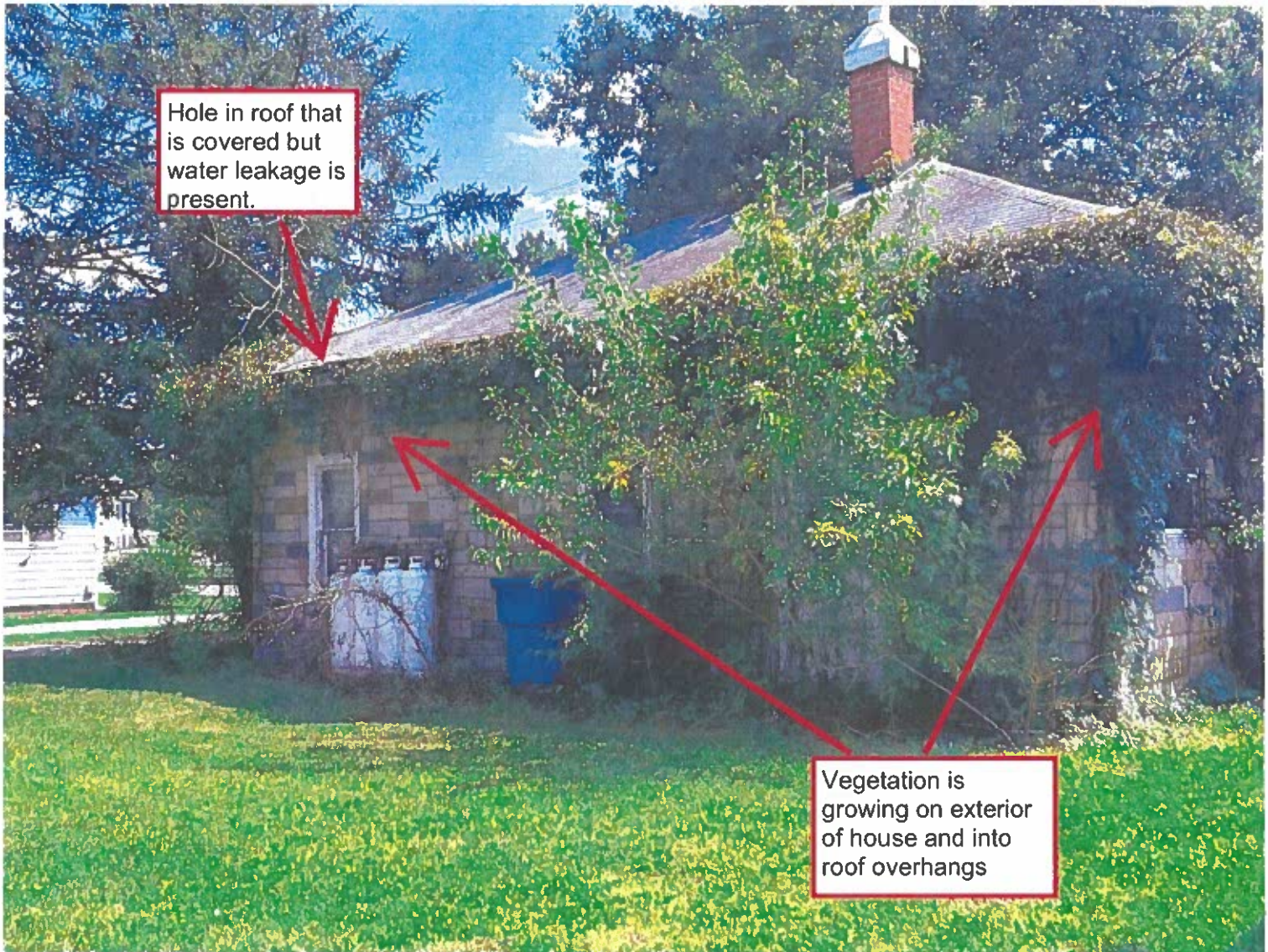
There being no further business Chairman Snader made a motion to adjourn the meeting. Motion seconded by Councilman Steffen and carried by all.

EXTERIOR INSPECTION AT 3 LIGHTHOUSE ROAD, SELBYVILLE DE.

