



# Methamphetamine Laboratory Assessment (Low Readings)

Inspection Date: 1 Aug 2020

Property Address: Whittlesea Area



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

# Inspection details

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Property Address: Whittlesea Area

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Date: 1 Aug 2020

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Report Type: Methamphetamine Screening Assessment

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## Client

Name: Private

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Email Address: Private

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Phone Number: Private

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## Consultant

Name: Les Camilleri

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Email Address: les@masterpropertyinspections.com.au

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Licence / Registration Number: A25361

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Company Name: Master Property Inspections

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Company Address: Victoria

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Company Phone Number: 0411 807766

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# General description of property

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Building Type:	Detached house
Number of Storeys:	Single storey
Smoke detectors:	Not Applicable IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	Not Applicable
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Overcast, no rain.

## Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Brick veneer
Main building – roof construction:	Timber framed, Pitched roof, Corrugated Sheet Roofing
Other timber building elements:	NOT APPLICABLE

Other building elements:

Not Applicable

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## Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

Further Inspections:

As identified in the report

# Accessibility

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## Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Building interior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Not Applicable

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

## Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

## Undetected defect risk assessment

**MODERATE - HIGH**

# Summary

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SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

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Suspected Methamphetamine Use or Manufacture	<b>Not Found</b>
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Methamphetamine detected	<b>Found</b>
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Methamphetamine undetected	<b>Not Found</b>
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## Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Generally, with the readings in this report, no further action is normally required, however it

# Significant items

## Suspected Methamphetamine Use or Manufacture

No evidence was found.

## Methamphetamine Detected

### Methamphetamine Detected 2.01

Location: Laboratory Results  
 Finding: Laboratory - Methamphetamine Results  
 Attached is the Methamphetamine Results From The Laboratory.

**SAFework LABORATORIES**  
 Accredited to: 20174

Client Name: Master Property Inspections  
 Contact Name: Annette Cantello  
 Email Address: annette@masterpropertyinspections.com.au  
 Phone: 0883 559 302

PO: 1200 000 001  
 Fax: 033 9330 8820  
 Email: info@safework.com.au

100, Melbourne Street, Werribee VIC 3046  
 Issued: 30 Jul 2020

**SURFACE TESTING REPORT**  
 Episode: 398444  
 Collection Date/Time: 23 Jul 2020  
 Receipt Date: 29 Jul 2020

Sample Container: 50ml, Centrifuge Tube  
 Sample Matrix: Swabs  
 Number of Samples Received: 2  
 Seal ID: N/A  
 Sample Site Address: 17 Watergum Way WALLAN

Sample Type: Base composite sample of 10 swabs (Sites 1-10)

Analyte	CAS Number	µg/sample <sup>(1)</sup>	Theoretical Maximum Level <sup>(2)</sup>
Methamphetamine	517-46-2	0.04	0.37
Amphetamine	300-43-9	<0.02	<0.20
Ecphedrine	24221-86-1	<0.02	<0.20
Pseudoephedrine	90-82-4	<0.02	<0.20

**Method Summary:**  
 SWL-LCMS-015 Method – Sulfuric Acid extraction followed by concentration and LCMSMS confirmation.  
 Limit of Reporting is 0.02µg/sample. Samples analysed as-received.  
 The Limit of Measurement is <0.007 µg/sample (95% Confidence Interval).

— Please contact Sampler or Sampling Company for results interpretation —

(1) Pooled average result for all swabs.  
 (2) Theoretical Maximum Level<sup>(1)</sup> allows the maximum result for a single swab in the pooled sample. µg/sample is number of swabs in composite sample.

Accredited for compliance with ISO/IEC 17025 – Testing  
 Issued: 29 Jul 2020

**SAFework LABORATORIES**  
 Accreditation No: 18874

Client Name: Master Property Inspections  
 Contact Name: Annette Cantello  
 Email Address: annette@masterpropertyinspections.com.au  
 Phone: 0883 559 302

PO: 1200 000 001  
 Fax: (03) 9330 8820  
 Email: info@safework.com.au

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**Method Summary:**  
 SWL-LCMS-015 Method – Sulfuric Acid extraction followed by concentration and LCMSMS confirmation.



