

**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/Owner Company Information

Company Name: Engel and Volkers Fort Lauderdale
Street Address: 3301 North Ocean Blvd.
City, State, Zip: Fort Lauderdale, Florida 33308
Phone Number: (561) 722-8905
Email Address: francisco.garcia@evrealestate.com

Inspection Date: July 29, 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.: 072921-OFO-04

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

- A. PM Company Name: Engel & Volkers Fort Lauderdale
- B. PM Company Owner: Francisco Garcia
- C. Month and Year PM Company began managing the property: Various for multiple properties
- D. Is a PM Agreement in place:
 - Is a copy of the PM Agreement available:
- E. Email Address: francisco.garcia@evrealestate.com

III. Inspection Participants

- ☒ Representative(s) and name of Company they represent: None at time of inspection
- ☒ 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:

Company Representative: Kristina Horta

Title: Admin Assistant

Email address: kristina.horta@evrealestate.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:

☐ Other documents collected
Type

☒ No files available for review

Reason: Company owner was not available at the time of inspection. I have emailed and followed up with a phone call. He claims to be investigating the validity of my credentials and ensure I am legitimate.

C. Additional Comments

N/A

D. Closing Conference

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

Company Representative:

Title:

☐ 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