On 8-9-2023, I inspected the house exterior at 3 Lighthouse Drive and found the following issues that should be addressed.

The following comments are marked on each photo to show the location and issues found.

Robert Kimmey - AECOM Selbyville Building Inspector
302-648-3276

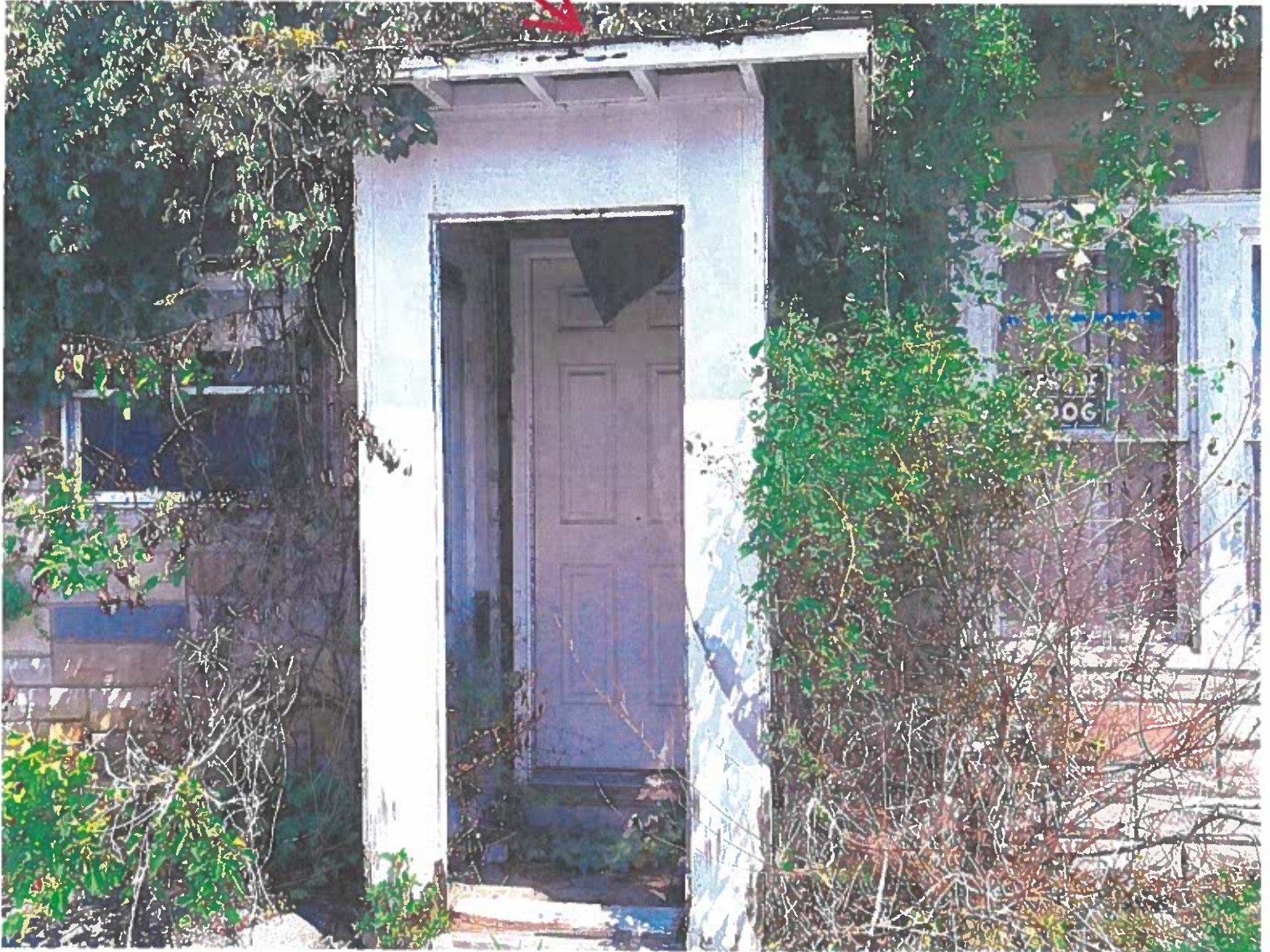


Vegetation is growing on exterior of house and into roof overhangs causing structural issues with the roof sheathing and fascia

