

Region 6 - Enforcement & Compliance Assurance Division
INSPECTION REPORT

Inspection Date(s):	3/18/2024	
Media Program:	Toxic Substance Control Act	
Regulatory Program(s)	Renovation Repair and Paint (RRP)	
Company Name:	Blackwell Construction and Remodeling LLC	
Facility Name:		
Facility Physical Location:	222 N Rosemont Ave , Dallas	
(city, state, zip code)	Dallas TX 75218	
Mailing address:		
(city, state, zip code)		
County/Parish:		
Facility Phone Number	(469) 951-9500	
Facility Contact:	Jeff Blackwell	Owner
	jeffblackwellconstruction@gmail.com	
FRS Number:	N/A	
Identification/Permit Number:	N/A	
Media Identifier Number:	N/A	
NAICS:	236118	
SIC:	1521	
Personnel participating in inspection:		
Angela Hays	EPA Region 6	Inspector
Stan Lancaster	EPA Region 6	Inspector
Jeff Blackwell	Blackwell Construction and Remodeling	Owner
EPA Lead Inspector Signature/Date	ANGELA HAYS  Digitally signed by ANGELA HAYS Date: 2024.05.01 13:38:41 -05'00'	
	Angela Hays / Date	
Supervisor Signature/Date	H STUCKEY  Digitally signed by H STUCKEY Date: 2024.05.01 13:45:39 -05'00'	
	Troy Stuckey / Date	

Section I – INTRODUCTION

PURPOSE OF THE INSPECTION

The focus of the inspection was to evaluate compliance to the Toxic Substances Control Act (TSCA) Lead Based Paint (LBP) Renovation Repair and Paint (RRP) Rule. The company was identified during a larger effort to inspect companies that perform Renovation, Repair, or Paint (RRP) work in West Dallas in the general vicinity of RSR Corporation's smelter facility. The RSR Corporation operated a lead smelter that after shut-down became an EPA Superfund Site. Lead contaminants were removed between 1991 and 1994 and is currently undergoing redevelopment. EPA Region 6 prioritized this area to conduct TSCA RRP inspections to reduce potential of harm from lead-based paint in pre-1978 homes and verify compliance with TSCA regulations.

Blackwell Construction and Remodeling was identified as a company that has performed or intends to perform renovations on target housing in the RSR area. The inspectors are not aware of any citizen complaints at this facility.

FACILITY DESCRIPTION

Blackwell Construction is a general contractor that performs renovation and repairs in homes in the DFW metroplex area. Mr. Blackwell is the owner of Blackwell Construction Remodeling and offers a variety of construction related and home improvement type of services including remodels that have the potential to be regulated under the RRP Rule of TSCA. The inspection took place at an active job site located at 130 N Montclair Dallas TX 75208.

Section II – OBSERVATIONS

On 03/18/2024 at 1:00 PM EPA inspectors Angela Hays and Stan Lancaster visited with Mr. Jeff Blackwell, at 130 N Montclair Dallas TX 75208. The inspection was an announced inspection to ensure that Mr. Blackwell would be available at this time. Upon arrival, the inspectors presented their credentials to Mr. Blackwell and the purpose of the inspection was discussed and a Notice of Inspection was signed (Appendix 1).

The inspectors conducted an interview with Mr. Blackwell and discussed the jobs performed over the past five years. Mr. Blackwell stated that no jobs completed in the past five years disturbed lead based paint. The location was an active jobs site where the facility was remodeling a detached garage. The garage was constructed in 2012.

Section III – AREAS OF CONCERN

No areas on concern noted

Section IV – FOLLOW UP

- 1) Documentation of the build date on the detached garage at 130 N Montclair Ave
- 2) Written statement of type of work performed at 707 N Edgefield Ave

. Section V – LIST OF APPENDICES

Appendix 1 – NOI

Appendix 2 – Inspection Checklist

Appendix 1

Notice of Inspection



United States
ENVIRONMENTAL PROTECTION AGENCY

Washington, DC 20460

Notice of Inspection
Office of Enforcement and Compliance Assurance

1. Investigation Identification			3. Facility Name
Date 3-18-24	Inspection Number 1	Daily Seq. Number 1	Jeff Blackwell
2. Inspector's Address 1201 Elma Street, Suite 500, Dallas, Texas 75270			4. Facility Address 130 N Montclair

For Internal EPA Use. Copies may be provided to the recipient as acknowledgment of this notice.

