

WARREN HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM

Lead Inspection Information for Landlords

Why am I receiving this notice from Warren Housing Authority?

Warren Housing Authority is currently auditing all participant files for compliance with HUD requirements. ***You are receiving this notice because a lead certificate was not present in the participant's file.*** At this time, Warren Housing Authority must ensure a lead certificate be present in the participant files. For Warren Housing Authority purposes, previous lead inspection certificates for the identified unit are acceptable.

Lead Hazards in Rhode Island

Since November 1, 2005, the Lead Hazard Mitigation Law required that most landlords and owners of pre-1978 rental units and houses have their unit(s) and premises inspected for lead hazards. More than 70% of Rhode Island's housing has potential lead hazards that can poison children and adults. While lead based paint is especially harmful to young children and pregnant women, anyone can be affected. The most prevalent lead exposure in Rhode Island comes from lead-based paint and paint dust found in residences built before 1978.

Landlords are required to disclose lead hazards and maintain their properties to keep them safe. This includes correcting damaged, chipping or flaking paint immediately and following lead safe work practices for repairs.

Have your property inspected for lead hazards

By Rhode Island State Law, landlords are required to hire a Certified Environmental Lead Inspector or Technician to conduct an Independent Clearance Inspection every two years or at tenant turnover, whichever period is longer.



If your property passes inspection, you will receive an Housing Resource Commission Certificate of Conformance from the inspector or technician. Even if you are licensed as a Certified Environmental Lead Inspector or Technician, you cannot inspect your own property.

Please Contact Us!

We understand that this process may be new to some property owners and questions may arise throughout this process. Please contact the Warren Housing Authority with any questions or concerns. We look forward to working with you.

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Housing Resource Commission Recommended Lead Inspection Companies

All Phase Lead Inspections, Inc

Inspector: Loriann Bose, President
162 Park Ave, Warwick, RI 02889
(401) 524-6207

Dawn Iacobbo

14 Carlisle Street, Providence, RI 02907
(401) 383-0513

Stephen Greene

2 Clover Lane, Barrington, RI 02806
(401) 641-5713

Neal Drobnis Lead Inspections

Inspector: Neal Drobnis
102 Pole Bridge Rd, N. Scituate, RI 02857
(401) 678-6464
ndrobnis@verizon.net

Donald DesCoteaux General Contracting

Inspector: Donald DesCoteaux
630 Whaley Hollow Rd, Coventry, RI 02816
(401) 385-9690

AAA Network Realty & Lead Inspections

Inspector: Stephen Forleo
211 Main Street, East Greenwich, RI 02818
(401) 885-1958

For more information regarding Lead and Lead Inspections:



Rhode Island Department of Health
www.health.ri.gov/healthrisks/poisoning/lead
(401) 222-5960



State of Rhode Island Office of Housing and Community Development
<http://ohcd.ri.gov/lead-healthy-housing/lead-forms-and-documents.php>
Darlene Price, Housing Commissioner Coordinator
(401) 222-4892
darlene.price@doa.ri.gov