## Methamphetamine Detected 2.02

Location: Next Action Required

Finding: The Next Action Required.

Due to the results of Low Readings - Generally with the readings in this report, no further action is normally required, however it is always at the discretion of the client.

If you would like further detailed information on all rooms and the specific rooms and locations in each room that have and have not any traces of methamphetamine we can provide our services for the next step in the Forensic Level Individual Testing With Laboratory Results.

Forensic Level Testing will provide a Detailed Meth Screening Assessment which will identify the full extent of contamination and result in the preparation of a Decontamination Plan if needed and if you decide that that is the route you choose.

A Detailed Screening Assessment is optional to aid in the development of a detailed Remediation Plan at the clients discretion and not required by law as the readings are Low Range in the areas we have tested ONLY.

## Methamphetamine Detected 2.03

Location: Samples 1-10, Low Positive

Finding: Below Levels - Positive Methamphetamine Sample Result - Below Allowable Levels  
Samples 1 to 10

Below Levels - Positive Methamphetamine Sample Result - Below Allowable Levels according to the CLANDESTINE DRUG LABORATORY REMEDIATION GUIDELINES

A positive screening result for the presence of Methamphetamine has been recorded in these locations in the areas tested.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm<sup>2</sup> in Residential Property and 10ug/100cm<sup>2</sup> in a Commercial Property.

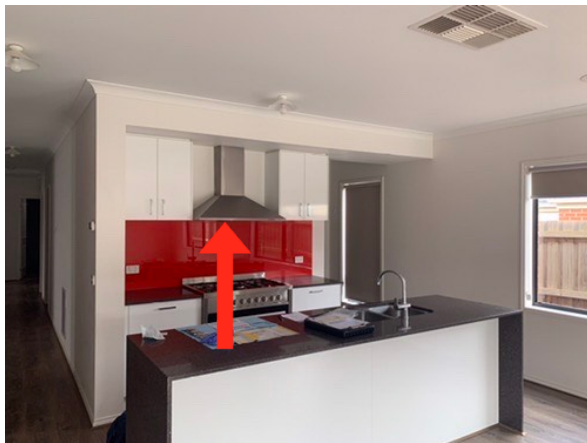
The levels found in this sample are: .37ug/100cm<sup>2</sup> and is therefore below the allowable level that the CLANDESTINE DRUG LABORATORY REMEDIATION GUIDELINES have set as an acceptable level of methamphetamine in a domestic property.

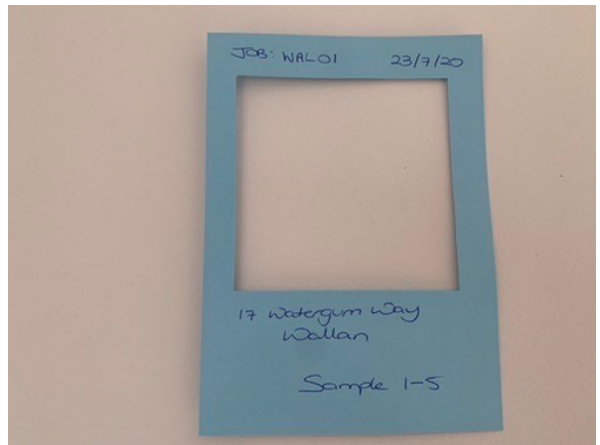
Consequently the property is not considered to be contaminated to an unsafe level in the areas tested.

