



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Executive Office of Commerce (EOC)
Office of Housing and Community Development (OHCD)
Housing Resources Commission
One Capitol Hill, 3rd Floor
Providence, RI 02908-5873

A Landlord's Guide to Lead Mitigation Compliance and Lead Disclosure

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Warren Housing Authority
20 Libby Lane
Warren, RI 02885
401-245-1392

Rhode Island's Housing and the Importance of Preventing Lead Poisoning

The Lead Hazard Mitigation Law is designed to prevent lead poisoning in children and pregnant women. The Lead Hazard Mitigation Law will also help rental units have regular minor and maintenance when needed to remain lead safe. Most houses built before 1978 contain lead-based paint. Lead is poison when it gets into the body. Lead can harm people – especially children and pregnant women. It came into law on November 1, 2005, requiring most property owners who own rental housing units built before 1978 to fix lead hazards in these units.

Each year hundreds of children in Rhode Island get lead poisoning from living in older rental properties that have lead paint.

Many homes in Rhode Island built before 1978 have lead paint on the inside and outside of the building. When old paint cracks and peels it makes lead dust. Children get lead poisoning from swallowing flakes of paint or paint dust on their hands and toys. Children can also breathe in lead dust.

Even small amounts of lead can cause very serious harm to the brain and other parts of the nervous system. Lead in a child's body can:

- Slow down growth and development
- Damage hearing and speech
- Cause behavior problems
- Make it hard to pay attention and learn

Some of the health problems caused by lead poisoning may never go away. The best thing we can do is to *prevent* a child from becoming lead poisoned in the first place.

What Public Housing Authorities Need to Know

What are the requirements to certify a home as lead safe?

The Lead Hazard Mitigation Law requires that most owners of rental properties built before 1978 meet the following four requirements:

- 1) Get a Certificate of Conformance,
- 2) Give tenants information about lead hazards,
- 3) Respond to tenant concerns, and
- 4) Keep your Certificate of Conformance current.

Exempt Properties

The following types of pre-1978 rental dwelling units, are exempt from the requirements of the Lead Hazard Mitigation Law:

1. Rental units with a current Lead Safe or Lead-Free certificate;
2. Temporary housing or seasonal housing, which is defined as housing that is rented for no more than 100 days in a calendar year to the same tenant;
3. Housing that is specifically designated by a regulatory agreement or a zoning ordinance to house persons 62 years of age or older;
4. Two or three-unit properties, in which one of the units is occupied by the property owner.*

*This part of the state law does not apply to Section 8 Housing Choice Voucher landlords. Your rental unit will need to have a lead inspection.

Certificate of Conformance and Database

The Certificate of Conformance

A Certificate of Conformance is evidence of a passed lead inspection for the rental unit. A Certificate of Conformance is valid for two (2) years or until the next turnover of the rental unit. It is a paper document.

To search for a current Certificate of Conformance

Go to the Office of housing and Community Development website and go to the Office of Healthy Housing web page found at: <http://ohcd.ri.gov/lead->

[healthy-housing/](#). Then click inside Quick Links at the Certificate of Conformance Search this goes into page: <https://www.ri.gov/HRC/search/>

Lead Mitigation Certificate Search

Enter the street name; choose a municipality (city or town) from the drop-down box. A record of the number of times an inspection occurred and the Certificate of Conformance number were issued for the rental. If no history is found, it will be the owner's responsibility to provide proof of compliance.

Certificate Expiration and Certificate Renewal

A Certificate of Conformance is good for two years from the date of the Lead Inspector's dust wipe sampling and visual inspection of the inside and outside.

A Certificate of Conformance may be renewed under two (2) conditions: 1. The same Tenant still lives in the rental unit and 2. The Owner does a Visual Inspection looking for peeling, chipping, chalking, or cracking paint.

A form called the Affidavit of Completion of Visual Inspection signed by the Owner can extend the unit's first lead inspection. If it appears the paint has deteriorated the Owner will do the repairs and report what repairs were done. The form is available on the Office of Healthy Housing website. It will be the owner's responsibility to provide proof of compliance.

