



Everything Landlords Need to Know About Comprehensive Environmental Lead 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 six years old and people who are pregnant.



A Comprehensive Environmental Lead Inspection is a thorough inspection. The inspector will confirm lead hazards have been removed from the entire property. This is usually performed after a licensed lead contractor has completed lead hazard reduction work.

A Comprehensive Environmental Lead Inspection is the best inspection if:

- The property was built after 1978;
- The property had recent lead hazard reduction work;
- You want a lead certificate that does not expire.

What if I need a lead inspection, but my property does not meet this list? A Lead Hazard Mitigation Inspection may be the best choice.

How to Get a Comprehensive Environmental Lead Inspection

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

Scan Here



What is Required to Pass a Comprehensive Environmental Lead 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

There are many parts of a Comprehensive Lead Inspection.

- A lead inspector will enter your property and look at all surfaces of your home to see if paint is intact, including, ceilings, walls, doors, inside closets, and windows and windowsills.
- Inspectors need access to every room in your home, every common area, and outside.
 - If they cannot access everywhere, they will fail the inspection.
- Inspectors will need access to visually inspect your closets and cabinets and test them for lead.
 - It's helpful if all items in a closet can be away from the wall or removed.



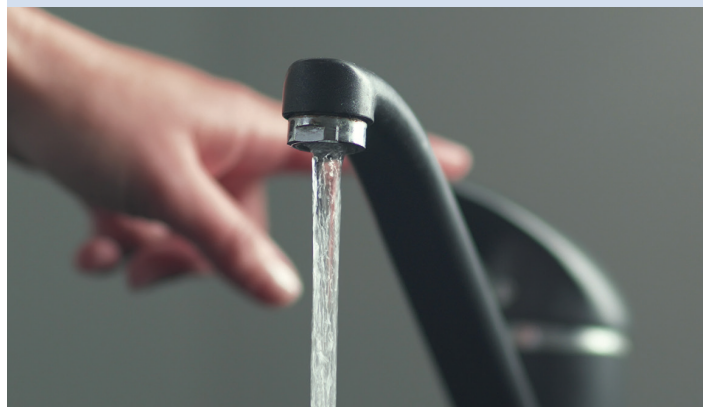
Testing Paint Inside the Building

- Most inspectors will use a handheld machine to test surfaces in the unit for lead. The machine is called an XRF analyzer. Inspectors will test for lead in a child's bedroom. If the unit does not have a child's bedroom, the inspector will test in the smallest bedroom.

- Inspectors will also test for lead in a child's playroom. If there is no playroom, the inspector will test in the living room.
- Inspectors may also collect dust wipes on floors, windowsills, and window wells.
- For multi-family units, all common areas will be tested for lead using an XRF analyzer and dust wipes.
- Inspectors will test floors and windowsills or window wells.
- Inspectors may collect additional dust wipes, as needed.

Testing Paint on the Outside of the Building

- Inspectors will test the exterior paint of a home for lead. The inspector will use an XRF analyzer.



Testing Drinking Water

- The inspector will collect at least 1 water sample to test for lead.
 - You may be asked not to use water before the inspector arrives. It is best if the inspector can collect a sample of water from a faucet that has not been used for at least 6 hours.
 - If water has been used, the inspector will turn the faucet on and let the water run for approximately 1 minute. Then, the inspector will collect the sample.



Testing Soil

- The inspector will collect soil samples to test for lead. The inspector will collect:
 - At 1 least one sample of bare soil on each side of the building;
 - At least 1 sample of bare soil within the “drip zone” of each painted accessory structure. This includes garages, sheds, play equipment, and fencing known or suspected to have been painted with lead-based paint; and
 - At least 1 sample of bare soil each play area. If there is no play area, the inspector will collect the sample mid-yard.

A “drip zone” is the area between the foundation of a building and the edge of a roof overhang. This is where water may drip off the roof and cause dirt to splash.



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, or a licensed lead contractor for any lead abatement 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.

Find a list of licensed lead professionals at 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 unit passes the inspection, the inspector will provide either a Conditional Lead-Safe Certificate or Full Lead-Safe Certificate. A Full Lead-Safe Certificate is issued when all paint, dust, soil, and water results are below the lead-safe thresholds outlined in state regulations. A full lead-safe certificate has no expiration date.

A Conditional Lead-Safe Certificate may be issued when at least one paint, dust, soil, or water result does not meet the requirements for a Full Lead-Safe Certificate. To get this certificate, all paint, dust, soil and water results must meet the conditional lead-safe standards. Conditional Lead-Safe Certificates are valid for two years.

Learn more about lead-related requirements for landlords, renewing lead certificates, and more at www.lead1978.com.