

**Report on Section 1018 – Disclosure Rule Inspection to Determine Compliance
with the Toxic Substances Control Act and 40 C.F.R. 745 Subpart F**

Location Information

Location Name: Canterbury Palms Apartments
Location Street Address: 3400 NW 29th Street
Location City, State Zip: Lauderdale Lakes, Florida 33311

Property Management Company Information

Company Name: KPC Properties, LLC
Street Address: 6400 N Andrews Avenue, Suite 490
City, State, Zip: Fort Lauderdale, Florida 33309
Phone Number: (954) 835-5341
Email Address: terry@kpcpropertiesllc.com

Inspection Date: July 27, 2021

Performed by: Oyepero Olowu
U.S. Environmental Protection Agency Region 4
Chemical Safety and Land Enforcement Branch
TSCA Enforcement Section
61 Forsyth Street, SW
Atlanta, Georgia 30303
TSCA Inspection Report
Inspection No.: 072721-OFO-01

The purpose of this report is to summarize information observed by the inspector during the field inspection. The information obtained will be used to support the compliance review conducted by the EPA Region 4. Additional information may be requested to support the review. The inspected facility will be notified of the final compliance determination by the EPA in a follow-up letter.

I. Reason for Inspection:

- ☒ TSCA Neutral Scheme
- ☐ Tip/Complaint
- ☐ Other:

II. Property Management (PM) Company Information – N/A, owner manages property

- A. PM Company Name: KPC Properties, LLC
- B. PM Company Owner:
- C. Month and Year PM Company began managing the property: January 2007
- D. Is a PM Agreement in place: NA
 - Is a copy of the PM Agreement available: NA
- E. Email Address: terry@kpcpropertiesllc.com

III. Property Ownership Information

- A. Company Name: Canterbury Square, LLC
- B. Company Owner:
- C. Email Address:

IV. Property Information

- A. Property Name: Canterbury Palms Apartments
 - Year Company acquired the property: 2007
 - Was a Phase 1 Environmental Site Assessment Conducted: yes
 - Is a copy available: yes
 - Has the property been tested for lead:
 - Is the test available:
 - Has abatement work been conducted at the property: NA
 - Is a report available:
 - Year built: 1974
- B. Source of construction information: Tax Records

V. Inspection Participants

- ☒ Representative(s) and name of Company they represent: Prematee Rampersad, KPC Properties LLC
- ☒ U.S. EPA Inspector: Oyepero Olowu
- ☐ Other:

VI. Objectives

To monitor compliance with the EPA Lead Residential Lead-Based Paint Disclosure Rule under the TSCA Section 1018 of Title X and the EPA Region 4 Standard Operating Procedure for Conducting Compliance Monitoring Inspections for Toxic Substances Control Act Lead Based Paint effective October 23, 2015.

VII. Inspection Summary

A. Opening Conference

- ☒ Inspector presented EPA credentials to the company representative and explained the purpose and scope of the inspection.

The following person(s) were/was present during the opening conference:

Company Representative: Prematee Rampersad

Title: Property Manager

Email address: prem@kpcpropertiesllc.com

The following documents were presented to the company representative:

- ☒ Notice of Inspection
Was the document signed? Yes ☒ No ☐
- ☒ TSCA Inspection Confidentiality Notice
Was the document signed? Yes ☒ No ☐
- ☐ Inspector was denied entry/inspection
By Name and Title:
Reason:

B. Inspection Observations and Documents/Sample Collection

- ☒ Leases/Contracts Received:

#	Addresses of Properties being Leased:	Date of Contract	Year Built Source of Information	Initial Lease or Lease Renewal
1	2795 NW 34 th Avenue #205, Lauderdale Lakes, Florida 33311	03/29/2021	1974	Initial
2	3404 NW 29 th Street #207, Lauderdale Lake, Florida 33311	7/31/2020	1974	Renewal
3	3404 NW 29 th Street #108, Lauderdale Lake, Florida 33311	02/20/201	1974	Renewal
4	3416 NW 29 th Street #102, Lauderdale Lake, Florida 33311	05/1/2021	1974	Renewal
5	3428 NW 29 th Street #107, Lauderdale Lake, Florida 33311	12/16/2020	1974	Initial
6	2775 NW 34 th Street #201, Lauderdale Lake, Florida 33311	02/15/2021	1974	Initial
7	3420 NW 29 th Street #108, Lauderdale Lake, Florida 33311	07/31/2020	1974	Renewal
8	3400 NW 29 th Street #204, Lauderdale Lake, Florida 33311	07/31/2020	1974	Renewal
9	3408 NW 29 th Street #204, Lauderdale Lake, Florida 33311	07/29/2020	1974	Initial
10	3412 NW 29 th Street #208, Lauderdale Lake, Florida 33311	07/31/2020	1974	Renewal
11	2783 NW 34 th Street #202, Lauderdale Lake, Florida 33311	12/22/2020	1974	Initial
12	2787 NW 34 th Street 305, Lauderdale Lake, Florida 33311	10/30/2020	1974	Initial

- ☐ Other documents collected
Type
- ☐ No files available for review
Reason:

C. Additional Comments
N/A

- D. Closing Conference
The following person(s) were/was present during the closing conference:
Company Representative: Prematee Rampersad
Title: Property Manager
- ☐ Receipt for Documents signed by company representative
 - ☒ Provided company representative with copy of the Notice of Inspection
 - ☒ Provided company representative with a copy of the TSCA Inspection Confidentiality Notice
 - ☒ Provided company representative with the Small Business Resources Information Sheet

- E. Post-Inspection Activities
- ☒ Addressed the company's questions
 - ☒ Provided the company with a list of requests to be submitted

VIII. Attachments (Check all that apply)

- ☒ TSCA Inspection Confidentiality Notice
- ☐ Declaration of Confidential Business Information
- ☐ Notice of Inspection and Consent for Access
- ☒ Lead Paint Notice of Inspection
- ☐ Receipt for Documents
- ☐ EPA Chain of Custody
- ☐ Statements
- ☐ Photographs and Photo Log
- ☐ Diagrams

Report Prepared by:

Oyepero Olowu, Inspector
TSCA Enforcement Section
U.S. EPA, Region 4

Report Approved by:

F. Bryce Covington
Chief
TSCA Enforcement Section
U.S. EPA, Region 4