Environmental Health and Safety Department

Lead Compliance Assurance Report
Field Oversight

December 01, 2025 – May 31, 2026

EH&S Lead Oversight Activity Summary

December 01, 2025 – May 31, 2026

Introduction

As required by the HUD Agreement, the Environmental Health and Safety Department's ("EHS") Lead Oversight Team ("LOT") performs compliance assurance inspections of NYCHA personnel and vendors conducting Renovation, Repair, and Painting ("RRP") jobs, Lead Abatement, Dust Wipe Clearance activities, Visual Assessments and Risk Assessments to ensure they are in compliance with HUD's Lead Safe Housing Rule, EPA's RRP Rule, and NYCHA's Lead Safe Housing Standard Procedure. LOT also assesses property management's compliance with lead disclosure rule requirements and inspects storerooms to monitor the management and inventory of RRP supplies.

When non-compliance is observed, the LOT follows the EHS Corrective Action and Escalation Protocols. Guidance is provided to workers when required, and the LOT ensures immediate corrective actions are implemented, i.e., stopping non-compliant activities, notifying supervisors, and making the necessary adjustments to bring the activity into compliance. Additionally, some deficiencies/violations are escalated to the Compliance Department and/or the Lead Hazard Control Department for further action.

Executive Summary

For the period of December 1, 2025, through May 31, 2026, LOT evaluated field operations across lead-based paint assessment, control, and hazard reduction activities occurring throughout NYCHA's portfolio (lead abatement, RRP, clearance examinations, and visual assessments conducted in both apartment units and common areas). In total, the team performed oversight inspections of 188 RRP jobs, 202 lead abatement jobs, and 355 clearance examinations, and reviewed lead disclosure documentation at 130 developments and RRP supplies in 95 storerooms. During this period, 23.94% of RRP jobs, 17.18% of clearance jobs, and 11.39% of lead abatement jobs observed were in units flagged as having a child under 6 ("CU6").

Compliance rates during this 6-month period remained relatively consistent with those reported during the June 1- November 30, 2025 reporting period. The overall compliance rate for lead disclosure documentation, which historically has had the lowest compliance rate, improved by 3.57 percentage points (56.93% to 60.50%) during this period. At the inspection sub task level there was a significant improvement in the compliance rate for the Tenant Folder review which contributed to this overall increase. There was an increase of 9.97 percentage points for this sub task compared to the prior 6-month reporting period (68.82% to 78.79%). Despite these improvements, LDD continues to have the lowest compliance rate of all activities assessed by LOT. EHS, Compliance, and LHC are evaluating various modifications to existing protocols to further drive improvements. It is also important to note that one of the most frequently cited deficiencies driving the lower rates stems from non-compliance with NYCHA's internal administrative review process rather than a failure to meet regulatory requirements. This is a requirement that Neighborhood Administrators document their review of the lead disclosure binders by signing a tracking log. This process will be re-assessed during updates to NYCHA's Lead Safe Housing SP.

Lead abatement and RRP compliance rates remained relatively unchanged, both rates declined by less than a percentage point from the prior 6-month reporting period. The lead abatement compliance rate and clearance exam rates have been consistently close to 100% or at 100%, a reflection of strong internal QA and oversight processes by the Lead Hazard Control Department who oversees lead abatement and clearance exams for both abatement and RRP.

The compliance rate for RRP supplies in storerooms decreased from the previous 6-month period. The rate dropped from 89.05% to 87.72%. The most frequently missing item continues to be the Renovate Right Pamphlet. LOT ensures that the deficiency is corrected on site. A review of the Data Warehouse revealed that the staff associated with the current reporting period's failed/COS findings related to Form 060.632 were different from those identified in the previous six-month report. LOT reported that the painters and plasterers observed were new staff members who required additional training and education on the requirements of Form 060.632, including when the form must be used and the proper procedures for obtaining and distributing it.

Visual and risk assessment QA was not performed during this period. Biennial risk assessments are expected to start in July 2026 and LOT will also perform QA during the next round of visual assessments.