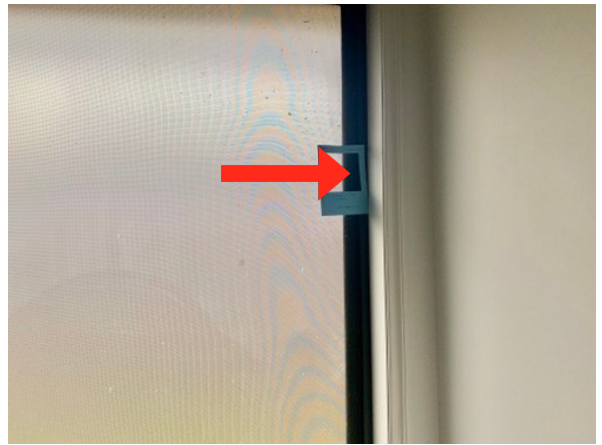
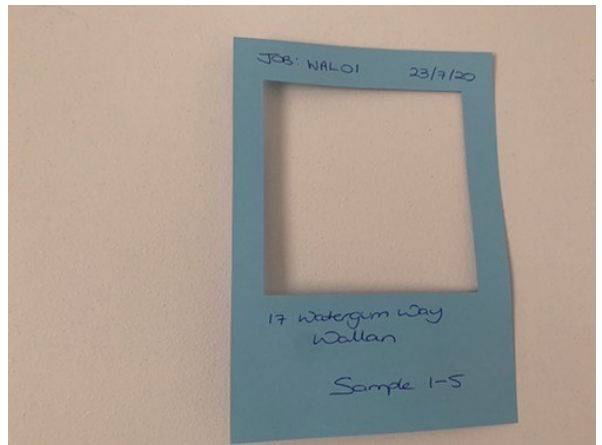
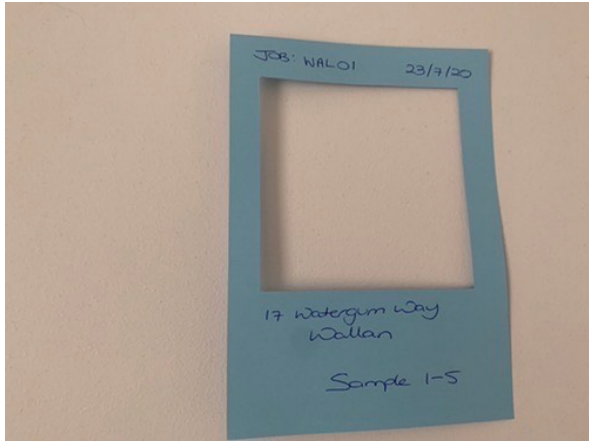
However meth use has occurred at the property and therefore considered contaminated by toxic residues from Meth use or manufacture.