What Landlords Need to Know

Does the law apply to me?

The Lead Hazard Mitigation Act applies to any landlord who leases out Rhode Island residential properties built before 1978 to tenants and who may have children 6 years old or under or a woman is pregnant or may become pregnant as tenants. All Public Housing Housing Choice Voucher Program (Section 8s) privately-owned rentals are obliged to follow to the law.

What is the purpose of the law?

The purpose of the law is to prevent children from becoming lead poisoned, and to ensure they live in lead-free or lead-safe housing by requiring landlords to certify a property rented to children is lead safe or lead free. Despite years of progress, each year significant numbers of children in Rhode Island suffer the irreparable harm of lead poisoning because of exposure to deteriorated lead paint and lead dust in their homes. More than half of these children are living with their families in rental units. Most houses built before 1978 contain lead-based paint.

How is this law different from existing regulations?

The State Building Code already requires landlords to correct any peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions in a rental unit. The Rhode Island Lead Hazard Mitigation Law requires the landlord to go a step further and certify that a property is lead safe *before* children 6 years old and younger or pregnant woman moves in.

What does the law require?

Upon turnover (change of occupancy/tenancy), landlords must provide a Housing Resources Certificate of Conformance or Department of Health Lead Safe Certificate to every new tenant but especially those who have children 6 years or under or to a tenant who is pregnant or may become pregnant and who will be residing in a property built before 1978.

Along with the certificate, the landlord must provide the tenant with other specific information as required by federal law.

Listed on the FAQ page.

The landlord is required to send the Public Housing Authority Section 8 worker a copy of the Lead Certificate and the Lead Disclosure form that was signed by the tenant and landlord.

A Rhode Island Lead Disclosure for Landlords is found in the Appendix.

In addition, the Certificate of Conformance is renewed every two years, when there is no change in tenants it extends for two more years by an affidavit signed by the landlord.

A blank Affidavit is found in the back of the book.

What does it mean if a property is “certified lead safe” under this law?

A certification that a property is lead safe means that a Rhode Island licensed Lead Inspector has:

- 1) Determined the property is free of deteriorated, flaking, chipping, peeling, chalking or not-intact paint, and
- 2) Interior dust samples or possible water or soil or paint chip samples were collected, tested, and found not to contain hazardous levels of lead-contaminated dust.
- 3) A Lead Certificate is issued for the apartment or house and is found in one of the State’s Certificate Databases.

What are my responsibilities as a property owner?

By law, you are required to give the following documents to tenants and potential buyers of your property:

- Any lead certificate for the unit(s);
- Any lead inspection reports for the unit(s); All laboratory results related to lead (dust samples, paint analysis, water samples, soil samples, etc.);
- The EPA *Protect Your Family from Lead* booklet. This applies to properties regardless of if a lead inspection has ever been performed.
- A copy of the *Lead Disclosure form* that your tenant(s) must sign. Both you and your tenant should retain a copy of this form. This applies to properties regardless of if a lead inspection has ever been performed.

You **must** also give your tenant:

- The name, address, and telephone number of a contact person tenants can call if they find lead hazards in their unit.
- Tenants should be given the HRC Identification of Conditions form at lease up.

For your own protection, be certain to use the Lead Disclosure form to document everything that you've given to tenants or buyers. This signed Lead Disclosure form shows you have done your part and given tenants and buyers the information they need to protect themselves. By informing tenants, you are making them take part of the responsibility for monitoring and reporting hazards in their apartments.

What is a mitigation inspection for a Certificate of Conformance?

An Independent Clearance Inspection can result in a Certificate of Conformance if:

- All inside and outside paint is not chipping, chalking, or peeling, and windows, doors, and cabinets are not rubbing. All window wells must be covered.
- Dust samples taken from windows, floors and other surfaces where lead dust collects, pass laboratory analysis. At least 3 samples must be taken.
- Soil within 5 feet of the house and other buildings on the premises or play area is covered (use grass, mulch, gravel, sand, etc.) and there are no visible paint chips.

The mitigation inspection report and certificate must be completed and presented to the tenant before the tenant enters a lease.

What does it mean to be lead free under this law?

