

Region 6 - Enforcement & Compliance Assurance Division

INSPECTION REPORT

Inspection Date(s):	January 22, 2026	
Media Program:	Water	
Regulatory Program(s)	NPDES Stormwater/CWA 402	
Company Name:	Northstar Builders Group, LLC	
Facility Name:	Royse City ISD Middle School 3	
Facility Physical Location:	Southwest of FM 35 and Co Rd 2584	
(city, state, zip code)	Royse City, TX 75189	
Mailing address:	3401 Olympus Blvd Ste 510	
(city, state, zip code)	Coppell, TX 75019	
County/Parish:	Hunt	
Facility Phone Number	972-745-6900	
Facility Contact 1:	Paul Rouse	Director of Safety and Quality Control
	prouse@nstarbuilders.com , 817-773-1313	
Facility Contact 2:	Glenn Knight	Superintendent
	gknight@nstarbuilders.com , 469-525-5208	
FRS Number:	N/A	
Identification/Permit Number:	TXR1515SK	
Media Identifier Number:	N/A	
NAICS:	236220	
SIC:	1629	
Personnel participating in inspection:		
Destinee Agwuna	EPA Region 6 ECADWA	Inspector
Paul Juarez	EPA Region 6 ECADWA	Inspector
Paul Rouse	Northstar Builders Group, LLC	Director of Safety and Quality Control
Glenn Knight	Northstar Builders Group, LLC	Superintendent
EPA Lead Inspector Signature/Date		
	Destinee Agwuna	Date
Supervisor Signature/Date		
	Anthony Loston	Date