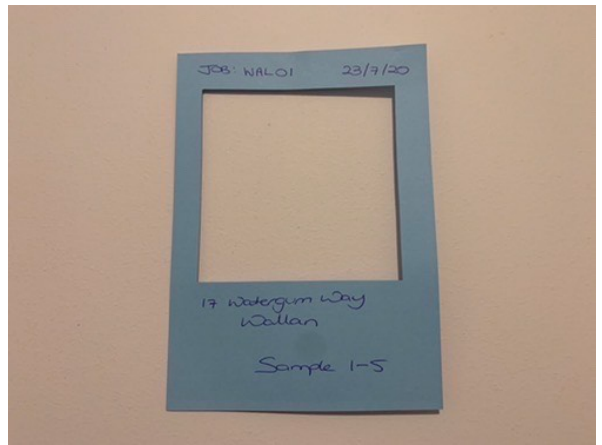
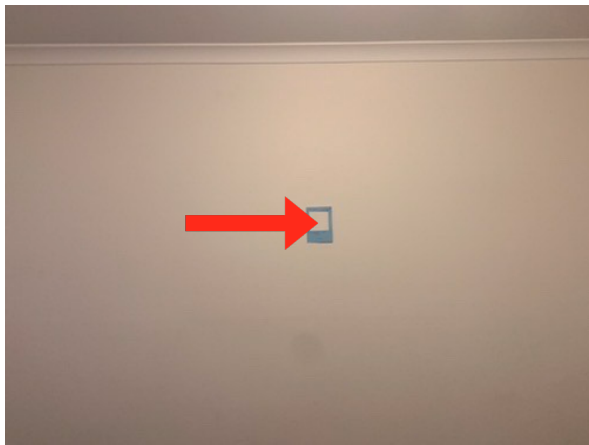
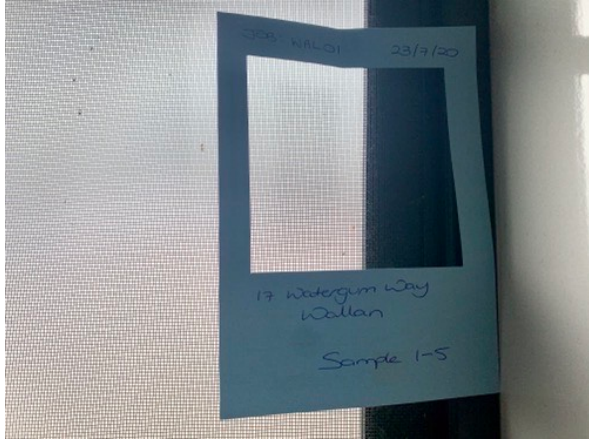
A Detailed Screening Assessment is now required at your discretion ONLY to aid in the development of a detailed Remediation Plan.

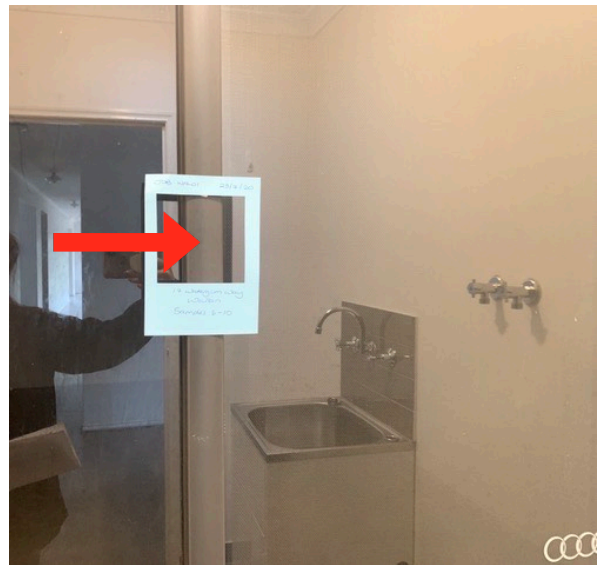
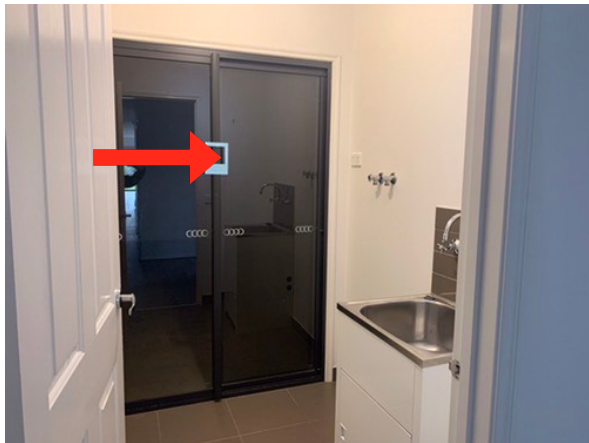
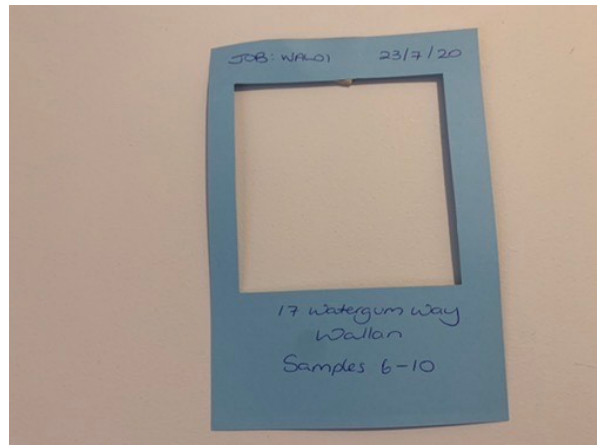
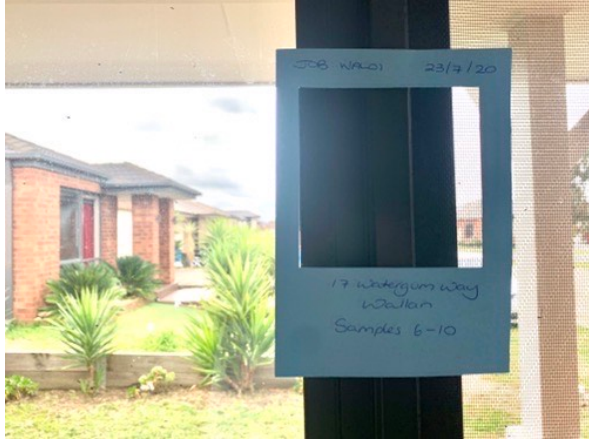
Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate to determine if the levels of methamphetamine are cleared from the property.

