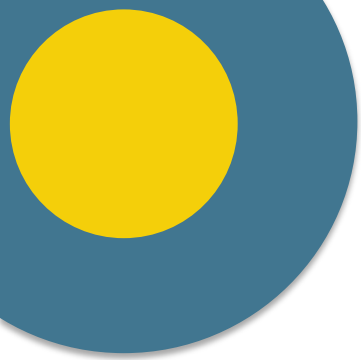


Your guide to protecting your property from methamphetamine contamination



AMI is a new organization bringing together well established practitioners and technology to deal with a new and escalating problem.

The use of methamphetamine has become widespread in the community and now exceeds the use of more traditional drugs. Unfortunately the use and particularly the manufacture of “meth” results in the contamination of property. Such contamination presents a health hazard to (generally) unsuspecting occupiers and may require significant remediation with associated costs. The Community is slowly becoming aware of this issue but with little understanding of the possible consequences of Meth contamination and options for testing, assessment and remediation. Australian Meth Inspectors was established to coordinate all aspects of Meth testing, assessment through to decontamination.

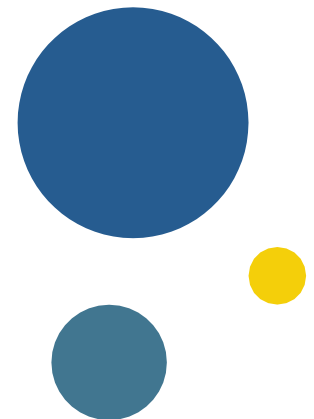
What this booklet is about

This booklet is to help you understand how potential methamphetamine contamination can damage your home and/or contents, and how we've developed our testing and reporting practices to respond to this growing public Health issue.

It's important for landlords, homeowners and property managers to understand their responsibilities when it comes to this issue. You'll also find advice on how to identify and deal with the risk posed by levels of meth contamination.

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What you need to know about meth



What is Meth?

- Meth contamination is the residue and by-products left on surfaces after meth has been used (smoked), manufactured, distributed or stored within a property.
- These contaminants can easily be absorbed into building materials, fixtures, fittings and household items.
- Anybody that comes into contact with meth contaminants can ingest the meth through their skin, or by touching contaminated surfaces then transferring the chemicals to their mouth, nose, or eyes.
- The presence of meth at low levels does not necessarily pose an identified health risk.
- That's why our testing practices are designed in accordance with Australian guidelines and only the require the cost of decontaminating or replacing items where a clear health risk is identified. We are guided by and regularly review the most recent health information.

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What to do if you suspect your property is being used as a meth lab

Meth labs can be extremely dangerous, so it's important to put your safety first

What to do if you suspect the property has been used as a meth lab.

DO

- Evacuate everyone immediately and call the police.
- Stay outside.

DON'T

- Do not turn any electrical device on or off, such as lights or a fan, as this could trigger an explosion.
- Do not shut off the water supply to the property.
- Do not try to stop a chemical reaction.
- Do not smoke in or near a meth lab or use a cell phone or other device that might cause a spark.
- Do not try to move the lab or materials or clean the property.



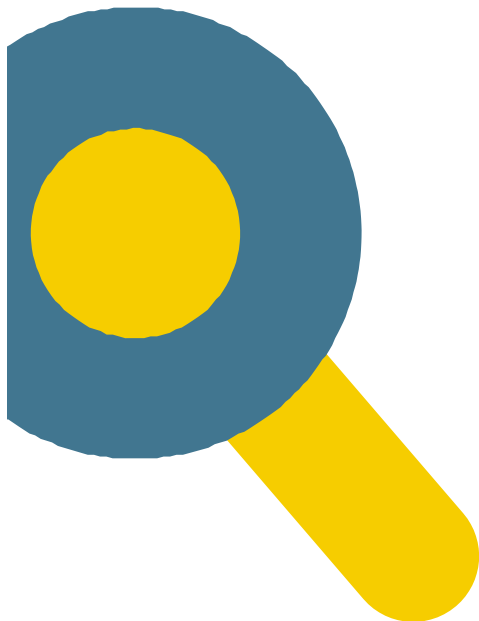
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What to do if you suspect meth use in your property



It's hard to 'see' meth use in a home, but continuous use will leave a build-up of contamination on surfaces.

If you do suspect contamination, please contact an AMI testing provider immediately. They'll advise how to determine if there is contamination, and the next steps in the process.