Reason for Inspection

Under the authority of Section 11 of the Toxic Substances Control Act

For the purpose of inspecting (including taking samples, photographs, statements and other inspection activities) an establishment, facility or other premises in which chemical substances or mixtures, articles containing same are manufactured, processed, stored or held before or after their distribution in commerce (including records, files, papers, processes, control and facilities) and any conveyances being used to transport chemical substance, mixtures or articles containing same in connection with their distribution in commerce (including records, files, papers, processes, controls and facilities) bearing on whether the requirements of the Act are applicable to the chemical substances, mixtures or articles, within, or associated with, such premise or conveyance have been complied with.

☐ In addition, this inspection extends to (check appropriate blocks):

☐ A. Financial Data

☐ D. Personnel Data

☐ B. Sales Data

☐ E. Research Data

☐ C. Pricing Data

The nature and extent of inspection of such data specified in A through E above is as follows:

RRP TSCA Inspection

Inspector's Signature Angela Hays		Recipient's Signature Jeff Blackwell	
Name Angela Hays		Name	
Title Life Scientist	Date	Title	Date

Appendix 2

Inspection Checklist



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**Lead Renovation/Repair/Painting Compliance
Checklist – Property Management**
US ENVIRONMENTAL PROTECTION AGENCY
REGION 6, DALLAS, TX 75202
**TOXIC SUBSTANCES CONTROL ACT
TITLE IV-LEAD HAZARD REDUCTION**

Inspection Checklist		
EPA Inspector Name	Angela Hays	
EPA Inspector Telephone	214-665-2285	
EPA Inspector Email	Hays.angela@epa.gov	
Inspection Date	3/18/24	
Inspection Type:	RRP	
Inspection Location	130 N Montclair	
Firm Information		
Company Name	Blackwell	
Address	130 N Montclair	
Contact Name	Jeff Blackwell	
Contact Telephone		
Contact Email		
Manager Name		
Manager Telephone		
Manager Email		
EPA Firm Certification Number		
	Y - N - N/A	Comments
Introduction & Purpose	Y	
Permission to enter granted	Y	
Permission to enter document signed	Y	
Facility/operator provided copy of entry document	Y	
Copy of Lead Base Paint Pamphlet provided	Y	

The items identified in this inspection have the potential to incur civil penalties in the amount identified. Your firm has 90 days in which to submit proof that the items identified have been corrected. These deficiencies are of a serious nature and if left uncorrected could result in formal enforcement action. Your response should be submitted to:

Angela Hays
ECD-SR
US Environmental Protection Agency Region 6
1201 Elm Street
Dallas, TX 75270

Copy of inspection checklist and on-site report sent to:

130 Montclair Addition to Home in 2012
Interior Bathroom * 5 years ago.
Painting Contractor Jeff Jet Fast home Improvements
Freddie Abundiz.
Painting is done through Contractor
1038 Louisa - 2nd floor addition
Tuck off Roof - 1st plaster in place

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Facility/Company Name: Jeff Blackwell (3) Permit Buid in 2012 - CAD



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Print Name: _____

Date _____

Email: _____

No active sites were investigated - the remainder of the check list was not completed

#	Reg Ref	Question	Y-N-N/A	Maj-Sig-Min	H-M-L	Potential Penalty
1	40 CFR § 745.87(c)	Did the company permit entry for inspection?				
	Comments					
2	40 CFR § 745.87(c)	Did the company provide requested information and/or records during or after the inspection?				
	Comments					
3	40 CFR § 745.87(c)	Is this company a licensed real estate brokerage firm? If so, provide state licensing number in comments.				
	Comments					
4	40 CFR § 745.87(c)	Does this company manage target housing?				
	Comments					
5	40 CFR § 745.87(c)	How many target housing properties does this company manage?				
	Comments					
6	40 CFR § 745.87(c)	Are children under the age of 6 years living in any of these properties?				
	Comments					
7	40 CFR § 745.87(c)	Are pregnant women living in these properties?				
	Comments					
8	40 CFR § 745.87(c)	Has renovation/repair/painting work been performed on these properties?				
	Comments					
9	40 CFR § 745.87(c)	Which properties had RRP work performed and when? See List				
	Comments					
10	40 C.F.R. § 745.84(a)(1)	Did the renovator or property manager provide the owner of the unit with the EPA-approved lead hazard information pamphlet?				
	Comments					
11	40 C.F.R. § 745.84(a)(2)	Did the renovator or property manager provide the adult occupant of the unit (if not the owner) with the				

