



401-475-5858

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**We will be looking for any evidence of deteriorated paint of the exterior (which includes accessory dwellings such as garages, sheds, etc), interior of units and common areas.** Common areas are defined as any area tenants have uninhibited access to such as the unit, storage rooms, stairways, hallways, foyers, etc.

Deteriorated paint is any paint that is chipping, peeling, flaking, cracking, excessively worn or otherwise separating from the substrate material.

## **Prior to Inspection**

### **Exterior**

Walk around the exterior of the building looking for ANY deteriorated paint. This includes garages and sheds or any additional building on the property.

**Everything** that is painted will need to be intact with no signs of deterioration.

**Commonly overlooked:** space between window & exterior trim, cement walls and steps, railings, foundation, basement windows, fire escapes. REMINDER- ANY deterioration to the paint will result in a failed visual inspection.

### **Interior- includes units & common areas**

**Everything** that is painted will need to be intact, with no signs of deterioration. This includes walls, window trim, door trim, baseboards, radiators etc. We recommend bringing a can of paint, paint brush and caulking to the inspection.

Any damaged walls will need to be patched if they are painted.

Friction surfaces such as doors, cabinets, built in drawers, etc. will need to open and close freely without binding or rubbing. If these areas are binding the hinges may need to be adjusted or they may need to be shaved down and repainted.

**Common Hallways** will need to be completely hazard free in the entire hallway. If stairs in the common are painted, there needs to be tread covers (rubber or carpet) on the stairs. It's best if the tread cover covers the bullnose of the step but as long as the area where your foot connects to the step is covered then it is lead safe.

Old wood windows with a wood track are often a lead hazard. We recommend installing vinyl tracks and cover the window well with vinyl flashing or replacing the windows with vinyl. We can come out and test them for you but usually the exterior of the window sash has lead and as it rubs on the track it causes dust



*Window Vinyl Tracks*

*Exterior Window Stop*

**Commonly overlooked** plaster walls inside built in cupboards, painted wood drawers, inside closets.

REMINDER: ANY deteriorated paint anywhere will result in a failed visual inspection

**DO NOT** leave paint chips on the ground. Pick them up with a shop vac and dispose of them.

If the visual inspection passes, the inspector will take **dust samples** in the unit/apartment, as well as any common areas. The samples are taken on floors (which include carpets) and windowsills and any area the inspector deems necessary. **We recommend a very thorough cleaning before the inspection.**  
**Change your water often to keep the water free of any lead dust.**