

# Tips for Property Owners

Methamphetamine is a dangerous drug that poses serious health and environmental dangers. The drug can be manufactured in homes, apartments, garages and outbuildings using toxic household and agricultural chemicals that can explode or ignite without warning. Innocent bystanders visiting or living near the site of a meth lab are extremely vulnerable and at risk for injury.

## Potential costs of labs on your property:

- Lost rental income while property is cleaned to remove all traces of meth contamination.
- Properly cleaning a property can cost up to \$10,000.
- Compromised health of tenants, staff and yourself.
- Possible premise liability lawsuit
- Decline in property values.

## Be a vigilant property owner!

- Perform background checks on all individuals applying to live in the property.
- Perform regular inspections of the rental property.
- Train your staff about drug paraphernalia and the dangers and warning signs of meth use/manufacture.
- In multiple-housing properties, host tenant “Neighborhood Watch” meetings or safety socials and distribute methamphetamine education materials.
- Screen tenants.

## Safety while visiting the property.

- Keep your hands as free as possible.
- Leave the home immediately if you smell chemicals.
- Do not touch any suspicious items.
- Be aware of your surroundings and leave if your instincts tell you to.
- Call law enforcement and report any suspicious activities or items.

For more information on methamphetamine and related concerns, visit [preventionforME.com/campaign-initiatives](http://preventionforME.com/campaign-initiatives)

Adapted from the Kansas Methamphetamine Prevention Project

# Property Inspections

## Chemical odors of meth manufacture:

- Ether-like: Aromatic, sweet odor often accompanied by a sweet taste. Sometimes described as a “hospital odor”. Nasal irritant
- Solvent-like: Sweet odor from common solvents. Used in paint thinners, paint removers, adhesives and cleaning fluids. Type of odor often found in an auto body shop. Eye and nasal irritant
- Ammonia-like: Intense, sharp, irritating odor similar to, but much stronger than, that of wet diapers, glass cleaners, cattle feedlots or fertilizers. Eye and nasal irritant

## Large quantities of meth supplies/ingredients:

- Canning jars with multi-colored or layered liquids
- Aquarium tubing used in bottles or jugs
- Cold and allergy tablets
- Lithium battery casings
- Anhydrous ammonia
- Table or rock salt
- Gas-line additive
- Drain cleaner
- Camping fuel
- Matchbooks
- Starter fluid

## Tenant behavior:

- Respiratory irritation and/or chemical burns
- Hyperactivity and compulsiveness
- Aggressive and violent behavior
- Paranoia and hallucinations
- Restlessness/agitation
- Dilated pupils

## Unusual security/ ventilation measures:

- Baby room monitors being used outdoors
- Video surveillance systems positioned to observe exterior of home.
- Elaborate fencing and heavy duty locks when it is not evident what is being secured.
- Fans positioned to ventilate the home.
- Windows blacked out or covered.
- Protective, aggressive dogs.
- Night vision equipment.

**Be sure to include outbuilding on your inspection, including garages, storage sheds and barns.**