- Only a professional meth test will confirm whether your house has been contaminated by meth.
- You'll need to arrange a test to identify if there's any contamination that you need to address.
- There are a number of reputable testing and reporting agencies in our network.
- Please contact testing@australianmethinspectors.com.au .
- We will provide a list of agents who can advise the type of testing that's needed

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How Real Time Cloud Based Reporting **Protects** your property investment



Create accountability by recording the condition of your property at regular times.

- AMI's meth testing is not limited to rental properties. It includes all occupancies, which means owner-occupied homes and holiday houses too.
- AMI's objective reports are GPS, date and time stamped to provide peace of mind when letting property. Limiting your liability and providing clean housing protects your tenants and property protect managers too.



Rental properties are most exposed to the risk of meth contamination

It's important that landlords manage their rental properties to a highest standard.

Landlords everywhere need to understand the importance of educating themselves on meth use in rental properties, especially on the physical dangers and the potential financial impact they inadvertently expose themselves to. Many cities across Australia are seeing a decrease in actual meth lab busts HOWEVER drug imports through customs is at an all-time high resulting in rising use of methamphetamine, or meth / ice use in all property.

When people move into a dwelling they are most likely to be unaware of previous illicit operations. These individuals may have family members who include infants and young children, are pregnant, elderly, frail or have compromised health, placing them at increased risk. Meth contamination may persist for years on all surfaces in the home, including within the building materials.

All property should be tested as part of smart landlord due diligence.

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Keep it **in check**



As a landlord or property manager, you should **regularly check** for signs of meth use or manufacture during and between tenancies

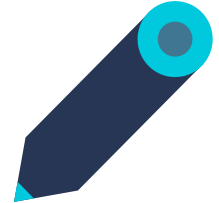
If you're using a professional letting agency, make sure your agent is familiar with the insurance cover requirements – especially landlord's obligations.

- Make sure you ask your agent what procedures are in place for suspected meth contamination and how they test the property.
- Putting these procedures in place means you're being proactive about meth contamination, which should help you catch any problems before you experience loss or need to make a meth-related claim.
- It's important that you take extra care with vetting of tenants, regular inspections and meth tests, to minimise the risk of a potential loss.



How to go about meth testing

AMI – Australian Meth Inspectors recommend doing a baseline test at the beginning and end of a tenancy. Let your clean property to trusted tenants with peace of mind



- By providing a clean meth tested property when new tenants commit to a lease will provide you with confidence and peace of mind. In the event there is an issue at some stage in the future you'll be able to establish when the contamination happened.
- In the event your property is contaminated AMI can establish the level of contamination, if required organize and execute a remedial action plan (RAP) and provide full clearance test with report.

Who can I use for meth testing?

There are many companies that you can use to establish the presence of methamphetamine. However, AMI provides a full turnkey solution:

- Meth Tests
 - DIY Test kits
 - Accredited Testing
- Hygienists Testing
 - Type 1 cleaning – not severe clean
 - Type 2- removal of contaminated materials
- On-going property protection planning
 - Monitoring
 - Insurance against meth contamination

AMI – Protecting people, protecting property

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Inspection tips



Here's a few warning signs that you should look for during periodical and final inspections



- Ammonia or solvent smells
- Windows covered in plastic or tin foil
- Chemical containers stored or stock piled
- Glass equipment and cookware that is stained
- Plastic or glass containers fitted with glass or rubber tubing
- The presence of numerous cold tablet packages
- A disproportionate amount of rubbish for the number of people living in the home
- Portable gas tanks or other cylinders not normally seen or used in the area
- Chemical stains around household kitchen sinks, laundry, bathroom or storm water drains
- Yellow/brown/pink staining of interior floor, wall, ceiling and appliance surfaces
- Extra or over-the-top security systems or other devices
- Dead or dying vegetation/ lawns in outdoor areas (continued on next slide).

Here's a few warning signs that you should look for during periodical and final inspections



- Increased activity, especially at night
- Unusual structures, such as a lean-to on the back of the house and use of tarpaulins
- Renters insisting on paying their rent in cash
- Having a friendly chat with the neighbours can help you find out about any unusual activity on the property when you're not around.

Remember:** if you suspect your tenants are manufacturing meth, don't enter the site. **Call the police immediately.

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How and where to **get help**





If you, or someone you know, needs help with drug addiction, please get in touch with one of these **treatment organisations**



<https://cracksintheice.org.au/>

Trusted evidence-based information for the community about ice.



<https://au.reachout.com/articles/ice#nextstep>

Great site if you need to talk with someone.



AMI Direct line +61 410 532 455

Email: testing@australianmethinspectors.com.au
