

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 the property is cleaned to remove all traces of meth contamination.
- Properly cleaning a property can cost up to \$10,000. In Indiana, the property owner is responsible.
- Compromised health of tenants, staff and yourself
- Possible premise liability lawsuit
- Reduced 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 about meth lab clean up visit:
<http://www.in.gov/cji/methfreeindiana>
or contact the

Indiana Department of Environmental Management
(317) 232-4535

For more information on meth and related concerns,
contact the Indiana Meth Watch Program.
(877) 855-METH

Property Inspections

CHEMICAL ODORS OF METH PRODUCTION

- 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: An intense, sharp, irritating odor similar to but much stronger than that from wet diapers, glass cleaners, cattle feedlots or fertilizers. **Eye and nasal irritant.**

LARGE AMOUNTS OF 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
- Talkativeness

UNUSUAL SECURITY/VENTILATION MEASURES

- Baby room monitors being used outdoors
- Video surveillance systems 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
- Weapons and booby traps

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

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