

**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: New Colony Apartments
Location Street Address: 5420 NW 27th Street
Location City, State Zip: Lauderhill, Florida 33313

Property Management/Owner Company Information

Company Name: Tree V-180 Unit Lauderdale LLC
Street Address: 15505 Biscayne Blvd., Suite 307
City, State, Zip: North Miami Beach, Florida 33160
Phone Number: (954) 868 - 6881
Email Address: hucasro@treevita.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-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 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 – N/A, owner manages property

- A. PM Company Name:
- B. PM Company Owner:
- C. Month and Year PM Company began managing the property:
- D. Is a PM Agreement in place:
 - Is a copy of the PM Agreement available:
- E. Email Address:

III. Property Ownership Information

- A. Company Name: Tree V-180 Unit Lauderdale LLC
- B. Company Owner: Hugo Cascavita, MBR
- C. Email Address: hucasro@treevita.com

IV. Property Information

- A. Property Name: New Colony Apartment Homes
 - Year Company acquired the property: December 17, 2020
 - 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: 1974

V. Source of construction information: Tax Records

VI. Inspection Participants

- ☒ Representative(s) and name of Company they represent: Cesar Castro, Treevita
- ☒ 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: Cesar Castro
Title: Property Manager
Email address: ncmanager@treevita.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:

#	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	2601 NW 52nd Ave., #24-001 Lauderhill, FL 33313	07/15/2019	1974	Initial
2	2601 NW 52nd Ave., #24-002 Lauderhill, FL 33313	10/09/2020	1974	Initial
3	2601 NW 52nd Ave., #24-004 Lauderhill, FL 33313	07/15/2019	1974	Initial
4	2601 NW 52nd Ave., #24-006 Lauderhill, FL 33313	07/15/2019	1974	Initial
5	5434 NW 27 th Street, #31-8 Lauderhill, FL 33313	02/05/2020	1974	Initial
6	5436 NW 27 th Street, #31-9 Lauderhill, FL 33313	04/28/2020	1974	Initial
7	5438 NW 27 th Street, #31-10 Lauderhill, FL 33313	10/01/2020	1974	Initial
8	5411 NW 25 th Street, #32-1 Lauderhill, FL 33313	11/01/2020	1974	Initial
9	5411 NW 25 th Street, #32-2 Lauderhill, FL 33313	08/01/2020	1974	Initial
10	5411 NW 25 th Street, #32-3 Lauderhill, FL 33313	06/01/2020	1974	Initial
11	5411 NW 25 th Street, #32-8 Lauderhill, FL 33313	04/14/2020	1974	Initial
12	5411 NW 25 th Street, #32-9 Lauderhill, FL 33313	04/27/2020	1974	Initial
13	5211 NW 25th Court, #38-1 Lauderhill, FL 33313	05/01/2020	1974	Initial
14	5211 NW 25th Court, #38-4 Lauderhill, FL 33313	05/22/2020	1974	Initial
15	5211 NW 25th Court, #38-7 Lauderhill, FL 33313	10/01/2020	1974	Initial
16	5211 NW 25th Court, #38-8 Lauderhill, FL 33313	01/31/2020	1974	Initial

- ☐ 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: Cesar Castro

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

E. 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