A property is considered lead free when the property has been certified by a licensed Lead Inspector that it does not have any lead-based paint based as according to EPA/HUD standards. This certificate is valid forever.

It must be provided to the tenant before the tenant enters into a lease.

What should I do to comply with the law?

1. To certify that the property is lead safe:

- 1) Landlord has completed either one of the approved Lead Hazard Awareness trainings

- 2) Landlord then has done a thorough Visual Assessment of the property looking for deteriorated paint.
- 3) Landlord has performed Minor Repair and Maintenance at the property.
- 4) Landlord will hire a licensed Lead Inspector to do another Visual Inspection and to take Dust Wipe Samples.

If your property is found to be lead *safe*,

- Your Lead Inspection will give you a Lead Certificate and all of the results of the visual inspection and dust wipe samplings.

If your property *does not pass* either a visual inspection or dust wipe clearance, you must repair the property so it passes clearance before the tenant can move into the unit.

If your property is already certified as lead-based paint *free* by a certified lead inspector.

- You are required to provide the following to your new tenant: The Environmental Protection Agency (EPA's) lead hazard information pamphlet [*Protect Your Family from Lead in Your Home*](#).

What do I need to do to show I've complied with the law?

Ask your tenant to sign the Lead Disclosure Form, and then mail, fax, or scan and email a copy of the signed form, and for all lead safe properties (apartments that have a Certificate of Conformance or Lead Safe Certificate) also include a copy of the dust wipe test results, to:

Warren Housing Authority
20 Libby Lane
Warren, RI 02885
401-245-1392

What will happen during the inspection of my property ?

The Visual Inspection

First, the licensed lead inspector will visually inspect the property to make certain there is no evidence of deteriorated paint, paint dust or paint chips. Examples of deteriorated paint include: cracking, scaling, peeling, or chipping paint or any visible dust, debris or paint chips.

All areas where children spend their time should be visually inspected. At a minimum, all surfaces, including windowsills, baseboards, doorframes, trim and walls must be free of deteriorated paint and paint dust in:

- each bedroom in the property; and
- the common room (for example: a living room, family room, or kitchen where any child aged 6 and under who resides in the property would likely spend the majority of his or her waking hours).

Dust Wipe Clearance

After visually inspecting the property, the licensed lead inspector-risk assessor or certified dust-sampling technician will take dust wipe samples.

The following wipe samples for settled dust should be collected for certification:

- One windowsill sample and one floor sample from each bedroom in the property; and
- One windowsill sample and one floor sample from the common room (for example: a living room, family room, or kitchen where any child aged 6 and under who resides in the property would likely spend the majority of his or her waking hours.)

All samples, along with one blank (control) sample, should be sent by the person who does the inspection to a certified laboratory recognized by the National Lead Laboratory Accreditation Program (NLLAP) as being proficient in lead dust analysis. [Find an EPA-accredited lab.](#)

Labs usually take two or three days to report results after they have been received. After getting the results the lead inspector or sampling technician should compare them to the federal EPA standards to determine if the property has a hazardous level of lead dust.

Why do I need a dust wipe clearance?

While it is important to look for deteriorated paint, the greatest invisible danger to children is *lead-contaminated dust* caused by peeling or chipping paint for lead paint.

Children can swallow lead dust as they eat, play, and perform other ordinary hand-to-mouth activities. It is not possible to tell if dust is dangerous to a child without a laboratory analysis.

What should the Inspector give me upon passing the inspection?

- The inspection report on approved forms
- Laboratory results, if sampling was done
- A certificate, if your unit(s) passes inspection
- Protect Your Family from Lead booklet and
- EPA Lead Disclosure Form

What happens if my property fails an inspection?

If your unit fails an inspection, the inspector will issue a report identifying which areas of the inspection failed. After the identified areas have been corrected and the unit is ready for inspection, you should call the inspector to re-inspect the unit.

The following are common reasons why most properties failed inspections:

- 1) Landlords do not perform pre-inspection assessment
- 2) Lead hazards have not been corrected
- 3) The unit was not properly cleaned prior to the inspection

What do I need to know about repairing the property?