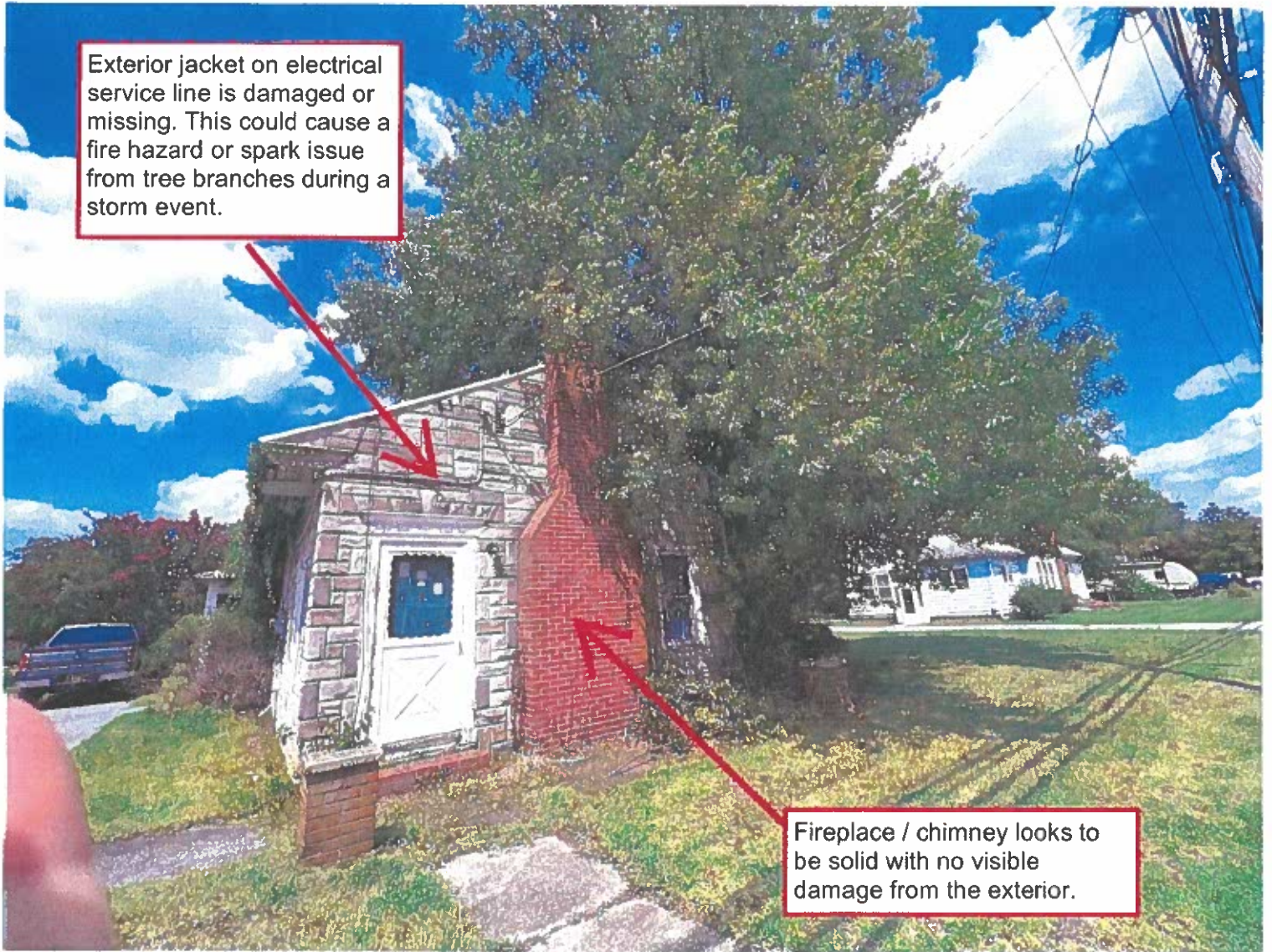
Covered entry area roof is damaged



Covered entry area
roof is damaged



Exterior jacket on electrical service line is damaged or missing. This could cause a fire hazard or spark issue from tree branches during a storm event.