Section I – INTRODUCTION

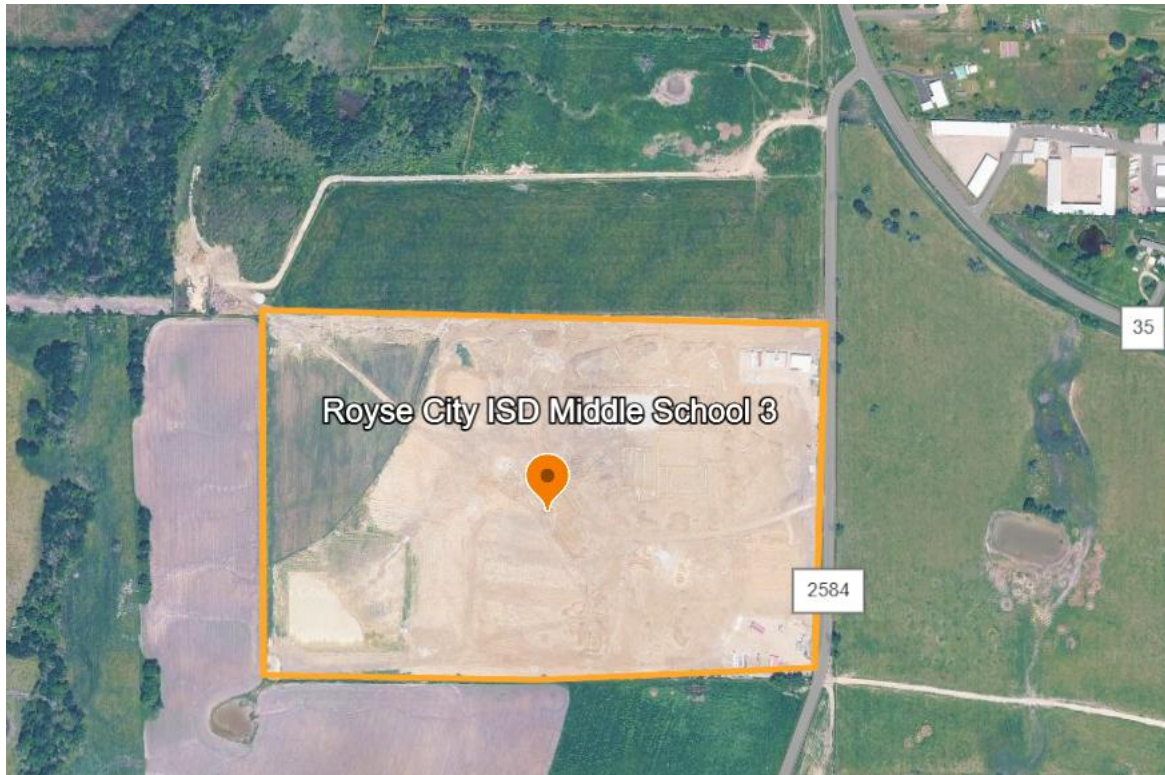
PURPOSE OF THE INSPECTION

U.S. EPA Region 6 inspectors Destinee Agwuna and Paul Juarez arrived at Royse City ISD Middle School 3 in Royse City, TX on January 22, 2026, at approximately 10:35 AM for an announced Compliance Evaluation Inspection (CEI). Upon arrival, the inspectors met Paul Rouse (Director of Safety and Quality Control) and Glenn Knight (Superintendent) of Northstar Builders Group, LLC at the construction entrance off County Road (Co Rd) 2584 to conduct an opening conference. Both inspectors presented their credentials to Mr. Rouse and Mr. Knight and informed them that a random stormwater inspection was being performed to determine compliance with the Texas Pollutant Discharge Elimination System (TPDES) program and the Construction General Permit (CGP), in accordance with the Clean Water Act (CWA). After discussing the purpose and procedures for the inspection, Mr. Rouse and Mr. Knight accompanied the inspectors for the duration of the inspection.

The generation of this report is based on information supplied by Northstar Builders Group, LLC (hereinafter referred to as “Northstar Builders”) representatives (the permittee), observations made by the inspectors, and records and reports maintained by the permittee, the state of Texas, and the U.S. EPA.

FACILITY DESCRIPTION

The Royse City ISD Middle School 3 is a commercial construction site operated by Northstar Builders. The site is southwest of FM 35 and Co Rd 2584 (denoted in **Aerial Image 1** below) with coordinates in the vicinity of Latitude 32°56'50.1" North, Longitude 96°17'35.5" West. The project site totals 40 acres and discharges into Bear Pen Creek (Segment #0507) in the City of Royse City's Small Municipal Separate Storm Sewer System (MS4).



Aerial Image 1: The Royse City ISD Middle School 3 commercial construction site. The site is located within the approximate orange boundary lines depicted above (southwest of FM 35 and Co Rd 2584) in Royse City, TX.

Section II – OBSERVATIONS

The following points of discussion are derived from on-site visual observations on January 22, 2026:

- Active construction was not observed during the inspection. According to Mr. Rouse, construction has temporarily ceased due to funding and Royse City ISD/Northstar Builders prioritizing the construction of a different school in the district.
- The Construction Site Notice (CSN), site map, and Stormwater Pollution Prevention Plan (SWPPP) were posted/stored in a large, enclosed bulletin board at the construction entrance off Co Rd 2584 (**Appendix 1, Photos 1-2**). I observed that the posted CSN permit number was listed as TXR1514SK instead of TXR1515SK and the SWPPP did not contain all the required documentation as discussed in Section III of this report.
- During the inspection Mr. Rouse and Mr. Knight informed us that Mr. Knight conducts the site's weekly stormwater inspections as required by the CGP.
- We observed the construction entrance stabilized with rock/gravel (**Appendix 1, Photo 2**).
- The construction site consisted of mostly exposed sediment (**Appendix 1, Photos 5-6**) with some patches of vegetation (grass) throughout, especially near the perimeters of the site (**Appendix 1, Photos 3-4 and 11**). Mr. Knight advised that the site had recently been seeded, though some areas germinated and established grass better than others.

- We observed silt fence installed in sections along the perimeter of the construction site (**Appendix 1, Photo 4**). The silt fence along the perimeter was not continuous (**Appendix 1, Photo 3**) but did have a natural vegetative buffer in some areas with no BMPs.
- We observed a roll-off dumpster in the southeastern area of the construction site (**Appendix 1, Photo 5**). Mr. Knight advised that the dumpster is serviced once a week. Minimal blowable trash was observed at the time of the inspection.
- Drop inlets and curb inlets were observed throughout the interior of the site. Silt fence and plywood were utilized to minimize sediment from entering the inlets (**Appendix 1, Photo 6**).
- We observed multiple outfalls throughout the site, with areas of concern noted for the outfall at the southwest corner of the site (see Section III).
- Multiple Areas of Concern (AOCs) were observed as described below in Section III of this report with photos included in Appendix 1.

Section III – AREAS OF CONCERN

The following areas of concern are derived from on-site observations from the January 22, 2026, Compliance Evaluation Inspection (CEI):

Site Conditions:

1. We observed visible signs of a sediment discharge from the outfall at the southwest corner of the construction site onto the neighboring property (**Appendix 1, Photos 8-9**). The silt fence around the outfall was not properly installed in multiple areas (**Appendix 1, Photos 10**) and silt fence (or another effective BMP) was missing along the southern property line (**Appendix 1, Photos 8-9**).
2. Silt fence along the west perimeter of the site was not properly installed (**Appendix 1, Photo 11**).
3. Silt fence around multiple inlets were not properly installed (**Appendix 1, Photo 7**).