If your property does not pass either a visual clearance or dust wipe clearance, you must repair the property so it passes clearance before the tenant can move into the unit.

The federal EPA's [Renovation, Repair and Painting \(RRP\) law](#) requires that all property management firms and landlords engaged in renovation, repair, and/or painting work in homes and residential buildings, built prior to 1978 must be certified, use trained workers, and follow specific [lead-safe work practices](#) to prevent lead contamination.

When lead-based paint is disturbed during renovation, repair or painting activities, dangerous amounts of lead dust can be created. Jobs such as demolition, window replacement, opening walls, etc., can also release accumulated lead dust into the home. Even after a typical renovation cleanup, dangerous levels of lead dust can remain.

If the landlord does his own work on the rental property and or uses his/her own employees to do so, the landlord must also become an EPA Certified RRP firm and only use trained and certified workers to do the work. If the landlord hires a contractor to do the work, the landlord does not need to be certified, but the contractor doing the work does.

If you hire external parties to do this work, you should ensure they are certified and use lead-safe work practices. When performing work on an occupied property, contractors performing the work must distribute a pamphlet entitled [The Lead-Safe Certified Guide to Renovate Right](#) and obtain a signed receipt from the occupants before starting work.

Once the property passes a visual clearance and dust wipe clearance the lead risk assessor or dust wipe sampling technician should complete, sign and date the lead safe or lead-free certificate. The certificate is valid for 24 months.

Links

[Renovation, Repair and Painting \(RRP\) law](#)
[Steps to Lead-Safe Renovation, Repair and Painting](#)
[The Lead-Safe Certified Guide to Renovate Right](#)

What should I do if a tenant reports deteriorated paint?

You must respond to these concerns within 30 days. If you find deteriorated paint (peeling, chipping, cracking, chalking paint), these are lead hazards, you must fix them using learned lead safe work practices.

If the landlord does not fix the lead hazards, the tenant can bring his or her concerns to the Housing Resources Commission with a Notice of Deteriorated Conditions complaint form, to investigate. If the landlord does not respond to this notice or does not fix the lead hazards within 30 days, the Housing Resources Commission will file a complaint with the city or town housing code official. The Identification of Deteriorated Conditions form is in the back.

The landlord must promptly inspect and correct any defective conditions including removal and repair of deteriorated paint. All work must be done in accordance with the [EPA Renovation, Repair and Painting \(RRP\) law](#).

What are the tenant's responsibilities under this law?

A tenant must provide reasonable access to permit the landlord to make any necessary repairs. The tenant is advised to report peeling and chipping paint to the landlord for repair and keep children away from lead paint and dust.

Is it illegal to refuse to rent to families with children?

YES, it is familial status discrimination. A landlord cannot refuse to rent housing, make housing unavailable, or falsely deny housing is available for rent when potential tenants have children. They also cannot set restrictions on which children can share a bedroom. Rhode Island's Lead Disclosure form and Lead Mitigation Law does not change these requirements.

Many housing providers believe it is perfectly legal to say, "We won't accept children" – but it's not. Federal, State laws all prohibit refusing to rent to families with children under 18 except for designated senior housing. Violators of these laws can be subject to significant fines and penalties.

For more information, contact

The Rhode Island Commission for Human Rights at 401-222-2601

How can I get more information?

After you have taken the three-hour Lead Hazard Awareness Class and you still need help and advice you should contact

The Housing Resources Commission's at 401-222-4892

Appendix A Certificate of Conformance Sample**RHODE ISLAND HOUSING RESOURCES COMMISSION****LEAD HAZARD MITIGATION****CERTIFICATE OF CONFORMANCE**☐ Full Inspection☐ Condominium Unit☐ Interior Only**1. DWELLING OR PREMISES CERTIFIED AS MEETING CONFORMANCE:**