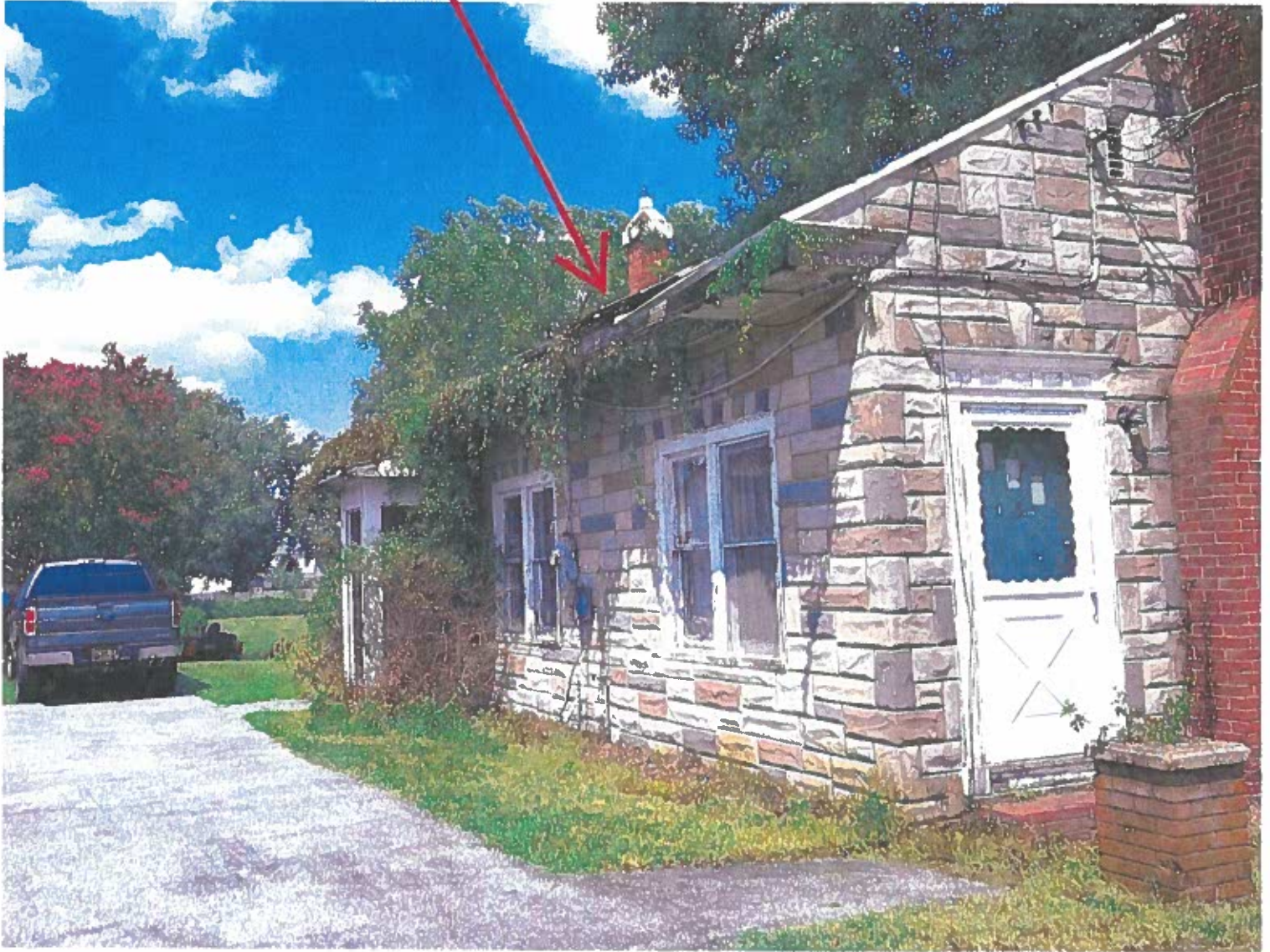


Fireplace / chimney looks to be solid with no visible damage from the exterior.

