

MethRisk Checklist

PROPERTY ADDRESS

DATE

FOR BUSINESS DEVELOPMENT MANAGERS AND PROPERTY MANAGERS

The objective of undertaking a conscious risk assessment is to identify red flags that indicate increased risk of meth related behaviour. Any box ticked on this check list, highlights this risk! The more boxes ticked, the higher the risk!

What is the history of the property and occupant?

- Has the tenant vacated without notice?
- Has the tenant lost their job and/or financial issues and/or had a relationship break up or a new partner moved in
- Have inspections been avoided or access been denied to certain rooms?
- Have neighbours reported presence of dangerous dogs, unusual activity during the night or visitors stopping by for only a few minutes?
- Has there been erratic rental payments/cash/ rent arrears?
- Has there been property damage/reports of violent/anti-social behaviour/gang involvement?
- Are there signs of drug paraphernalia – not just meth/Police presence at property?
- Have there been frequent parties, relationship break up or a new partner moved in?
- Has the tenants behaviour and/or physical appearance changed? i.e. erratic, irritable, grey pallor, skin issues, loss of weight

What is the state of the outside of the property?

- Has money been spent on the inside but not on the outside?
- Do the drains seem stained/concrete etched?
- Are there parts of the grounds where plants aren't growing?
- Are there piles of cigarette butts away from the property?
- Have CCTV cameras been installed/removed?
- Are the curtains always drawn even during inspections, windows blacked out/painted or covered (pin marks in frames)?
- Have you seen any orange plastic syringe caps, syringes or tiny plastic bags?
- Has the tenant made any modifications and/or changed the locks without owner consent?

What is the state of the property on the inside?

- Has the interior been painted, redecorated or renovated recently? Over capitalised?
- Are there signs of damage to the property? i.e. burn marks on bench tops, damaged doors or walls
- Are there yellow, brown stains on walls, or burns, marks or repairs to carpet?
- Is there an unusual chemical smell at the property (cat urine/paint thinners/acetone)?
- Has CCTV been installed or additional locks installed on internal or external doors?
- Have modifications been made to the plumbing/electrics?
- Are there hidden rooms?
- Are there chemical containers or portable gas burners inside?
- Are there distilled water containers lying around? i.e. Pure Dew water
- Are any of the light bulbs missing?
- Are there signs of rushed cleaning of areas easy to access/bleach smells?

How do you feel when in/after being in the property?

- Did you feel unwell?
- Did you get a metallic taste in your mouth?
- Did you get a headache?
- Did you feel light headed or disoriented?
- Did your eyes or nose get irritated?
- Did your skin start to tingle/itch?



What happens when it goes wrong?

These are all summarise of real examples that MethSolutions has been involved with.

Case study 1

Home being purchased from an owner. Main house with minor dwelling. Neighbours reported Police raid after the new owners had moved in. Testing revealed high contamination consistent with manufacture. Minor dwelling was destroyed and house gutted.

Costs to the new owners > \$100,000 and ongoing as the minor dwelling has yet to be replaced.

Case study 2

An ex rental bought at auction was subsequently identified as being likely to have a meth history. They had asked the agent through the sale and purchase process what they knew of the tenants/property history and been given no sense of a drug related history. MethSolutions was engaged to conduct a Baseline test. Subsequent enquiry identified two infield tests had been done with all 4 areas reported as negative.

A MethSolutions screening assessment test identified levels consistent with high rates of use. Detailed lab backed testing identified meth present in 15 out of 15 samples. Highest reading more than 7 times over currently acceptable Guideline levels.

Cost to the new owner >\$30,000

Case Study 3

Deceased estate sold at auction and purchased as an investment property. Police advice to tenants resulted in meth test which showed positive for very high levels of use. Tenant evacuated the property and left belongings behind.

Detailed testing revealed levels >100 times over currently acceptable Guidelines.

Cost to tenant for contaminated possessions >\$100,000

Cost of cleaning and repairs >\$100,000

Case Study 4

Property purchased as a rental property from owner under unconditional offer. Neighbours reported concerns post sale. Property Manager insisted on a screening assessment which identified problematic levels of meth.

Detailed testing identified contamination linked to manufacture.

Cost of cleaning and repair to the new owner >\$50,000

Case Study 5

Rental property sold to overseas investor. Undisclosed meth history saw buyer inherit major problems associated with meth manufacture

Cost of cleaning and repair to the new owner >\$50,000