Summary of Oversight Activities and Compliance Rates

December 01, 2025 – May 31, 2026

Field Oversight Activity	Agreement Section	# Observations	Total Compliance Rate	# of Jobs Escalated to Compliance
Storeroom Inspection	**15(d)**	**114**	**87.72%**	**1**
Lead Disclosure Documentation	**14(g)**	**200**	**60.50%**	**4**
RRP	**Paragraph 15**	**188**	**89.89%**	**1**
Lead Abatement	**Paragraph 14**	**202**	**98.51%**	**1**
Post-RRP Clearance	**15(j)**	**159**	**100%**	**0**
Post-Lead Abatement Clearance	**14(e)**	**196**	**99.49%**	**1**
Visual Assessment QA In-Unit	**N/A**	**N/A**	**N/A**	**0**
Visual Assessment QA Common Area	**N/A**	**N/A**	**N/A**	**0**

[1] Lead Disclosure Documentation inspections include 2 tasks per work order – property management lead disclosure file and tenant folder review. During each tenant folder review inspection, multiple folders are typically reviewed. Additionally, not all work orders have both tasks performed. The compliance rate shown represents the overall rate for both tasks combined. See Table B for the breakdown per task.

A. Storeroom Compliance

Task/Area Assessed	Agreement Section	December 01, 2025 – May 31, 2026		
		# Inspections Completed	#Failed Inspections	Compliance Rate (%)
Storeroom Inspections	15(d)	114	14	87.72%

B. Lead Disclosure Documentation Compliance

Task/Area Assessed	Agreement Section	December 01, 2025 – May 31, 2026		
		# Inspections Completed	#Failed Inspections	Compliance Rate (%)
Property Management Lead Disclosure Files (Development Binder)	14(g)	184	58	68.48%
Tenant Folder Review	14(g)	165	35	78.79%

Notes:

- A data quality review identified two (2) Lead Disclosure Documentation inspections with data entry errors, resulting in discrepancies between this report and Maximo/Data Warehouse. All data discrepancies were reconciled in this report and documented in a discrepancy log with detailed explanations. The discrepancy detail is available upon request.

C. Renovation, Repair and Painting ("RRP") Compliance

Task/Area Assessed	Agreement Section	December 01, 2025 – May 31, 2026		
		# Observations	Deficiencies	Compliance Rate (%)
RRP Work Verification by Personnel (*Staff Response to "Are you Performing RRP?"*)	15(a)	188	12	93.62%
NYCHA Form 060.632, The Lead-safe Certified Guide to Renovate Right	15(f)	188	13	93.09%
NYCHA Personnel Certifications	15(b)	246	0	100%

Vendor Personnel Certifications	15(b)	0	0	N/A
Signage		188	10	94.68%
Worksite Preparation	15(e) & 15(h)	82	2	97.56%
Work Activities	15(e)	131	2	98.47%
Cleanup Activities	15(e) & 15(i)	14	0	100%
Cleanup Verification	15(e)	22	0	100%

Notes:

- A data quality review identified two (2) RRP oversight inspection with a data entry error, resulting in discrepancies between this report and the Maximo/Data Warehouse. All data discrepancies were reconciled in this report and documented in a discrepancy log with detailed explanations. The discrepancy detail is available upon request.

D. Lead Abatement Compliance

Task/Area Assessed	Agreement Section	December 01, 2025 – May 31, 2026		
		# Observations	Deficiencies	Compliance Rate (%)
Occupant Protection Plan	14(c)	202	2	99.01%
Signage		202	1	99.50%
EPA Notice of Commencement	14(b)	202	1	99.50%
Lead Abatement Workers (NYCHA)	14(a)	69	0	100.00%
Lead Abatement Workers (Vendor)	14(a)	294	0	100.00%
Lead Abatement Supervisor	14(a)	202	0	100.00%
Work Area Preparation & Containment		100	0	100.00%
Work Activities		75	1	98.67%
Cleanup Activity		49	0	100.00%

Notes:

- A data quality review revealed zero (0) Lead Abatement oversight inspections with data entry errors.

