

Thank you, Mr. Chairman and members of the Finance Committee. My name is Kathi McCarty, representing myself and Meth Toxins Awareness Alliance, an organization for social good I founded July of 2019 after my own personal home was contaminated beyond repair when occupied by a temporary tenant in only 90 days manufacturing and using meth.

I would like to thank Senator Cutter for bringing this Bill forward. Along with experts and professionals, I am grateful for the opportunity to represent the thousands unexpectedly impacted by meth contamination in Colorado.

Briefly, I provided you a handout showing the meth test results in 4 of the 11 zone areas of my previous home. Results from my state certified tester are in white, the results from the buyer from their state certified tester of the same home from same rooms and hvac in red. These results vary significantly. Ultimately, those owners could not remediate the levels to state standards and followed an approved CDPHE process of encapsulation, sealing the meth in. They then chose to sell the home for almost \$300K more than they purchased it from me 5 ½ months previously. And they were able to sell the property undisclosed of previous meth contamination per our current real estate disclosure regulations.

5 years on the database is a start. Ultimately, I believe much more should be done, including requiring the property to stay on the database indefinitely. If the process is safe, then full transparency of a property's history should be supported. What's the big secret?

A transparent, public facing database is so crucial for future buyers and tenants to research any previous contamination histories for understanding their health and safety tolerances and risks. Plus, oversight from our state health dept to ensure the highest level of industry integrity of the certified testers and remediators.

Meth use, whether recreation or addiction has been for decades and continues to be at epidemic levels. And this drug and its devastation is not going away any time soon. You also cannot sugarcoat the financial devastation to the property owners or future purchasers. Our property insurances, tenant policies or civil courts do not protect us. I know, I've been there! All certified testers and remediators I have spoken with agree but few offer the information, once remediated to state standards, properties can and do test positive after remediation.

Members of the committee, I conclude there is no simple solution. This We have both the ability and responsibility to protect the public and professionals through meaningful meth contamination processes and regulations that will have preventative impacts today and tomorrow leaving a legacy for generations to come.

Thank you for your time – I am happy to answer any questions you may have.



TESTING RESULTS CAN BE SUBJECTIVE

Company A

Living Room	5.1 Ceiling 5.2 Wall B 5.3 Floor 5.4 Wall C	400	119.5
-------------	--	-----	-------

Company B

Living Room	Central Floor S. Shelf E. Wall NW Ceiling	49.7
-------------	--	------

TESTING RESULTS CAN BE SUBJECTIVE

Company A

Kitchen

1.1 Floor

1.2 Ceiling

1.3 Under Cabinet

1.4 Exhaust

400

89.75

Company B

Kitchen

S. Floor

NE Ceiling

E. Cabinet

Hallway Wall

9.9

TESTING RESULTS CAN BE SUBJECTIVE

Company A

Bedroom 3

9.1 Ceiling
9.2 Wall A
9.3 Wall C
9.4 Wall B

400

71.75

Company B

Master Bedroom

NW Floor

N. Wall

E. Wall

S. Wall

6.0

TESTING RESULTS CAN BE SUBJECTIVE

Company A

HVAC	10.1 Cold Air Return 10.2 DR/LR Supply 10.3 BR 3 Supply 10.4 Cold Sir Return	400	69.5
-------------	---	------------	-------------

Company B

HVAC System	Return Duct Heat Exchanger Supply Register (Living Room -- N) Supply Register (Bedroom 3)	10.5
--------------------	--	-------------