



# Everything Landlords Need to Know About Lead Hazard Mitigation Inspections

Lead-based paint was commonly used in homes before it was banned in 1978. Lead paint can chip, crack, or wear away and create lead hazards. When lead hazards exist, renters can be exposed to lead. Lead exposure can have serious health effects, especially for children younger than 6 years old and people who are pregnant.



**A Lead Hazard Mitigation Inspection ensures continuing and ongoing lead hazard control in rental units.**

**Most rental units built before 1978 in Rhode Island need a Lead Hazard Mitigation Inspection.**

You do not need a Lead Hazard Mitigation Inspection if:

- It was built after 1978;
- The unit has a Full Lead-Safe or current Conditional Lead Safe Certificate;
- The property is temporary or seasonal housing rented no more than 100 days to the same tenant; **or**
- The unit is designated for residents age 62 or older.

## How to Get a Lead Hazard Mitigation Inspection

- Call a licensed lead inspector to schedule a Lead Hazard Mitigation Inspection  
<https://health.ri.gov/find/leadinspectors/>

Scan Here



## What is Required to Pass a Lead Hazard Mitigation Inspection

All pre-1978 painted surfaces are assumed to be lead paint and must be intact.

- There is no paint or coating on a damaged or deteriorated component.
- No surface has loose, delaminating, flaking, peeling, chipping, chalking, or blistering paint.
- No paint is otherwise becoming separated from the surface it is coating.
- No paint has been worn away by friction or impact.
- No paint shows evidence of teeth marks or water damage.
- All surfaces must be clean and free of lead dust, paint chips, or debris.
- All horizontal surfaces except ceilings (e.g., floors, stairs, windowsills, window wells) must be covered with a smooth, cleanable covering or coating.
- Soil and water test results are not required and will not cause a unit to fail an inspection.



### What to Expect During the Inspection

A lead inspector will enter your property and look at all surfaces of the unit to see if the paint is intact.

- Inspectors need access to every room in the unit, every common area in the building, and outside.
  - If they cannot access these areas, the unit will fail the inspection.
  - Inspectors need to be able to see ceilings, walls, doors, inside closets and cabinets, windows, and windowsills.
- Inspectors will collect at least 3 dust wipes for a unit.
  - For multi-family units, there should be at least 1 wipe per unit in each shared common area.
- Inspectors will do a visual inspection of the exterior of the home.
- Inspectors may test the soil and water for lead, but it is not required.



### Planning to paint or fix lead hazards before the inspector arrives?

Be sure to hire a licensed Lead Renovation Firm for any painting or lead hazard control work. This is a requirement of the Rhode Island's Renovation, Repair, and Painting Rule. Learn more about the rule at [health.ri.gov/rrp](https://health.ri.gov/rrp).

Find a list of licensed lead professionals at <https://health.ri.gov/find/leadprofessionals/>.

### What to Do Before the Inspector Arrives

- All walls need to be fully viewable. This includes the walls of closets, built-in shelving, and built-in furniture.
- Renters should empty closets and place the removed items in the center of the room.
- Closets should be clean.

### Passing the Inspection and Getting a Certificate of Lead Conformance

If the rental unit passes the Lead Hazard Mitigation Inspection, the inspector will issue a Certificate of Lead Conformance. The Certificate is valid for 2 years. Landlords must keep any Certificates of Lead Conformance for at least 5 years.



Learn more about lead-related requirements for landlords, renewing lead certificates, and more at [www.lead1978.com](http://www.lead1978.com).