

**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: Cypress Grove Apartments
Location Street Address: 4200 NW 19th Street
Location City, State Zip: Lauderhill Lakes, Florida 33313

Property Management Company Information

Company Name: Apartments Property Management Services, LLC
Street Address: 4200 NW 19th Street
City, State, Zip: Lauderhill Lakes, Florida 33313
Phone Number: (954) 305 - 5641
Email Address: jwimbley@apmsvs.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-02

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 – NA, owner manages property

- A. PM Company Name: Apartments Property Management Services, LLC
- B. PM Company Owner:
- C. Month and Year PM Company began managing the property: January 2020
- D. Is a PM Agreement in place: Yes
 - Is a copy of the PM Agreement available: Yes
- E. Email Address: jwimbley@apmsvs.com

III. Property Ownership Information

- A. Company Name: 4200 Cypress Owner, LLC
- B. Company Owner: Not Applicable
- C. Email Address: hershN@lineageproperties.com

IV. Property Information

- A. Property Name: Cypress Grove Apartments
 - Year Company acquired the property: June 2021
 - Was a Phase 1 Environmental Site Assessment Conducted:
 - Is a copy available:
 - Has the property been tested for lead:
 - Is the test available:
 - Has abatement work been conducted at the property:
 - Is a report available:
 - Year built: 1971

V. Source of construction information: Tax Records

VI. Inspection Participants

- ☒ Representative(s) and name of Company they represent: Joshua Wimbley and Christina Poindexter; Apartments Property Management Services, LLC
- ☒ U.S. EPA Inspector: Oyepero Olowu
- ☐ Other:

VII. 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.

VIII. 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: Joshua Wimbley

Title: Director

Email address: jwimbley@apmsvs.com

Company Representative: Christina Poindexter

Title: Property Manager

Email address: cpoindexter@apmsvs.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:

Inspection Observations and Documents/Sample Collection

- ☒ Leases/Contracts Received:

#	Addresses of Properties being Leased:	Date of Contract	Year Built Source of Information	Initial or Lease Renewal
1	1890 NW 42 nd Terrace, #A205, Lauderhill FL 33313	07/03/2020	1971	Renewal
2	1890 NW 42 nd Terrace, #A302, Lauderhill FL 33313	09/27/2019	1971	Initial
3	1890 NW 42 nd Terrace, #B204, Lauderhill FL 33313	11/7/2019	1971	Initial
4	1880 NW 42 nd Terrace, #B209, Lauderhill FL 33313	07/13/2020	1971	Renewal
5	1870 NW 42 nd Terrace, #C106, Lauderhill FL 33313	11/18/2020	1971	Renewal
6	1881 NW 42 nd Terrace, #F110, Lauderhill FL 33313	08/13/2020	1971	Renewal
7	1891 NW 42 nd Terrace, #G105, Lauderhill FL 33313	11/18/2020	1971	Renewal
8	4290 NW 19 th Street, H108, Lauderhill FL 33313	05/26/2021	1971	Initial
9	4300 NW 19 th Street, T408, Lauderhill FL 33313	03/26/2021	1971	Initial
10	4330 NW 19 th Street, J202, Lauderhill FL 33313	11/16/2020	1971	Initial
11	4400 NW 19 th Street, K301, Lauderhill FL 33313	01/25/2021	1971	Initial
12	4440 NW 19 th Street, L110, Lauderhill FL 33313	04/06/2021	1971	Renewal
13	4440 NW 19 th Street, L210, Lauderhill FL 33313	07/14/2021	1971	Initial
14	4411 NW 18 th Street, M205, Lauderhill FL 33313	07/07/2021	1971	Initial
15	4331 NW 18 th Street, N302, Lauderhill FL 33313	07/07/2021	1971	Initial
16	4301 NW 18 th Street, O309, Lauderhill FL 33313	06/10/2021	1971	Initial
17	4301 NW 18 th Street, O407, Lauderhill FL 33313	10/27/2020	1971	Renewal
18	4291 NW 18 th Street, P204, Lauderhill FL 33313	08/04/2020	1971	Renewal
19	4291 NW 18 th Street, P407, Lauderhill FL 33313	07/22/2021	1971	Initial
20	1840 NW 42 nd Terrace, #Q103, Lauderhill FL 33313	05/05/2021	1971	Initial

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

B. Additional Comments
N/A

C. Closing Conference
The following person(s) were/was present during the closing conference:

Company Representative: Joshua Wimbley

Title: Director

Company Representative: Christina Poindexter

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

D. Post-Inspection Activities

- ☒ Addressed the company's questions
- ☒ Provided the company with a list of requests to be submitted

IX. 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