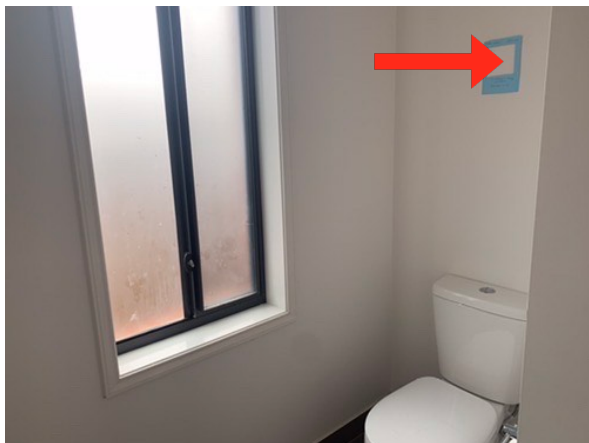
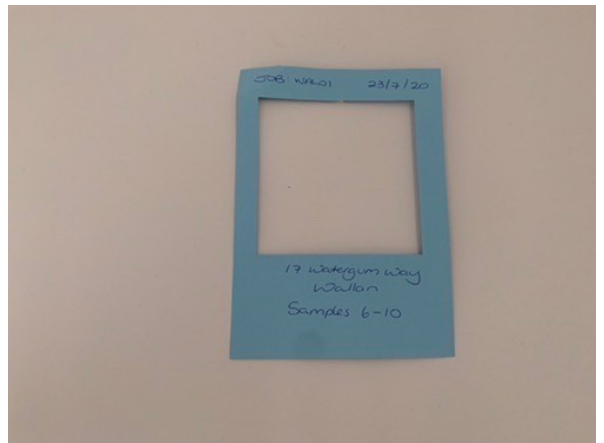














## Methamphetamine Undetected

No evidence was found.