Street: _____ Total Dwelling Units: _____ Plat/Lot #: _____

City/Town _____ Zip _____ Apartment/Floor/Unit #: _____

2. OWNER OF DWELLING OR PREMISES:

Name: _____ Telephone No.: _____

Street: _____ City/Town: _____ State: _____ Zip: _____

3. TENANT INFORMATION:

Name: _____ Children under 6: _____

4. CERTIFICATION OF INDEPENDENT CLEARANCE INSPECTION PERFORMANCE:

Inspection Type: _____ Inspection Date: _____

5. CERTIFICATION OF CONFORMANCE:

The dwelling or premises in Item 1 above is certified to be in conformance with the Lead Hazard Mitigation Standards as of the Certification Date specified below. Conformance is contingent upon routine maintenance of the property. This Certification of Conformance shall be valid for two years from the date of Certification or until the next turnover of the dwelling unit, whichever is longer, provided that no more than one Clearance Inspection shall be required in any twenty four months. This Certification may be extended by receipt of an Affidavit of Completion of Visual Inspection as specified by RIGL 42-128.1-4.5.

Interior Only Certificate of Conformance must receive exterior clearance prior to June 1 in order to remain enforce. Fail to show proof of exterior compliance will result in disqualification of

I certify that I have conducted the inspection specified in Item 4 above in accordance with the Housing Resources Commission Lead Hazard Mitigation Regulations, and have determined that the dwelling or premises identified above is in conformance, as defined by these regulations. I certify that I am not the property owner of the property or an employee of the property owner.

(Signature)_____
(Type or Print Name of Person Conducting Inspection)

Certification Date: _____

RI License No: LI _____

Appendix B FAQ About Lead Mitigation (may be re-printed)

FREQUENTLY ASKED QUESTIONS ABOUT LEAD MITIGATION

What is lead?

Lead is a poison that can harm people when it enters the body. Most houses built in Rhode Island before 1978 contain lead-based paint.

Why do I need a lead inspection?

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.

When do I need an inspection?

If a tenant moved out, or tenant requests an inspection or a request by a state or federal agency, then you must have the unit inspected. After the unit passes the inspection the inspector will issue for the unit a CERTIFICATE OF CONFORMANCE that is good for two years.

If the unit or premises fails either the Visual Inspection and/or Dust Wipe Sampling, then your inspector will give you instructions on how to safely address the deficiencies. Your inspector will also provide information about financial and licensed contractor help.

What are my legal responsibilities as a property owner?

By law, you are required to give the following documents to tenants and potential buyers of your property:

- The Certificate of Conformance for the unit(s);
- Any lead inspection reports for the unit(s);
- All laboratory results related to the lead inspection (visual inspection evaluation and dust sample analysis)
- ***The EPA Protect Your Family From Lead*** booklet. This applies to all properties regardless of whether or not a lead inspection has ever been performed.
- A copy of the **EPA Lead Disclosure Form** that your tenant(s) must sign. Both you and your tenant should retain a copy of this form. This applies to properties regardless of whether or not a lead inspection has ever been performed.

For your own protection, be certain to use **the Lead Disclosure Form** to document everything that you've given to tenants or buyers. This signed Lead Disclosure Form shows you have done your part and given tenants and buyers the information they need to protect themselves. By informing tenants, you are making them take part of the responsibility for monitoring and reporting hazards in their apartments.

You must also give your tenant:

- The name, address, and telephone number of a contact person tenants can call if they find peeling, chipping, cracking, chalking, and paint dust in their unit or on the premises.

Appendix C RI Landlord's Lead Disclosure Form (may be re-printed)



LESSOR'S/LANDLORD'S LEAD DISCLOSURE
Rhode Island Association of REALTORS®



Disclosure of Information about Lead-Based Paint and Lead-Based Hazards required by Federal and Rhode Island law.

Property Address: _____
Unit # (if applicable) _____, Town/City _____, State of Rhode Island, Zip code _____

Federal Lead Warning Statement

Federal Law: 42 U.S.C. 4852(d) "Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."

