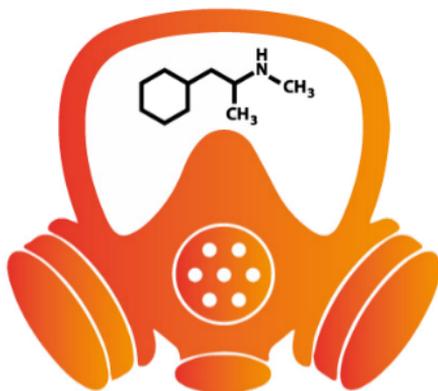


# Methamphetamine Residue Remediation Quick Reference Guide



**DECON**  
**SOLUTIONS**  

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**AUSTRALIA**

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## Why we offer this guide?

As national Meth Decontaminators we interact with many homeowners, real estate agents, insurance companies and, mercantile agents who are faced with the problem of owning or managing a property that has, or is suspected to have, meth contamination. The process to remediate meth is on the following pages. However, we hear many horror stories of what some decontamination companies put home owners through, for example;

1. It is only on very rare occasions where any property would need the plasterboard removed.
2. Electrical components rarely need removing and replacing.
3. Window frames, architraves, doors should not need removing.
4. Decontamination companies should NEVER conduct their own validation testing. Make sure they use a 3<sup>rd</sup> party supplier.

# How To

## Three main steps

1. Residue Testing
2. Decontamination
3. Validation Testing

Let us look at each of these steps and what can be expected, but firstly, a quick look at when residue testing should be undertaken.

## When to Test

One question we often get is “When should we test a property?”. For rental properties, in our opinion this should be done annually, or between each tenant if the lease is shorter than 12 months. Too often we see tenants living in a property that eventually gets tested only to find that it is contaminated. Then the agency has to find them temp accommodation, move all of their belongings out, while we complete the decontamination process. This can take up to a week, let alone the carpet and blinds being replaced. This is expensive for the landlords, and a major stress for the property managers.

When purchasing a new property, testing should be part of the contract provisions, “Subject to a Safe Level Methamphetamine Test”.

For mortgagee companies, every property should be tested as it comes on the books. Some companies are already doing this as it reduces their exposure.

We DO NOT recommend using instant tests kits. While the Code of Practice indicates that these tests are acceptable if the proper procedure is followed, all too often we see situations where testers have no training and results can be haphazard and then questioned regarding their validity. When we engage a testing company for validation testing, we ensure that their testers are trained to be compliant with the CDC’s NIOSH 9111 standards, and their labs have NATA accreditation.

<https://www.nata.com.au/about-nata/about-accreditation>  
<https://www.cdc.gov/niosh/docs/2003-154/pdfs/9100.pdf>

## Step 1 - Residue Testing

There are many options available to test for meth residue, dependent on the situation. Each option has its pros and cons and the right option for your situation will depend on numerous factors. If you are a real estate agency, or a mortgagee company, you should develop a companywide standard practice that suits your level of risk. We urge anyone reading this to call the testing experts and discuss what is best practice and how this fits with your business model. Two companies are listed on the back cover of this guide.

The global standard for field sampling is from the National Institute for Occupational Safety and Health (NIOSH) which is part of the Center for Disease Control (CDC) in the United States. Needless to say, they know their stuff. If anyone is sampling and not following these standards, we'd be curious as to why their 'apparently' better method is not being employed by the CDC. We are not trying to be experts; we just listen to those who are.

The samples also need to be analysed by a National Association of Testing Authorities (NATA) accredited laboratory. This is the Australian body that ensures certain standards are met. NATA's role is to serve the national and public interest, by ensuring that organisations comply with relevant international and Australian standards and so are competent to provide consistently reliable testing, calibration, measurement and inspection data to government, industry and the wider community as detailed in their Capability Statement. Access it here if you wish;

[https://www.nata.com.au/images/pdf\\_files/NATA-Capability-Statement.pdf](https://www.nata.com.au/images/pdf_files/NATA-Capability-Statement.pdf)

Most Importantly, if you are unsure about what approach to take, call one of the leading testing companies listed on the back page of this guide and ask them for advice. They will be more than happy to suggest the best course of action.

## Step 2 – Decontamination

At this stage, Decon Solutions Australia gets involved. We can assist with the following services:

- End to End Management of the contaminated property
- Removal of contaminated rubbish
- Decontamination of meth residue
- Needle Sweeps

Firstly, contact our office on 1300 70 70 28 or via email [info@deconsolutionsaustralia.com.au](mailto:info@deconsolutionsaustralia.com.au) and send us the following.

- a) Discrete Individual Report
- b) Any photos of the site
- c) Any relevant information
  - a. Rubbish on site
  - b. Site/property manager
  - c. Site situation (e.g., are there tenants, is the turnaround urgent, etc).