## Additional comments

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A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

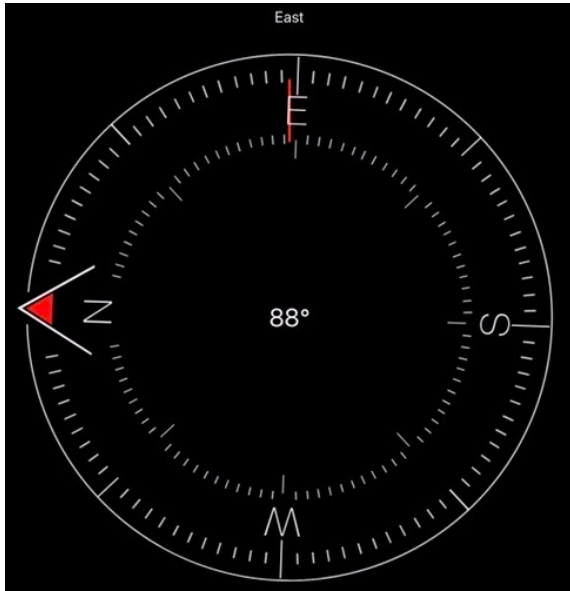
## For Your Information



## For Your Information 4.04

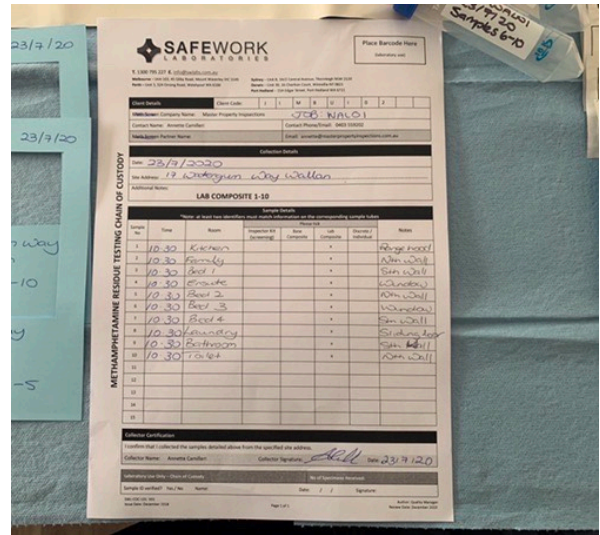
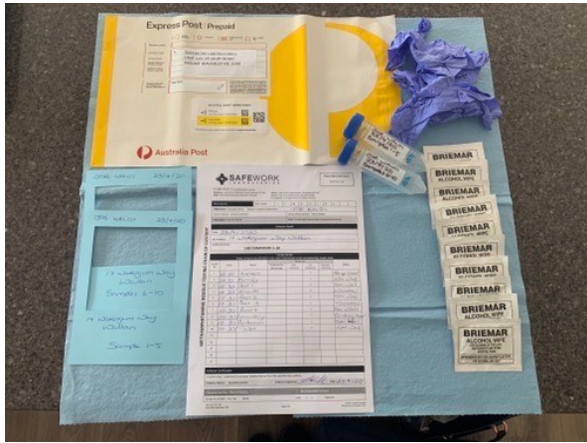
Location: For Your Information

Finding: Additional Photos  
Additional photos are provided for your general reference.



## For Your Information 4.05

- Location: For Your Information
- Finding: Preparation Photos - Tools and Paperwork / Chain Of Custody.  
Preparation Photos, Tools and Paperwork.
- Also  
Information with Chain Of Custody.