E. Clearance Examinations Compliance

Tasks/Areas Assessed	Agreement Section	December 01, 2025 – May 31, 2026		
		# Observations	Deficiencies	Compliance Rate (%)
Timing between cleanup completion and clearance examination	14(e) & 15(j)	355	0	100.00%
NYCHA Personnel Certifications	14(d)ta & 15(j)	160	0	100.00%
Vendor Personnel Certifications	14(d) & 15(j)	195	0	100.00%
Visual Inspection	14(e) & 15(j)	355	0	100.00%
Sample Collections	14(e) & 15(j)	293	1	99.66%
Post RRP		159	0	100.00%
Post Abatement		196	1	99.49%

NYCHA Certified Personnel

Type of Certified Personnel	Agreement Section	Post RRP	Post Abatement
Dust Wipe Technician	15(c) & 15(j)	147	0
Certified Risk Assessor		0	0
Lead-Based Paint Inspector		4	9

Vendor Certified Personnel

Type of Certified Personnel	Agreement Section	Post RRP	Post Abatement
Dust Wipe Technician	15(j)	0	0
Certified Risk Assessor		2	135
Lead-Based Paint Inspector		6	52

Notes:

- A data quality review identified two (2) dust wipe clearance oversight inspection with data entry errors, resulting in discrepancies between this report and Maximo/Data Warehouse. All data discrepancies were reconciled in this report and documented in a discrepancy log with detailed explanations. The discrepancy detail is available upon request.

F. Visual Assessment Quality Assurance (QA)

Inspection	December 01, 2025 – May 31, 2026	
	# Observations	# VA Work Orders Requiring LHC Review/Re-assessment
Visual Assessment QA In-Unit	N/A	N/A
Visual Assessment QA Common Area	N/A	N/A
Visual Assessment QA Daycare Centers	N/A	N/A

*LHC did not perform any Visual Assessment inspection during this reporting period.

Exhibit A: Renovation, Repair, & Painting (RRP) Escalation Reports

NEW YORK CITY HOUSING AUTHORITY

Environmental Health & Safety Department

EHU OVERSIGHT ESCALATION REPORT

1. VENDOR or NYCHA PERSONNEL?	2. VENDOR/NAME(S) OF NYCHA PERSONNEL (if Vendor also indicate company name)	3. TYPE OF JOB	4. EHS INSPECTION WO# / 5. CM WO#
NYCHA	Sergio Ordonez - ID#84842	RRP	145207799 / 141055105

6. ADMINSTERING DEPARTMENT	7. DEVELOPMENT:	8. OBSERVATION ADDRESS
Bronx Borough Painter	Throggs Neck	2816 Schley Avenue Apt 4C, Bronx, NY 10465.

9. INCIDENT DESCRIPTION:

During an oversight inspection of RRP-related work at Throggs Neck Houses, EH&S Lead Oversight Team Specialist (LOTS) Mith Jennifer Mercier observed the following violation on 1/5/2026 at about 10:30 hrs.

NYCHA Painter Sergio Ordonez was disturbing LBP positive paint (1.0) located on the ceiling of the kitchen within the unit without utilizing adequate wet methods and failed to contain the worksite (entrance) from the rest of the unit with six (6) mil plastic sheeting. The worksite kitchen floor was very dusty, with paint chips all over the work area, which may have exposed the residents to a lead hazard. LOTS stopped the job, instructed the worker to contain the work area, and to spray the disturbed paint surface with water to minimize the dust around the work area. The painter complied immediately. LOTS notified the Painter's supervisor, Dariusz Wasik, and LOTA Samuel Awelewa about these deficiencies.

These deficiencies were in direct violation of lead safe work practices outlined as follows.

1) EPA's RRP rule (40 CFR Part 745, Part 2- Containing the work area) - "Before beginning the renovation, personnel must isolate the work area so that no dust or debris leaves the work area while the renovation is being performed. In addition, personnel must maintain the integrity of the containment by ensuring that any plastic or other impermeable materials are not torn or displaced and taking any other steps necessary to ensure that no dust or debris leaves the work area while the renovation is being carried out. Personnel must also ensure that containment is installed in such a manner that it does not interfere with occupant and worker's egress in an emergency".

2) 24 CFR 35.1330 Part B subpart 3- Paint stabilization - " Before applying new paint, all loose paint and other loose material shall be removed from the surface to be treated. Acceptable methods for preparing the surface to be treated include wet scraping, wet sanding, and power sanding performed in conjunction with a HEPA filtered local exhaust attachment operated according to the manufacturer's instructions".

3) NYCHA Lead Safe Standard Procedure SP050201: RRP-: Site preparation section (g) on pages 92 & 93 and section V1 part (a) Performing Work - on page 95:

Site preparation section (g)

Cover the work area entrance or vertical containment doorway with one layer of sheeting. Tape the sheeting to the top of the door frame or vertical containment high point and weigh down the bottom to create a seal. Create a door flap on the sheeting that allows access to the work area.