Location of existing tree could be causing an issue with the house foundation and footer. I could not verify this from the street but due to the age of the house and tree, it is a possibility.



Roof overhang is showing signs of damage which could be causing structural issues



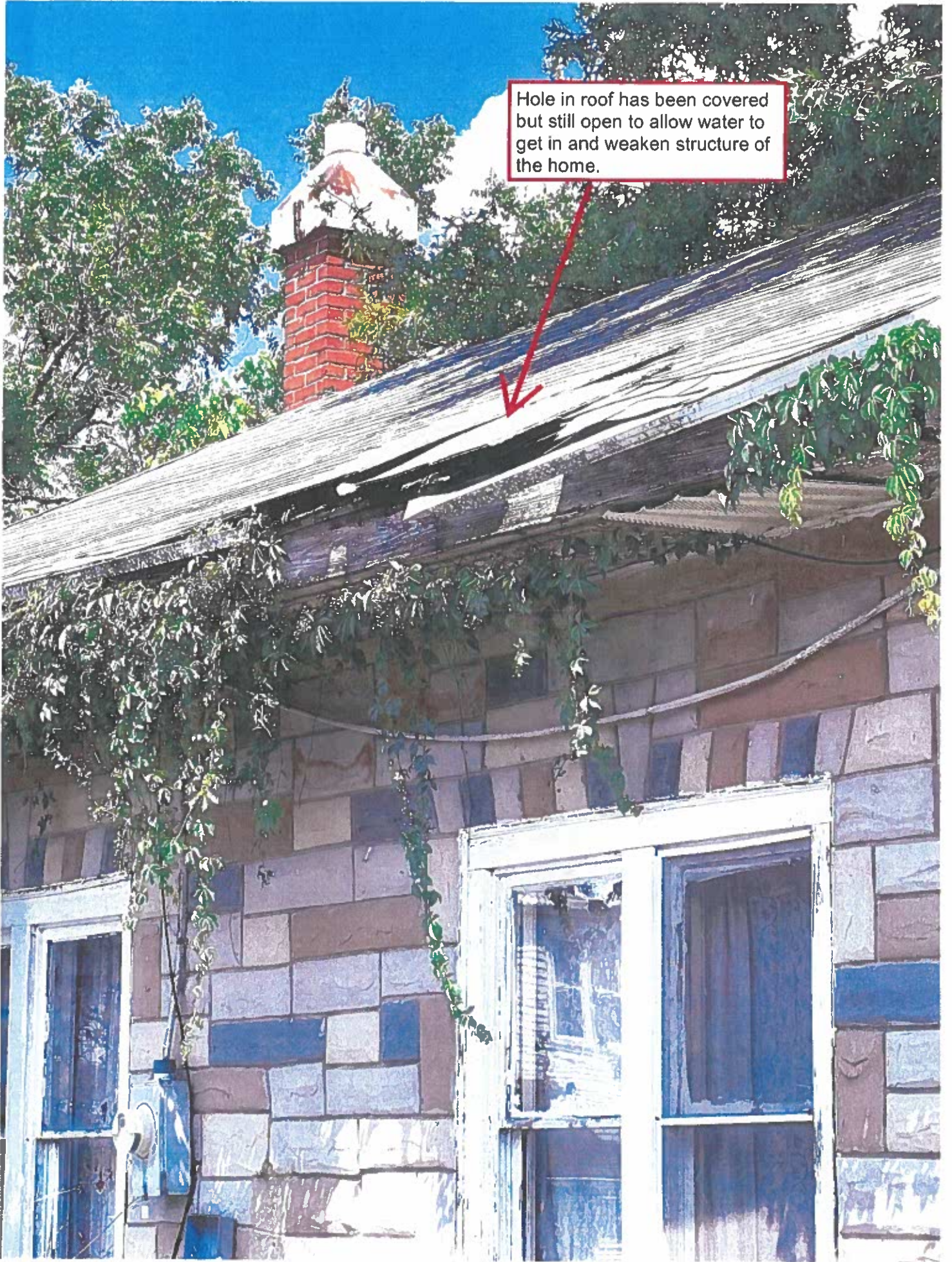
From the street I was not able to inspect the interior corner of the structure, but it appears that the vegetation is causing issues