Rhode Island State Disclosure Requirements

Rhode Island State Law: 216-RICR-50-15-3 Section 3.8 of the Rules and Regulations of the R.I. Department of Health and Lead Hazard Mitigation Standards requires the Lessor (Landlord) of any interest in residential property on which a residential dwelling was built prior to 1978 to disclose to the Lessee (Tenant) any known information on lead-based paint or lead-based hazards in paint, interior dust, soil, or water, or potential lead-based paint or lead-based hazards and their location(s), or potential location(s). Such information includes (1) any records or reports which are in Lessor's possession or reasonably obtainable regarding such hazards or potential exposure to such hazards in the property; (2) a copy of any current lead certificate(s) for the dwelling or dwelling unit and common areas; and (3) a chronological listing of all available lead inspection reports and certificates for the property being leased.

The Lessor shall provide Lessee with an Environmental Protection Agency educational pamphlet entitled "Protect Your Family from Lead in Your Home" containing the insert "What You Should Know About the R.I. Lead Law."

Lessor's/Landlord's Disclosure [Landlord(s) complete and initial each section below]

- _____ (a) Presence of lead in paint, interior dust, soil or water and/or lead-based hazards in paint, interior dust, soil, or water:
(check one below)

☐ Lessor discloses that the following known lead-based paint and/or lead-based hazards are present in the housing (explain).

☐ Lessor has no knowledge of lead-based paint and/or lead-based hazards in the housing.

- _____ (b) Records and reports available to Lessor (check all that apply below):

☐ Lessor has provided Tenant, the Listing Licensee and Cooperating Licensee, if any, with a copy of the most current lead certificate dated: _____

☐ Rhode Island law requires Lessor to provide, at no charge, copies of all available reports and certificates to which Lessor has access within seven (7) days of a request by Tenant.

Lessor has access to the following reports and records relating to lead:

(Landlord: List in chronological order all available lead inspection reports and certificates for the property being rented.)

Date of document: _____ Type of lead certificate or report: _____

Tenant may obtain copies of all such documents by contacting: _____

☐ Lessor has no lead certificates, reports or records pertaining to lead-based paint and/or lead-based hazards in the dwelling or dwelling unit and common areas for the property being rented.

Appendix D Affidavit Sample Form (may be printed)



Certificate No. _____

HOUSING RESOURCES COMMISSION

LEAD HAZARD MITIGATION

AFFIDAVIT OF COMPLETION OF VISUAL INSPECTION**1. DWELLING OR PREMISES MEETING CONFORMANCE:**

Unit's/Premises Address: _____ Apartment/Floor/Unit#: _____

City/Town: _____ Zip: _____

2. PROPERTY OWNER OF DWELLING OR PREMISES (NOT TENANT):

Name: _____ Telephone No.: _____

Street: _____ City/Town: _____ State: _____ Zip: _____

3. OCCUPANCY STATUS:☐ At-risk occupant(s)☐ Vacant☐ Occupied-non risk occupants(s)**4. INDIVIDUAL WHO CONDUCTED THE VISUAL INSPECTION:**☐ Owner of Unit or Premises☐ Designated Person☐ Paid Property Manager

Visual Inspection Date: _____

Name of Individual performing the Visual Inspection _____
(Type or Print Name)**5. DESCRIBE LEAD HAZARD CONTROL MEASURES UNDERTAKEN:**

Lead Hazard Control means those standards taken to repair deteriorating paint, correction of dust generating conditions, provision of cleanable surfaces and correction of soil lead hazards.

Appendix E Notice of Deteriorating Conditions (may be re-printed)


IDENTIFICATION OF DETERIORATING CONDITIONS
 SAVE A COPY OF THIS FORM.