Section V1, Performing Work - page 95

While performing the work, certified renovators must perform the following:
Using the spray water bottle, spray the surfaces that will be disturbed to limit the creation and dispersal of dust. Periodically re-wet the area while working.

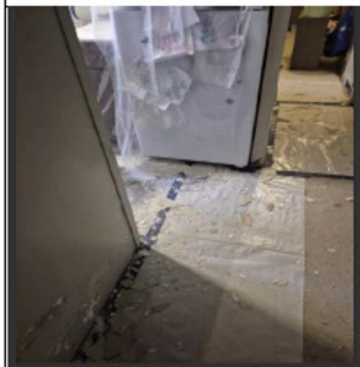
10. CORRECTIVE ACTION TAKEN:
(Describe what was done after you observed the deficiency, was this reported to the job supervisor, were the corrective actions implemented, did you remain onsite to see completion?)

RRP work was stopped, and the painter was instructed to spray the disturbed paint surface with water to reduce dust and to use a HEPA vacuum to clean up the work area and the adjacent area (hallway); and he complied. The painter's supervisor, Dariusz Wasik, was duly notified about the deficiencies. LOTA Samuel Awelewa was also contacted by phone, and he advised that the job should be flagged for the observed deficiency, and an escalation memo must be submitted.

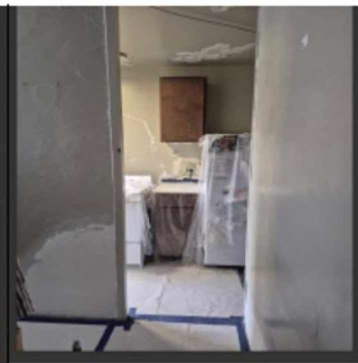
LOTA checked Maximo and observed that the clearance dust wipes taken,141055106, all passed.

Environmental Health & Safety Department

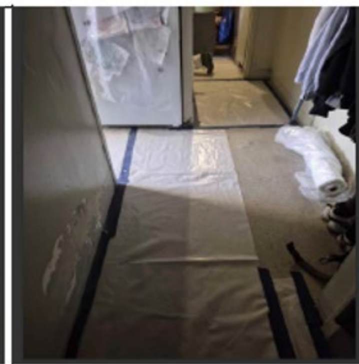
11. PHOTOS:



Unwetted Paint Chips Around the Work Area



Un-isolated Work Area



Corrective Action - Prep After Cleaning the Work Area

12. EHS PERSONNEL/EHS VENDOR

Mith Jennifer Mercier

NAME:	DATE & TIME OF OBSERVATION:
Mith Jennifer Mercier	1/5/2025 10:30 AM

13. ADDITIONAL INFORMATION (provide any other information that may be of importance)

Sergio Ordonez last received RRP refresher training on 6/4/2025.

Exhibit B: Lead Abatement Escalation Reports

Environmental Health & Safety Department

EHU OVERSIGHT ESCALATION REPORT

1. VENDOR or NYCHA PERSONNEL?	2. VENDOR/NAME(S) OF NYCHA PERSONNEL (if Vendor also indicate company name)	3. TYPE OF JOB	4. EHS INSPECTION WO# / 5. CM WO#
IAR	Johan Ramos	Lead Abatement	4. EHS INSPECTION WO#: 141377711 & 141377781 5. CM WO#: 140650302 & 140650500

6. ADMINSTERING DEPARTMENT	7. DEVELOPMENT:	8. OBSERVATION ADDRESS
Lead Hazard Control (LHC)	Pomonok Houses	65-24 Parsons Blvd, 1D Queens, NY 155-07 Jewel Avenue, 2B Queens, NY

9. INCIDENT DESCRIPTION:

During an oversight inspection of a Lead Abatement work at Pomonok Houses, EH&S Lead Compliance Assurance vendor employee Efrain Ortega observed the following violations at two different locations, 65-24 Parsons Blvd, 1D and155-07 Jewel Avenue, 2B on 12/3/2025:

Lead Abatement workers from IAR were observed performing work area preparation for Lead abatement-related activities without an abatement supervisor, whose name appears on the Notice of Commencement (NOC), being on site. The workers were performing containment set-up at the time of observation. Upon inquiry, the workers stated that the Abatement Supervisor, Johan Ramos, went to a nearby store to get a coffee. LOT CAV Efrain Ortega instructed the workers to stop further work until the supervisor arrived back on site, and they complied with the instruction. LOT CAV Efrain Ortega waited on-site for over 30 minutes, and the supervisor, Johan Ramos, did not return to the job site. However, another supervisor, Robert A. Cochero, arrived on-site, however his name was not listed on the NOC. All work was on hold when CAV Efrain Ortega departed thesite.