Facility/Company Name: _____



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		EPA-approved lead hazard information pamphlet?				
	Comments					
12	40 C.F.R. § 745.84(b)(1)	In Common Areas, did the renovator or property manager provide the owner of the multi-family housing with the EPA-approved lead hazard information/pamphlet or to post informational signs?				
	Comments					
13	40 C.F.R. § 745.84(b)(2)	In Common Areas, did the renovator or property manager notify in writing, or ensure written notification of, each unit of the multi-family housing and make the pamphlet available upon request prior to the start of the renovation, or to post informational signs?				
	Comments					
14	40 C.F.R. § 745.84(c)(1)(i)	In renovation in Child-Occupied Facilities, did the renovator or property manager provide the owner of the building in which the child-occupied facility is located with the EPA-approved lead hazard information pamphlet?				
	Comments					
15	40 C.F.R. § 745.84(c)(1)(ii)	In renovation in Child-Occupied Facility, did the renovator or property manager provide an adult representative of the child-occupied facility with the pamphlet, if the owner is not the operator of the child-occupied facility?				
	Comments					
16	40 C.F.R. § 745.84(c)(2)	In renovation in a Child-Occupied Facility did the renovator or property manager provide the parents and/or guardians of children using the child-occupied facility with the pamphlet and information describing the general nature and locations of the renovation and the anticipated completion date, by mailing or hand-				

Facility/Company Name: _____



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		delivering the pamphlet and renovation information, or by posting informational signs describing the general nature and locations of the renovation and the anticipated completion date, posted in areas where they can be seen by parents or guardians of the children frequenting the child-occupied facility, and accompanied by a posted copy of the pamphlet or information on how interested parents or guardians can review a copy of the pamphlet or obtain a copy from the renovation firm at no cost to the parents or guardians?				
	Comments					
17	40 C.F.R. § 745.85 (1).	For all renovations, did the renovator or property management firm post signs clearly defining the work area and warning occupants and other persons not involved in renovation activities to remain outside of the work area; to prepare, to the extent practicable, signs in the primary language of the occupants; and/or to post signs before beginning the renovation and make sure they remain in place and readable until the renovation and the post-renovation cleaning verification have been completed?				
	Comments					
18	40 CFR § 745.84(a)(1)(i)	Did the firm establish and maintain records and make those records available during the inspection?				
	Comments					
19	40 CFR § 745.84(a)(1)(i)	Did the firm receive written acknowledgement from the owner for receipt of a lead education pamphlet?				
	Comments					
20	40 CFR § 745.84(a)(2)(i)	Did the firm receive written acknowledgement from an adult				

Facility/Company Name: _____



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		occupant, of/for a lead education pamphlet?				
	Comments					
21	40 C.F.R. § 745.84(a)(2)	Did the firm provide the adult occupant of the unit (if not the owner) with the EPA-approved lead hazard information pamphlet?				
	Comments					
22	40 C.F.R. § 745.84(b)(1)	Did the renovator provide the owner of the multi-family housing with the EPA-approved lead hazard information/pamphlet or to post informational signs?				
	Comments					
23	40 C.F.R. § 745.84(b)(2)	Did the renovator notify in writing, or ensure written notification of, each unit of the multi-family housing and make the pamphlet available upon request prior to the start of the renovation, or to post informational signs?				
	Comments					
24	40 C.F.R. § 745.84(c)(1)(i)	Did the renovator provide the owner of the building in which the child-occupied facility is located with the EPA-approved lead hazard information pamphlet?				
	Comments					
25	40 C.F.R. § 745.84(c)(1)(ii)	Did the renovator or owner provide an adult representative of the child-occupied facility with the pamphlet, if the owner is not the operator of the child-occupied facility?				
	Comments					
26	40 C.F.R. § 745.84(c)(2)	Did the renovator or owner provide the parents and/or guardians of children using the child-occupied facility with the pamphlet and information describing the general nature and locations of the renovation and the anticipated completion date, by mailing or hand-delivering the pamphlet and renovation information, or by posting informational signs				