FOR THE PERSON FILLING OUT THIS FORM:		FILIER CONTACT INFORMATION:	
Are you the Owner?: Yes <input type="checkbox"/> No <input type="checkbox"/> Are you the Tenant?: Yes <input type="checkbox"/> No <input type="checkbox"/>		Name Street Address Apt/Unit# City Zip Code Telephone: Work Cell: E-mail address	
PLEASE INDICATE, IF KNOWN: Do you know if there is a child (ren) under the age of six years or a pregnant woman residing at this address? No <input type="checkbox"/> Yes <input type="checkbox"/>			
CHIPPING, PEELING, CRACKING, and CHALKING PAINT: Identify areas where these conditions are occurring.			
This room, <hr/> has chipping, peeling, cracking or chalking paint on the: <input type="checkbox"/> Walls/ceiling <input type="checkbox"/> Window sills <input type="checkbox"/> Window wells <input type="checkbox"/> Window frames <input type="checkbox"/> Porch <input type="checkbox"/> Door/door frame	This room, <hr/> has chipping, peeling, cracking or chalking paint on the: <input type="checkbox"/> Walls/ceiling <input type="checkbox"/> Window sills <input type="checkbox"/> Window wells <input type="checkbox"/> Window frames <input type="checkbox"/> Porch <input type="checkbox"/> Door/door frame	This room, <hr/> has chipping, peeling, cracking or chalking paint on the: <input type="checkbox"/> Walls/ceiling <input type="checkbox"/> Window sills <input type="checkbox"/> Window wells <input type="checkbox"/> Window frames <input type="checkbox"/> Porch <input type="checkbox"/> Door/door frame	This room, <hr/> has chipping, peeling, cracking or chalking paint on the: <input type="checkbox"/> Walls/ceiling <input type="checkbox"/> Window sills <input type="checkbox"/> Window wells <input type="checkbox"/> Window frames <input type="checkbox"/> Porch <input type="checkbox"/> Door/door frame
STRUCTURAL DEFECTS: Identify areas where these conditions are occurring.			
This area, <hr/> has the following structural defects: <input type="checkbox"/> Leaking ceiling <input type="checkbox"/> Leaking Roof <input type="checkbox"/> Leaking plumbing <input type="checkbox"/> Other	This area, <hr/> has the following structural defects: <input type="checkbox"/> Leaking ceiling <input type="checkbox"/> Leaking Roof <input type="checkbox"/> Leaking plumbing <input type="checkbox"/> Other	This area, <hr/> has the following structural defects: <input type="checkbox"/> Leaking ceiling <input type="checkbox"/> Leaking Roof <input type="checkbox"/> Leaking plumbing <input type="checkbox"/> Other	This area, <hr/> has the following structural defects: <input type="checkbox"/> Leaking ceiling <input type="checkbox"/> Leaking Roof <input type="checkbox"/> Leaking plumbing <input type="checkbox"/> Other
EXTERIOR: There is chipping, peeling, cracking, chalking paint in the following area(s): <input type="checkbox"/> Front Porch/Side <input type="checkbox"/> Left Side <input type="checkbox"/> Right Side <input type="checkbox"/> Back Side <input type="checkbox"/> Visible paint chips on the ground <div style="text-align: right; margin-top: 10px;"><u>Comments:</u></div>			

To start the complaint process, give a copy of this form to the HRC, Office of Healthy Housing and Lead, 401- 222-4892.

GUIDE TO LEAD COMPLIANCE FOR HCVP LANDLORDS

The screenshot shows the homepage of the Rhode Island Lead Mitigation Certificate Search website. The browser window has two tabs: 'Healthy Housing - Rhode Island' and 'RI.gov: Housing Resources Commission'. The address bar shows 'https://www.ri.gov/HRC/search/'. The page header includes the State of Rhode Island logo and the text 'Lead Mitigation Certificate Search HOUSING RESOURCES COMMISSION'. A navigation bar at the top right says 'Housing Resources Commission | RI.gov'. The main content area is titled 'Lead Mitigation Certificate Search' and includes a welcome message: 'Welcome to the Rhode Island Lead Mitigation Certificate Search. Through this online service, you will be able to search for those properties that have been inspected by the Housing Resources Commission's licensed inspectors and technicians and received a Certificate of Conformance under the Lead Hazard Mitigation Law.' Below this is a 'Search certificates' section with a 'Street' text input field (with a hint: 'Enter only the street name. Do not include the street number or suffix ("street, avenue, etc.")'), a 'City/Town' dropdown menu (with 'Select one:' as the placeholder), and an orange 'SEARCH' button. At the bottom of the main content area, there are two paragraphs explaining the Certificate of Conformance. The footer contains links for 'Privacy Policy' and 'Contact us'. The Windows taskbar at the bottom shows various application icons and the system clock indicating 4:10 PM on 5/16/2018.

