

Region 6 - Enforcement & Compliance Assurance Division
INSPECTION REPORT

Inspection Date:	02/24/2026	
Media Program:	Toxic Substance Control Act	
Regulatory Program(s)	Renovation Repair and Paint (RRP) / Section 1018 (Disclosure Rule)	
Contractor Name		
Facility Name:	Monarch Real Estate	
Facility Physical Location:	1716 S Solano Drive	
(city, state, zip code)	Las Cruces, NM 88001	
Mailing address:		
(city, state, zip code)		
County/Parish:	Dona Ana	
Facility Phone Number	575-522-8222	
Facility Contact:	Veronica Montoya 575-805-2403 Homesellingteam@outlook.com	
FRS Number:	N/A	
Identification/Permit Number:	N/A	
Media Identifier Number:	N/A	
NAICS:	531311	
SIC:	6531	
Personnel participating in inspection:		
Angela Hays	EPA Region 6	Inspector
Stan Lancaster	EPA Region 6	Inspector
EPA Lead Inspector Signature/Date	ANGELA HAYS Digitally signed by ANGELA HAYS Date: 2026.04.02 08:44:59 -05'00'	
		Date
Supervisor Signature/Date	 Digitally signed by GERARDO ACOSTA Date: 2026.04.08 15:20:33 -05'00'	
	Gerardo Acosta	Date

Section I – INTRODUCTION

PURPOSE OF THE INSPECTION

The purpose of this inspection was to evaluate compliance with the Toxic Substances Control Act (TSCA) Lead Base Paint Renovation Repair and Paint (RRP) rule and Section 1018 of the Disclosure Rule. The facility was targeted using the publicly available database for the City of Las Cruces and is part of an initiative to inspect facilities located in New Mexico for compliance with LBP regulations.

FACILITY DESCRIPTION

Monarch Real Estate is a property management company (PMC) offering property management, real estate, commercial, and tenant services for residents and owners. The company was founded in 1965 and manages approximately 100 properties, most are located near New Mexico State University. According to the company website, “Monarch Real Estate is a New Mexico-based real estate, development, rental, and property management company that has been connecting tenants and real estate investors for over 55 years! We specialize in both commercial and residential real estate and construction.”

Section II – OBSERVATIONS

On 02/24/2026 EPA inspectors Stan Lancaster and Angela Hays arrived at 1716 S Solano Drive Las Cruces NM 88001 at 02:00 pm. The inspectors introduced themselves, showed their credentials and discussed the inspection purpose, to conduct a compliance evaluation inspection under the Toxic Substance Control Act (TSCA), Renovation, Repair, and Paint (RRP) and Section 1018 regulations. The inspectors met with Ms. Veronica Montoya, Qualifying Broker/Property Manager at Monarch Real Estate. Ms. Montoya was cordial and signed the notice of inspection. The facility was able to provide copies of leases. Three leases were found not to have the lead addendum or pamphlet, and two leases did not have pamphlet documentation. The five leases mentioned are not included in this inspection report due to personal tenant information but will be retained in facility file.

The inspectors then began to gather information about how the maintenance is managed at Monarch Real Estate. Ms. Montoya stated that no paint is disturbed and if a coat of paint is added it is applied over the top without removal of previous paint layers. Ms. Montoya stated that most owners do their own Renovation, Repair and Painting activities to make the units move in ready. Monarch Real Estate has replaced an AC vent that was under 6 square feet and exterior trim on a duplex. The facility will follow up with approximate square footage of the trim replacement. Monarch Real Estate does not have a Lead Safe Firm Certification or staff under Monarch Real Estate trained in LBP RRP.

Section III – AREAS OF CONCERN

1018 - Three leases were found not to have the lead addendum or pamphlet, and two leases did not have pamphlet documentation.

RRP – Monarch Real Estate does not have a Lead Safe Firm Certification or LBP staff training. According to the regulations a firm will need to have a Lead Safe Firm Certification if it performs, offers, or claims to perform RRP activities. Due to the facility managing maintenance projects the PMC may be required to hold a Lead Safe Firm Certification. The facility was not found in the Federal Lead-Based Paint Program (FLPP) Database.

Section IV – FOLLOW UP

- 1) Monarch Real Estate will follow up with LBP documentation on leases of five properties in question.
- 2) Monarch Real Estate will confirm square footage of trim replacement.

Section V – LIST OF APPENDICES

Appendix 1 – Notice of Inspection

Appendix 1

Notice of Inspection



United States
ENVIRONMENTAL PROTECTION AGENCY

Washington, DC 20460

Notice of Inspection
Office of Enforcement and Compliance Assurance

1. Investigation Identification			3. Facility Name
Date <i>2/24/26</i>	Inspection Number 	Daily Seq. Number 	<i>Monarch Real Estate</i>
2. Inspector's Address <i>1201 Elm ST Dallas TX 75270</i>			4. Facility Address <i>1716 S. Solano Dr. Las Cruces</i>

For internal EPA Use. Copies may be provided to the recipient as acknowledgment of this notice.

Reason for Inspection

Under the authority of Section 11 of the Toxic Substances Control Act

For the purpose of inspecting (including taking samples, photographs, statements and other inspection activities) an establishment, facility or other premises in which chemical substances or mixtures, articles containing same are manufactured, processed, stored or held before or after their distribution in commerce (including records, files, papers, processes, control and facilities) and any conveyances being used to transport chemical substance, mixtures or articles containing same in connection with their distribution in commerce (including records, files, papers, processes, controls and facilities) bearing on whether the requirements of the Act are applicable to the chemical substances, mixtures or articles, within, or associated with, such premise or conveyance have been complied with.

☐ In addition, this inspection extends to (check appropriate blocks):

☐ A. Financial Data

☐ D. Personnel Data

☐ B. Sales Data

☐ E. Research Data

☐ C. Pricing Data

The nature and extent of inspection of such data specified in A through E above is as follows:

Compliance Evaluation

Inspector's
Signature

Recipient's
Signature

Name

SAN LANCHASTER

Name

Veronica M. Montoya

Title

Inspector

Date

2/24/26

Title

Broker, Prop. Mng.

Date

2/24/26