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		describing the general nature and locations of the renovation and the anticipated completion date, posted in areas where they can be seen by parents or guardians of the children frequenting the child-occupied facility, and accompanied by a posted copy of the pamphlet or information on how interested parents or guardians can review a copy of the pamphlet or obtain a copy from the renovation firm at no cost to the parents or guardians?				
	Comments					
27	40 C.F.R. § 745.85 (1)	Did the renovator or property management firms post signs clearly defining the work area and warning occupants and other persons not involved in renovation activities to remain outside of the work area; to prepare, to the extent practicable, signs in the primary language of the occupants; and/or to post signs before beginning the renovation and make sure they remain in place and readable until the renovation and the post-renovation cleaning verification have been completed?				
	Comments					
28	40 C.F.R. § 745.84(a)(1)	During the renovation did the renovator obtain, from the owner, a written acknowledgment that the owner has received the pamphlet, pursuant to 40 C.F.R. § 745.84(a)(1)(i) or failure to obtain a certificate of mailing at least 7 days prior to the renovation?				
	Comments					
29	40 C.F.R. § 745.84(a)(2)	During the renovation did the renovator obtain, from the adult occupant, a written acknowledgment that the adult occupant has received the pamphlet, pursuant to 40 C.F.R. § 745.84(a)(2)(i) or failure to obtain a				

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		certificate of mailing at least 7 days prior to the renovation?				
	Comments					
30	40 C.F.R. § 745.84(b)(1)(i) 40 C.F.R. § 745.84(b)(1)	During the renovation in Common Areas, did the renovator obtain, from the owner, a written acknowledgment that the owner had received the pamphlet, or that information signs had been posted, or they had obtained a certificate of mailing at least 7 days prior to the renovation?				
	Comments					
31	40 C.F.R. § 745.84(b)(3)	During the renovation in Common Areas, did the renovator prepare, sign, and date a statement describing the steps performed to notify all occupants of the intended renovation activities and offer to provide the pamphlet?				
	Comments					
32	40 C.F.R. § 745.84(b)(4)	During the renovation in Common Areas, did the renovator notify, in writing, the owners and occupants of the scope, locations or expected starting and ending dates of the planned renovation activities, before the renovator initiated work beyond that which was described in the original notice?				
	Comments					
33	40 C.F.R. § 745.84(c)(1)(i)	During renovation in a Child-Occupied Facility, did the renovator obtain, from the owner of the building, a written acknowledgment that the owner had received the pamphlet, or obtained a certificate of mailing at least 7 days prior to beginning the renovation?				
	Comments					
34	40 C.F.R. § 745.84(c)(1)(ii)	During renovation in Child-Occupied Facility, did the renovator obtain from an adult representative of the child-occupied facility, if the operator of the child-occupied facility is not the				

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		owner of the building, a written acknowledgment that the operator had received the pamphlet, or obtained a certificate of mailing at least 7 days prior to beginning the renovation?				
	Comments					
35	40 C.F.R. § 745.84(c)(3)	During renovation in Child-Occupied Facility, did the renovator prepare, sign and date a statement describing the steps performed to notify all parents and guardians of the intended renovation activities and to provide the pamphlet?				
	Comments					
36	40 C.F.R. § 745.84(d)(1)	During all renovations, did the renovator include a statement recording the owner or occupant's name and acknowledgement of receipt of the pamphlet prior to the start of the renovation, the address of the unit undergoing renovation, the signature of the owner or occupant as applicable, and the date of signature?				
	Comments					
37	40 C.F.R. § 745.84(d)(2) and (3)	During all renovations, did the renovator provide written acknowledgment of receipt of the pamphlet on either a separate sheet or as part of any written contract or service agreement for the renovation, and written in the same language as the text of the contract or agreement or lease or pamphlet?				
	Comments					
38	40 C.F.R. § 745.86	During all Renovations, did the renovator or property manager retain all records necessary to demonstrate compliance with the residential property renovation for a period of 3 years following completion of the renovation activities?				
	Comments					
39	40 C.F.R. § 745.225 (i)	During all Renovations, did the renovator, or property manager				

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		implement a program to maintain and make available to EPA upon request, records for a period of 3 years and 6 months?				
	Comments					
40	40 C.F.R § 745.225, 745.226, 745.227, 40 C.F.R. § 745.235 (b)	In Target Housing and Child-occupied Facilities, did the owner, renovator, or property manager establish, maintain, provide, copy, or permit access to records or reports?				
	Comments					
Penalty Amount:						

Target Housing

Major = one or more occupants under age 6 and/or pregnant woman

Significant = no information about age of the youngest occupant, or one or more occupants between ages of 6 and 17

Minor = no occupants under age 18

Child Occupied Facility

Major = one or more occupants under age 6 (by definition, a child-occupied facility is regularly visited by one or more children under 6)

Minor = renovation activities were completed during a period when children did not access the facility (e.g., as summer vacation) and there is no continuity of enrollment (i.e., the same children are not returning after the break).

Facility/Company Name: _____