State of Rhode Island
Lead Mitigation Certificate Search
HOUSING RESOURCES COMMISSION

Housing Resources Commission | RI.gov

Lead Mitigation Certificate Search

Welcome to the Rhode Island Lead Mitigation Certificate Search

Through this online service, you will be able to search for those properties that have been inspected by the Housing Resources Commission's licensed inspectors and technicians and received a Certificate of Conformance under the Lead Hazard Mitigation Law.

Search certificates

Street
Enter only the street name. Do not include the street number or suffix ("street, avenue, etc.")

City/Town
Select one:

SEARCH

A Certificate of Conformance is proof that a unit has met the requirements of the Lead Hazard Mitigation Law. This means that a Licensed Lead Inspector or Lead Inspector Technician has performed an Independent Clearance Inspection on your property and that any lead hazards on the property have been corrected. It does not mean that the property is free of lead but rather that your property does not currently pose a hazard to tenants.

A Certificate of Conformance is issued by a Rhode Island Licensed Lead Inspector or a Lead Inspector Technician once a rental property has met the requirements of the Lead Hazard Mitigation Law based on visual inspection and dust testing.

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Certificate of Conformance Search page

The screenshot shows the search results page for the Rhode Island Lead Mitigation Certificate Search website. The browser window has two tabs: 'Healthy Housing - Rhode Island' and 'RI.gov: Housing Resources Commission'. The address bar shows 'https://www.ri.gov/HRC/search/search.php?street=main&city=PR'. The page header is the same as the previous screenshot. The main content area is titled 'Lead Mitigation Certificate Search' and displays the results: '1 - 14 of 14 properties found.' and 'Click on any address below to see certified units at that address.' Below this is a list of 14 properties, each with a blue hyperlink to the address and the number of inspected units. The properties are: 570 EASTMAIN ROAD, PROVIDENCE, RI 02908 (1 unit); 12 MAINELLA STREET, PROVIDENCE, RI 02904 (2 units); 24 MAINFIELD STREET, PROVIDENCE, RI 02908 (1 unit); 670 NORRTH MAIN STREET, PROVIDENCE, RI 02904 (1 unit); 670 NORTH MAIN STREET, PROVIDENCE, RI 02904 (1 unit); 670 NORTH MAIN STREET, PROVIDENCE, RI 02904 (61 units); 1166 NORTH MAIN STREET, PROVIDENCE, RI 02906 (1 unit); 1174 NORTH MAIN STREET, PROVIDENCE, RI 02904 (1 unit); 1273 NORTH MAIN STREET, PROVIDENCE, RI 02906 (1 unit); and 1273 NORTH MAIN STREET, PROVIDENCE, RI 02904 (6 units). The Windows taskbar at the bottom shows various application icons and the system clock indicating 4:12 PM on 5/16/2018.

State of Rhode Island
Lead Mitigation Certificate Search
HOUSING RESOURCES COMMISSION

Housing Resources Commission | RI.gov

Lead Mitigation Certificate Search

1 - 14 of 14 properties found.

Click on any address below to see certified units at that address.

570 EASTMAIN ROAD, PROVIDENCE, RI 02908
Number of inspected units: 1
12 MAINELLA STREET, PROVIDENCE, RI 02904
Number of inspected units: 2
24 MAINFIELD STREET, PROVIDENCE, RI 02908
Number of inspected units: 1
670 NORRTH MAIN STREET, PROVIDENCE, RI 02904
Number of inspected units: 1
670 NORTH MAIN STREET, PROVIDENCE, RI 02904
Number of inspected units: 1
670 NORTH MAIN STREET, PROVIDENCE, RI 02904
Number of inspected units: 61
1166 NORTH MAIN STREET, PROVIDENCE, RI 02906
Number of inspected units: 1
1174 NORTH MAIN STREET, PROVIDENCE, RI 02904
Number of inspected units: 1
1273 NORTH MAIN STREET, PROVIDENCE, RI 02906
Number of inspected units: 1
1273 NORTH MAIN STREET, PROVIDENCE, RI 02904
Number of inspected units: 6

Example of Certificate Database search results for "Main, Providence"