The deficiency violates a section of NYCHA Lead Safe Standard Procedure as follows:
SP050201-Lead Safe Standard Procedure
Section VII.H.i.1(b).i Performing an Abatement, page 60;

i. Performing an Abatement
(1) Personnel

(b) A certified abatement supervisor:

i. Must be onsite during all work area preparation. The certified abatement supervisor confirms they are on site by entering the actual start time in Maximo.

10. CORRECTIVE ACTION TAKEN:
(Describe what was done after you observed the deficiency, was this reported to the job supervisor, were the corrective actions implemented, did you remain onsite to see completion?)

LHC Benny Sachu and Alexandros Simantiras, in charge of lead abatement activities, were notified about the observed deficiency.

LOTA Samuel Awelewa was also contacted, and he advised that the job should be flagged for the observed deficiency and that an escalation report be submitted. The abatement workers were instructed to halt further containment setup activity until a Lead Abatement Supervisor arrived on site, and they complied with the directive. LOT CAV stayed on site for over 30 minutes to ensure compliance; another Abatement Supervisor arrived to continue the jobs.

LOTA Samuel Awelewa notified LHC via email and phone call about this deficiency.

Environmental Health & Safety Department

11. PHOTOS:		
		
Unit 1D	Unit 2B	

12. EHS PERSONNEL/EHS VENDOR Efrain Ortega (EHS Vendor)	
NAME:	**DATE & TIME OF OBSERVATION:** 12/3/2025
13. ADDITIONAL INFORMATION (provide any other information that may be of importance)	

Exhibit C: Dust Wipe Escalation Report

NEW YORK CITY HOUSING AUTHORITY

Environmental Health & Safety Department

EHU OVERSIGHT ESCALATION REPORT

1. VENDOR or NYCHA PERSONNEL?	2. VENDOR/NAME(S) OF NYCHA PERSONNEL (if Vendor also indicate company name)	3. TYPE OF JOB	4. EHS INSPECTION WO#
Vendor	UNYSE - Charles Bethea	Post Abatement Clearance (PABT)	147948796
			5. CM WO#
			146107693

6. ADMINSTERING DEPARTMENT	7. DEVELOPMENT:	8. OBSERVATION ADDRESS
Lead Hazard Control (LHC)	Jefferson Houses	2215 2nd Avenue, Apt 5C New York, NY 10029

9. INCIDENT DESCRIPTION:

During the oversight of a post-abatement (PABT) dust wipe clearance sampling at Jefferson Houses on 5/6/2025 at approximately 1:10 PM, EH&S Lead Oversight Team Specialist (LOTS) John Ospina observed that the vendor Risk Assessor, Charles Bethea, of UNYSE, failed to follow the proper dust wipe collection procedure for one of the two (2) samples collected, specifically the bathroom floor surface. Mr. Bethea conducted only a top-to-bottom wipe pass and a wipe pass around the perimeter of the sampled area. However, the proper procedure requires: (1) an initial side-to-side wipe pass using continuous “S”-like motions, (2) a second wipe pass from top-to-bottom, and (3) a final wipe pass around the perimeter of the sampled area as outlined in the HUD Guidelines, Appendix 13.1-3 and 13.1-4, Section E. At the time, the deficiency was communicated to LOTA Samuel Awelewa; the UNYSE Risk Assessor Charles Bethea had already departed the site and was therefore unable to correct the issue. LOTA Samuel Awelewa subsequently notified LHC Community Coordinator Cory Pelzer by phone regarding the observed deficiency and followed up via email with Community Coordinator Henry Anita and Operations Manager Thomas Stillwaggon, who oversee the LHCD vendor dust wipe schedule.