Once we have all the relevant information, we will produce a quote for the required work.

Along with the quote we will produce a Remediation Action Plan (RAP). The RAP outlines the property details, and what actions we will undertake.

Decon Solutions Australia can usually be onsite within 5 days from approval.

Most properties do not require electrical components to be removed. Decon Solutions Australia will only remove electrical components in rooms that have a residue reading  $\geq 65\mu\text{g}$ . All contaminated rooms will have blinds, curtains, carpets, and rugs removed and disposed of.

If the reading is  $\geq 65\mu\text{g}$ , we will also remove and dispose of:

- Power points
- Light switches
- Lights
- Air conditioners

- Ovens
- Rangehoods
- Exhaust fans
- Ceiling Fans
- Antenna outlets
- Networking outlets
- Cable TV outlets

All of these components are disposed of and will require replacement by the owner of the property. Decon Solutions Australia will produce an Electrical report of all items removed.

The decontamination process usually is completed within 24-36hrs from commencement. Once we are done, we arrange for the testing company to return and conduct Validation Testing. The cost of this will be itemised in our quote.

## Step 3 - Validation Testing

Validation testing is the same as discrete individual testing; however, the testing company will only test rooms that were over the safe guideline level and have now been decontaminated.

We then need to wait for the results of the validation testing to come back from the lab. If the results are good, Decon Solutions Australia will issue a Clearance Certificate. The Clearance Certificate gives the green light for the property manager to commence any other remediation work required.

If the validation results come back and still show signs of contamination, Decon Solutions Australia will return and decontaminate the areas that are unsafe. This is at no cost to the owner or the property manager.

## FAQ's

Q. If the property is contaminated who can access the site?

A. No persons can enter the property without the proper PPE once it has been declared contaminated.

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Q. Can we come and watch the decontamination process?

A. Once we commence the decontamination process only Decon Solutions Australia personnel can be on site.

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Q. Can the tenants or owners leave their personal items or furniture in the property?

A. Items can only be left in rooms that DO NOT require decontamination. Any items left in contaminated rooms will be deemed as rubbish and contaminated hazardous items.

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Q. Can Decon Solutions Australia take care of the internal and external contaminated rubbish?

A. Most properties that have rubbish in them we can take care of. We have removed up to 60 cubic meters of rubbish from one property. No job is too big.

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Q. What areas do your services cover?

A. Decon Solutions Australia covers the entire country. We have been seen in Albany, Dampier, Cairns, Wonthaggi, Gold Coast, Dubbo, Oakey, Maitland, Crib Point, Townsville, Roma, Gladstone, and the list goes on. We can sort your decontamination issues anywhere in Australia.

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Q. Why should we use Decon Solutions Australia?

A. Decon Solutions Australia has the experience and expertise to get the job done. We are extremely price competitive, maintain high levels of customer service and deliver quality results that make life for the property owner the best it can be under such conditions.

Q. Can we clean the property ourselves?

A. We would not recommend anyone without the experience and training try and complete decontamination. Meth residue makes the property a hazardous dwelling and it is unsafe to attempt this process yourself.

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## Recommendations

### Testing Services

**Meth Detect** 1300 37 37 85

<https://www.methdetect.com.au/>

**Property Residue Testing** 1300 230 930

<https://www.propertyresiduetesting.com.au>

These two companies have the fastest turnaround time for testing. They have great coverage and are always there when we ask them to be. They are compliant with the code of practice and ensure that testing is completed in line with NIOSH 9111 standards and the labs they use are NATA accredited.

## Decontamination Services

Decon Solutions Australia 1300 70 70 28

[www.deconsolutionsaustralia.com.au](http://www.deconsolutionsaustralia.com.au)

We should be your first and only choice for decontamination services.

- We have the experience, the customer focus, and the quality of work that leaves properties in the best condition for the owners.
- We are genuinely an Australia wide business.
- Our turnaround time is second to none. Getting your property back on the market in the shortest possible time frame is one of our main objectives.
- We follow the Code of Practice
- We do not offer testing. This is a conflict of interest and no decontamination company should be offering testing services.

## Methamphetamine Problems

## Step 1

Call Meth Detect on 1300 37 37 85

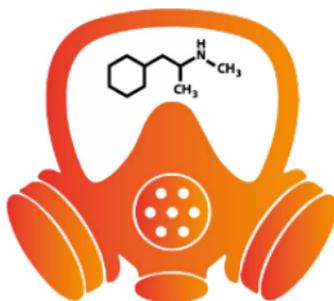
or

Property Residue Testing on 1300 230 930

(Decon Solutions Australia does not receive any kickbacks from either of these companies)

## Step 2

If the property is contaminated call us



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**1300 70 70 28**

If you're looking for advice feel free to call for a chat.