

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

Property Management Company Information

Company Name: Horizon Realty and Property Management

Street Address: 4 Covington Street

City, State, Zip: Clarksville, Tennessee 37040

Phone Number: (931) 206-7064

Email Address: tmckeethen@realtracs.com

Inspection Date: 11/17/2021

Performed by: Oyepero Olowu, MPH

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.: 111721-OFO-03

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 EPA Region 4. Additional information may be requested to support the review. The inspected facility will be notified of the final compliance determination by EPA Region 4 in a follow-up letter.

I. Reason for Inspection:

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

II. Property Management (PM) Company Information

- A. PM Company Name: Horizon Realty and Property Management
- B. PM Company Owner: Tiffany McKeethen
- C. Month and Year PM Company began managing the property: Varies
- D. Is a PM Agreement in place: Yes
 - Is a copy of the PM Agreement available: Yes
- E. Email Address: tmckeethen@realtracs.com

III. Inspection Participants

- ☐ Representative(s) and name of Company they represent: Owner not available but left lease documents
- ☒ U.S. EPA Inspector: Oyepero Olowu
- ☐ Other:

IV. 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.

V. 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: There was no opening conference as there were no authorized personnel available.

Company Representative:

Title:

Email address:

The following documents were presented to the company representative: Documents were sent to the company authorized 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:

	Address of Property being Leased	Date of Contract	Year Built	Initial Lease or Lease Renewal
1	66 Durrett Drive, Clarksville, Tennessee 37040 – Lease	10/24/2018	1969	Initial
2	104 Colonel Drive, Hopkinsville, Kentucky 42240 – Lease	08/11/2020	1965	Initial
3	120 4 th Street #A, Clarksville, Tennessee 37041 – Lease	02/03/2021	1900	Renewal
4	221 Mills Drive Clarksville, Tennessee 37042 – Lease	07/03/2018	1965	Initial
5	498 Bunker Hill Road, Clarksville, Tennessee 37042 – Lease	02/11/2021	1972	Initial
6	516 Wren Drive, Clarksville, Tennessee 37040 – Lease	04/10/2020	1963	Initial
7	839 Richardson Street #A Clarksville, Tennessee 37040 – Lease	09/02/2021	1940	Initial
8	954 Cumberland Drive, Clarksville, Tennessee 37040 – Lease	06/08/2021	1950	Initial
9	1060 Forrest Drive Clarksville, Tennessee 37040 – Lease	04/26/2021	1962	Renewal
10	1255 Dodd Street, Clarksville, Tennessee 37040 – Lease	08/11/2021	1958	Initial
11	1330 Vogue Hill Road, Clarksville, Tennessee 37040 – Lease	04/25/2021	1954	Initial
12	1850 Cumberland Heights Road, Clarksville, Tennessee 37040 – Lease	02/23/2021	1975	Initial

☒ Other documents collected

Type: The company promised to send other requested documents such as management agreements.

☐ No files available for review

Reason:

C. Additional Comments

N/A

D. Closing Conference

The following person was present during the closing conference: There was no closing conference as there was no authorized personnel available.

Company Representative: N/A

Title: N/A

☐ 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

VI. 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