The deficiency violates a section of HUD Guidelines as contained in: Appendix 13.1-3 & 1-4: section E, sample floors and other large surfaces;

* Make the first wipe pass, side to side.

* If the sample area is a square o nearly a square, as should be the case with the floor sampling, proceed to wipe Side-to-side with as many "S"-like motions as are necessary to completely cover the entire sample area.

* Make the second wipe pass, top-to-bottom.

* Repeat wiping area with "S"-like or "Z"-like motions, but on the second pass, move in a top-to-bottom direction.

• Make the third wipe pass around the perimeter of the sampled area.

10. CORRECTIVE ACTION TAKEN:
(Describe what was done after you observed the deficiency, was this reported to the job supervisor, were the corrective actions implemented, did you remain onsite to see completion?)

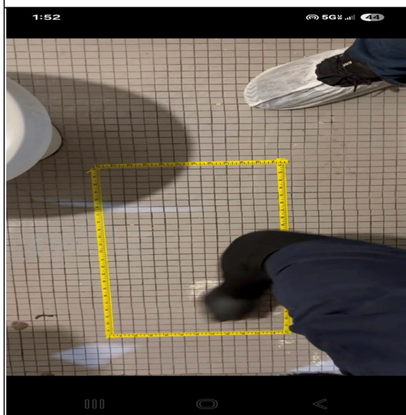
At the time, the deficiency was communicated to LOTA Samuel Awelewa; the UNYSE Risk Assessor Charles Bethea had already departed the site and was therefore unable to correct the issue. LOTA Samuel Awelewa advised that the job be flagged for the observed deficiency and that an escalation memo be submitted.

LOTA Samuel Awelewa subsequently notified LHC Community Coordinator Cory Pelzer by phone regarding the observed deficiency and followed up via email with Community Coordinator Henry Anita and Operations Manager Thomas Stillwaggon, who oversee the LHCD vendor dust wipe schedule. LOTA Samuel Awelewa advised that the dust wipe sampling be rescheduled for retesting and also requested notification of the retesting date and time so that LOT may oversee the work activities.

As of the time of this escalation report, LHCD Operations Manager Thomas Stillwaggon, stated during a phone conversation that DD Indu instructed him to hold off on the DW retesting and advised that he would notify LOT once everything has been finalized.

Environmental Health & Safety Department

11. PHOTOS:



12. EHS PERSONNEL/EHS VENDOR

NAME:	DATE & TIME OF OBSERVATION:
	5/6/2026 1:10PM

13. ADDITIONAL INFORMATION (provide any other information that may be of importance)

Additionally, it should be noted that Mathew P Carreiro from the Federal Monitor’s Office was present at the time of the inspection and when the deficiency was observed.

Exhibit D: Storeroom Escalation Report

Environmental Health & Safety Department

TO: Manhattan Neighborhood Administrator

From: Tyrone Gordils, Deputy Director, Environmental Hazards

Date: June 8th 2026

Re: May RRP Storeroom Re-Inspection Failures

The EH&S Lead Oversight Team (LOT) reviewed the Storeroom for RRP-related supplies at various developments in January. If a development was missing some or all of the required RRP materials, it was re-inspected after approximately 10 business days.

During the review, LOT would confirm that all listed below RRP materials are present in a development's storeroom:

- HEPA vacuum and filters
- Six mil polyethylene sheeting (for floors)
- Two mil polyethylene sheeting (for furniture and fixtures)
- Six mil polyethylene bags
- Flip mops
- Wet disposable soft wipes
- Three-string mops
- Three buckets and wringer(s)
- Lead-specific cleaning detergent or equivalent
- Water mister or spray bottle
- Duct tape
- Painter's tape
- Utility knife
- Paper towels/rags
- NYCHA Form 060.632, The Lead-Safe Certified Guide to Renovate Right
- NYCHA Form 088.182, Renovation, Repair, and Painting Safety Sign

The table below summarizes the developments that failed the initial inspection and the subsequent follow-up re-inspection during May 2026. When an initial inspection fails, LOT notifies the Manhattan Neighborhood Administrator via email, and corrective action instructions are provided to the storekeeper to address the identified deficiencies.

It should be noted that during the LOT follow-up re-inspections, the same deficiencies remained uncorrected and failed for a second time. This indicates that the required corrective actions were either not implemented or were insufficient to bring the storeroom into compliance.

