



REGION 1  
BOSTON, MA 02109

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3/7/25

4:50 PM

U.S. EPA REGION 1  
HEARING CLERK

*Dated by electronic signature*

VIA EMAIL

LeAnn Jensen, Regional Judicial Officer  
U.S. Environmental Protection Agency, Region 1  
Five Post Office Square, Suite 100  
Boston, MA 02109-3912  
[Jensen.Leann@epa.gov](mailto:Jensen.Leann@epa.gov)

Re: *In the Matter of: Precision Property Management LLC* (Docket No. TSCA-01-2025-0055)

Dear Ms. Jensen:

Attached for your review and signature is a Consent Agreement and proposed Final Order that will resolve violations of the Toxic Substances Control Act (“TSCA”) and the federal regulations promulgated under TSCA set forth at 40 C.F.R. Part 745, Subpart E, as amended (the “Renovation, Repair and Painting Rule” or “RRP Rule”), alleged by the U.S. Environmental Protection Agency (“EPA”), Region 1 against Precision Property Management LLC (“Respondent”). The Consent Agreement has been signed by the parties and the proposed Final Order is now being submitted to you for approval.

As permitted by 40 C.F.R. §§ 22.13(b) and 22.18(b)(2), this proposed Consent Agreement and Final Order (“CAFO”) both initiates and concludes EPA’s enforcement action against Respondent. Section III of the proposed CAFO describes Respondent’s alleged violations of the RRP Rule, including the failure to obtain firm certification prior to performing renovations, failure to ensure certified renovators perform renovations, failure to keep necessary records, and failure to provide the *Renovate Right* pamphlet to owners and adult occupants.

Respondents will pay a penalty of \$40,339 within 30 days of the proposed CAFO’s effective date. EPA has determined that this penalty is consistent with TSCA’s statutory penalty factors and the Consolidated Enforcement Response and Penalty Policy for the Pre-Renovation Education Rule; Renovation, Repair and Painting Rule; and Lead-Based Paint Activities Rule (August 2010). There is no public notice requirement for this settlement.

If you have any questions regarding the proposed CAFO, please contact me at [shrestha.bibeka@epa.gov](mailto:shrestha.bibeka@epa.gov) or at (617) 918-1062, and Joseph Calvanese, one of the owners of Respondent Precision Property Management at [precisionmgmt1@gmail.com](mailto:precisionmgmt1@gmail.com) or at (860) 384-2571.

Sincerely,

Bibeka Shrestha  
Enforcement Counsel  
U.S. EPA, Region 1

ENCLOSURE

1. Precision Property Management Consent Agreement and Final Order

cc: Precision Property Management LLC