

**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: Coral Shores Realty Florida, LLC

Street Address: 8320 W Sunrise BLVD, Suite 104

City, State, Zip: Plantation, Florida 33322

Phone Number: (954) 868 - 6881

Email Address: roncika@coralshoresrealty.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-06

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: Coral Shores Realty Florida, LLC
- B. PM Company Owner: Ronald Cika
- C. Month and Year PM Company began managing the property: Various for multiple properties
- D. Is a PM Agreement in place: Yes
 - Is a copy of the PM Agreement available: Yes
- E. Email Address: roncika@coralshoresrealty.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:
 - Title: Owner / President
 - Email address:
 - 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 Property Sold: #1-10 Addresses of Properties being Leased: #11-20	Date of Contract	Year Built Source of Information	Initial Lease or Lease Renewal
1	7612 NW 69 th Avenue, Tamarac FL 33321	12/07/2020	Tax Records	Initial
2	150 NE 15 th Avenue, Fort Lauderdale FL 33301	4/19/2021	Tax Records	Initial
3	1101 River Reach Dr., #507, Fort Lauderdale FL 33315	02/21/2021	Tax Records	Initial
4	1609 NE 34 th Dr., Oakland Park FL 3334	03/12/2021	Tax Records	Initial
5	2125 Liberty Street, Hollywood FL 33020	04/21/2021	Tax Records	Initial
6	451 NW 34 th Street, Oakland Park, FL 33309	04/25/2021	Tax Records	Initial
7	701 NE 3 rd Terrace, Pompano Beach FL 33060	03/13/2021	Tax Records	Initial
8	835 NE 15 th Avenue, Fort Lauderdale FL33304	02/04/2021	Tax Records	Initial
9	518 Palmetto Street, West Palm Beach FL33405	03/18/2021	Tax Records	Initial
10	1961 NE 28 Avenue, Pompano Beach FL 33062	03/04/2021	Tax Records	Initial
11	720 E Coco Plum Circle, Plantation FL 33324	05/14/2021	Tax Records	Sale
12	121 SE 7 th Street, Pompano Beach FL 33060	04/20/2021	Tax Records	Sale
13	6009 Linden Circle, Tamarac FL 33319	03/30/2021	Tax Records	Sale
14	7091 Raleigh Street, Hollywood FL 33024	05/14/2021	Tax Records	Sale
15	500 NW 34 Street, Oakland Park FL 33309	05/14/2021	Tax Records	Sale
16	8110 NW 74 Avenue, Tamarac FL 33321	06/08/2021	Tax Records	Sale
17	9207 NW 67 th Street, Tamarac FL 33321	06/21/2021	Tax Records	Sale
18	950 31 st Street, West Palm Beach FL 33407	04/23/2021	Tax Records	Sale
19	8911 S Hollybrook BLVD304, Pembroke Pines FL 33025	05/07/2021	Tax Records	Sale
20	1624 SW 29 th Avenue, Fort Lauderdale FL33312	04/30/2021	Tax Records	Sale

- ☐ 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:

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