Development	First Inspection Date	Re-Inspection Date	Passed Re-Inspection
Johnson	04/28/26	05/12/26	• Missing 6 mil polyethylene sheeting

In response to these findings of non-compliance, I request that your department initiate appropriate corrective actions against the leadership teams of these locations.

Thank you in advance, and please let me know if you have any questions.

Exhibit E: Lead Disclosure Documents Escalation Reports

NEW YORK CITY HOUSING AUTHORITY

Environmental Health & Safety Department

To: Manuel Quintela, Director Compliance

From: Tyrone Gordils, Deputy Director, Environmental Hazards

Date: March 17, 2026

Re: January 2026 - Lead Disclosure Document Re-Inspection Failures

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During our recent review of Lead Disclosure Documents at various developments during January 2026 the EHS Lead Oversight Team (LOT) randomly selected 3 tenant folders from the list of units with individual unit disclosure forms at each development, to verify if NYCHA form 060.275 is present and that the required property management and resident signatures, and dates are affixed to the form.

If deficiencies are noted, the development fails the inspection and then the LOT emails Property Management the Compliance Department's "Guidance for Lead Disclosure Rule Documentation" and/or instructions to correct the tenant folder deficiencies and schedules a re-inspection of the folders approximately 10 days after the initial inspection. This allows the location time and reference materials necessary to correct the deficiency.

Despite these efforts, the table below summarizes the developments that failed both the initial inspection and the follow-up re-inspection conducted:

Development	First Inspection Date	Re-Inspection Date	Failed Re-Inspection
Borinquen Plaza I Development Construction Date 2/28/1975	12/4/2025 WO#141637359	1/7/2026 WO#145246296	• 50 Manhattan Avenue, 6B • 60 Moore Street 1G • 111 Humboldt Street 5B. Missing form 060.275 Unit Disclosure of information on LBP in the resident folder.
Borinquen Plaza II Development Construction Date 12/31/1975	12/4/2025 WO#141637448	1/7/2026 WO#145246578	• 124 Humboldt Street 1E • 124 Humboldt Street 7G • 130 Humboldt Street 5H • 110 Humboldt Street 4C. Missing form 060.275 Unit Disclosure of information on LBP in the resident folder.

In response to these findings of non-compliance, I request that your department initiate appropriate corrective actions against the leadership team at this location.

Thank you in advance. Please let me know if you have any questions.

Environmental Health & Safety Department

To: Manuel Quintela, Director Compliance

From: Tyrone Gordils, Deputy Director, Environmental Hazards

Date: April 15th, 2026

Re: March 2026 - Lead Disclosure Document Re-Inspection Failures

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The EH&S Lead Oversight Team (LOT) reviewed the Lead Disclosure Documents at various developments in March 2026. If a development was missing some or all the required documents, it was re-inspected after approximately 10 business days.

During the review, LOT would confirm that hard copies of the following documents are present in a development's Lead Disclosure binder and placed in the following order:

- Development Disclosure Form
- Executive Summary Report
- Risk Assessment Re-Evaluation Report
- List of Units with Individual Unit Disclosure Forms
- These documents must be placed in a Blue 3-Ring Binder

The table below summarizes the development that failed the initial inspection and the follow-up re-inspection conducted in March 2026. When developments fail the first inspection, LOT emails property management the Compliance Department's "Guidance for Lead Disclosure Rule Documentation," which provides instructions for retrieving lead disclosure documents to assist them with gathering the required documents.

Development	First Inspection Date	Re-Inspection Date	Failed Re-Inspection
Drew Hamilton	2/26/2026 WO#146293622	3/12/2026 WO#146672815	• 2660 Frederick Douglass Blvd, 06C, • 2680 8th Avenue, 11C, and 2680 8th Avenue, 7K Missing form 060.275. Unit Disclosure of information on LBP in the resident folder was completed incorrectly.
Vladeck	11/17/2025 WO#140921883	3/11/2026 WO#146654605	• 40 Gouverneur Street 4C,

			Missing form 060.275. Unit Disclosure of information on LBP in the resident folder was completed incorrectly.

In response to these findings of non-compliance, I request that your department initiate appropriate corrective actions against the leadership team at this location.

Thank you in advance. Please let me know if you have any questions.