Note: AOCs 1-3 were addressed by Northstar Builders on or around January 29, 2026, with photo evidence provided by Mr. Rouse as illustrated in Appendix 2 of this report.

SWPPP Review:

4. I performed a brief overview of the SWPPP stored on-site on January 22, 2026, and identified that the stormwater inspection reports and credentials for individual(s) performing the site's inspections were not in the SWPPP.
 - Before concluding the inspection, I requested a digital copy of the SWPPP, inspection reports, and Mr. Knight's credentials by email for a more detailed review.
5. I performed a detailed off-site SWPPP review after receiving digital copies of the site's documentation by email on January 29, 2026. The following information was missing from the SWPPP:
 - The site's receiving waters.
 - Dates of major grading activities.
 - Dates when construction activities ceased (temporarily or permanently).
 - Dates when stabilization measures were initiated (temporarily or permanently).

- Credentials for Mr. Dylan Allen who performed the stormwater inspections for the site during March 2025.
- Inspection reports for the weeks of March 16, 2025, and March 23, 2025.

Note: AOCs 4-5 were addressed by Northstar Builders between January 29, 2026, and February 4, 2026, when Mr. Rouse emailed the missing documentation and illustrated that all necessary information was now included in the SWPPP.

Section IV – FOLLOW UP

The following information was received by the U.S. EPA after leaving the site on January 22, 2026:

- On January 29, 2026, a digital copy of the SWPPP, including the site map and inspection reports were emailed by Mr. Rouse.
- On January 30, 2026, I emailed Mr. Rouse requesting additional information/documentation as discussed in Section III (AOC #5). All missing documentation was provided by Mr. Rouse via email on February 4, 2026, including updates made to the SWPPP.

Section V – LIST OF APPENDICES

Appendix 1 – Photograph Log – 12 photos taken 1/22/2026

Appendix 2 – Corrected Deficiencies Photo Log – 2 pages of photos provided by Northstar Builders on 1/29/2026

Appendix 1

Photograph Log



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 1

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: The Construction Site Notice (CSN), site map, and other TCEQ Construction General Permit (CGP) documentation in the large, enclosed bulletin board at the construction entrance off Co Rd 2584. The SWPPP was also stored in the bulletin board (only visible when open).

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 2

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: The construction entrance off Co Rd 2584 stabilized with rock/gravel. Also pictured is the enclosed bulletin board storing site information including the CSN, site map, CGP documentation, and the SWPPP.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 3

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Silt fence installed along the southern perimeter of the site. Also note the vegetative buffer of grass.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 4

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Silt fence installed along the southern perimeter of the site. Also note the patches of vegetation.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 5

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: The roll off dumpster located in the southeastern area of the site, near the construction entrance. Minimal blowable trash was observed throughout the site at the time of inspection. Also note the exposed sediment throughout this area with a patch of vegetation (grass) visible near the southern property line.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 6

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: A curb inlet with silt fence installed. The silt fence was shallowly buried instead of trenched into the ground, providing opportunity for stormwater and sediment to flow into the inlet.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 7

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Closer view of the improperly installed silt fence around an inlet. The silt fence was observed shallowly buried along multiple inlets throughout the site.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 8

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Outfall (not pictured) is immediately to the right. Sediment from the site visible on the rocks. The silt fence along the outfall was improperly installed or missing, allowing for a visible sediment discharge onto the neighboring property.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 9

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Closer view of missing BMPs and sediment discharge from the outfall on the southwest corner of the construction site onto the neighboring property.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 10

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Improperly installed silt fence along the outfall at the southwest corner of the site.

Date of Photo: 1/22/2026 **Photographer:** Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 11

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Improperly installed silt fence along the west perimeter of the site.

Date of Photo: 1/22/2026 Photographer: Destinee Agwuna

Appendix 2

Photograph Log: Corrected Items



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 2: Corrected Items Photo Log

Photo no. 1

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Photos of Royse City ISD Middle School 3 On-Site Repairs sent by Mr. Paul Rouse on January 29, 2026.

Photos Received: 1/29/2026 Photographer: Northstar Builders Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 2: Corrected Items Photo Log

Photo no. 2

Location: Southwest of FM 35 and Co Rd 2584

City: Royse City

County: Hunt

State: TX



Description: Additional photos of Royse City ISD Middle School 3 On-Site Repairs sent by Mr. Paul Rouse on January 29, 2026.

Photos Received: 1/29/2026 Photographer: Northstar Builders Representative