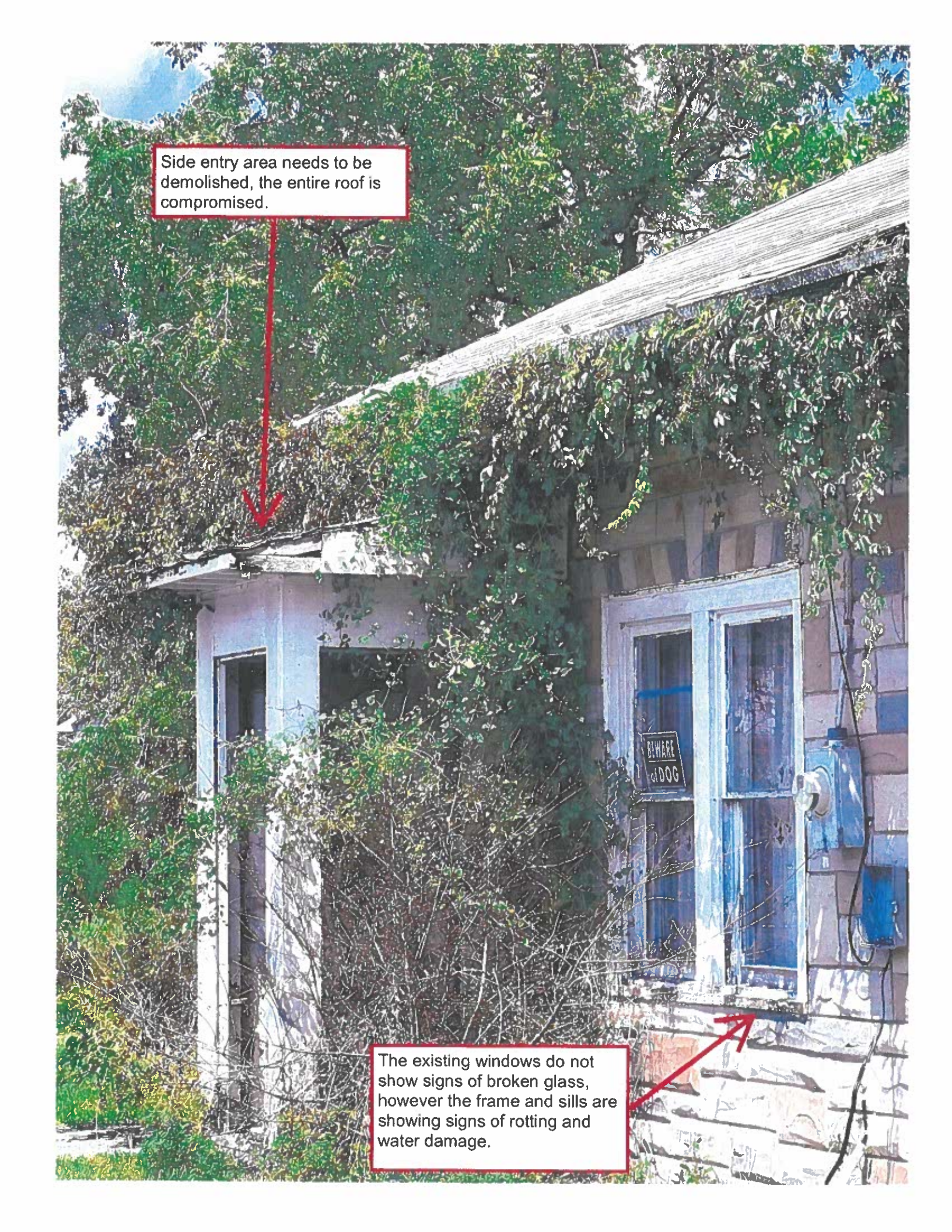




The existing windows do not show signs of broken glass, however the frame and sills are showing signs of rotting and water damage.

Hole in roof has been covered but still open to allow water to get in and weaken structure of the home.





Side entry area needs to be demolished, the entire roof is compromised.

The existing windows do not show signs of broken glass, however the frame and sills are showing signs of rotting and water damage.