

## ***Could your property be contaminated with meth?***

by Adam Smith

Methamphetamine or 'P' contamination is close to a landlord's worst nightmare. And if you're looking to buy or rent a home, it adds a whole new level of complexity.

We've checked out the facts to give you some important information – including what can you do to detect meth contamination in a home.



### **Meth contamination in properties**

Methamphetamine is created using highly toxic, long-lasting and hazardous chemicals which can easily leach into walls, floors, ceilings and household items.

Meth contamination in a property is incredibly stressful and costly for the owner. It could require extensive and expensive decontamination, and then the subsequent remediation, before the home is safe to live in.

### **Buying second-hand goods or a car? Beware of meth contamination.**

Worryingly, it's not just properties at risk. Meth could contaminate:

- Second-hand goods – including furniture, fixtures or other household items
- Second-hand cars – these could have been used for smoking meth, or making it in a 'mobile' lab

Be cautious if you see a second-hand bargain. It could be too good to be true.

### **How to identify meth contamination in the home**

Methamphetamine contamination is insidious. Even if a house has been used to manufacture meth, it can be *extremely* difficult to see or smell any evidence.

Some obvious (but not always present) warning signs include:

- Particular parts of the home being freshly painted, such as door frames
- Signs of chemical staining around outside drains
- The smell of strong household cleaners, like bleach

### **Meth testing properties for contamination**

Accurate testing is the best way to identify meth contamination in a property.

#### *'DIY' meth testing kits*

- These are cheap to buy, but can be unreliable
- You also need to know exactly which areas should be swabbed on the property

#### *Professional meth testing*

- This the only way to accurately identify meth contamination
- The testing can also pinpoint what residual levels are found in the home

As a cost guide, an expert [MethSolutions baseline test](#) starts at \$189 + GST, depending on the size of the home.

**Protect your home – and your health**

Meth contamination is a scary and serious issue for landlords, as well as those looking to rent or buy a home. That's why we ensure our team are fully trained about meth use in homes.

If you are concerned about a property, make sure you arrange professional meth testing. We believe it is well worth the investment.

If you'd like some expert advice about meth contamination in rental properties, [talk to us today](#).