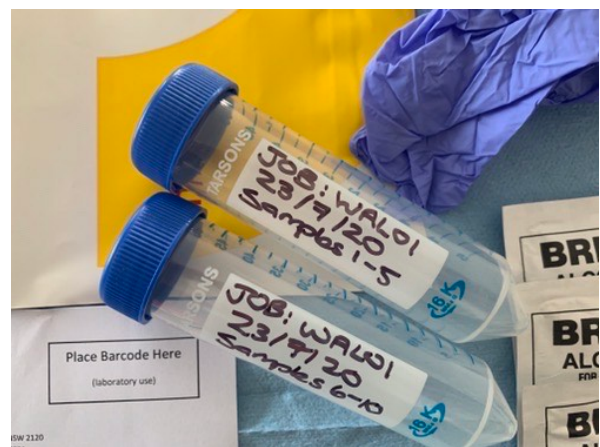
**METHAMPHETAMINE RESIDUE TESTING CHAIN OF CUSTODY**

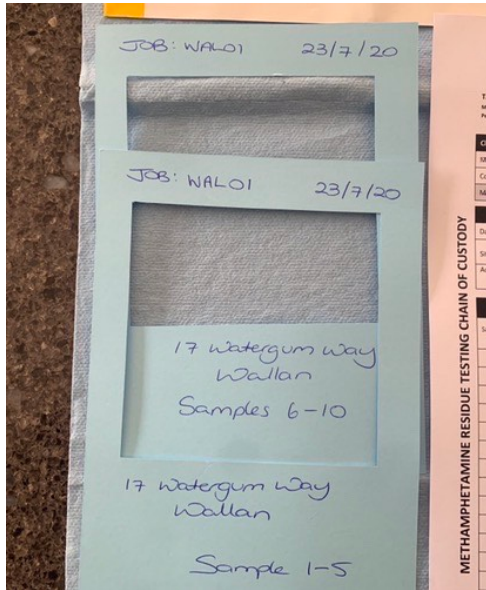
**LAB COMPOSITE 1-5**

Sample Details  
\*Note: at least two identifiers must match information on the corresponding sample tubes

Sample No	Time	Room	Please tick				Notes
			Inspector Kit (Screening)	Base Composite	Lab Composite	Discrete / Individual	
1	10:30	Kitchen			x		Range hood
2	10:30	Family			x		Nth Wall
3	10:30	Bed 1			x		Stn Wall
4	10:30	Ensuite			x		Window
5	10:30	Bed 2			x		Nth Wall
6	10:30	Bed 3			x		Window
7	10:30	Bed 4			x		Stn Wall
8	10:30	Laundry			x		Sliding door
9	10:30	Bathroom			x		Stn Wall
10	10:30	Toilet			x		Nth Wall
11							
12							
13							
14							
15							

Collector Certification  
I confirm that I collected the samples detailed above from the specified site address.





## For Your Information 4.06

Location: For Your Information

Finding: For Your Information.  
Why Decontaminate?

The process of manufacturing and using methamphetamine in a home result in the generation of aerosols that can potentially spread throughout a home and deposit (and can be absorbed) as a residue on hard and soft surfaces.

Without any site remediation, these residues will remain long after manufacturing and use has ceased, which in turn may result in exposures and cause potentially adverse health effects to individuals who enter the premises or later re-occupy the premises.

Property Owners Responsibility :

Under Australian laws, the property owner or property manager is ultimately responsible for ensuring a premise is safe for habitation. After the discovery of a methamphetamine contamination above 0.5 micrograms in a space of 100 square centimetres decontamination cleaning is required to remove hazardous levels of methamphetamine, after which a further test should be completed to confirm that decontamination has been successful.

## For Your Information 4.07

Location:	For Your Information
Finding:	<p>Our Services - To Assist To The Next Stage.</p> <p>We can provide our services for the next step in the Forensic Level Individual Testing With Laboratory Results and following procedures with the TOTAL project management of the decontamination process, restoration process and/or remedial process.</p> <p>From the start to the end.</p>

# Conclusion

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## Building consultant's summary

### **Next Step Action & Process :**

**We can provide our services for the next step in the Forensic Individual Testing With Laboratory Results and following with the TOTAL project management of the decontamination process, restoration process and/or remedial process.**

**From the start to the end.**

**For further information, advice and clarification please contact Les Camilleri from Master Property Inspections on 0411807766.**

### **Methamphetamine Screening Assessment**

**10 SAMPLES COMPOSITE SCREENING - DETECTED LOW POSITIVE READING.**

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**During our Methamphetamine Screening Assessment; sample results indicating the presence of Methamphetamine Contamination occurred.**

**A total of 10 samples with 1 sample per wipe using the NIOSH9111 method were taken from the locations listed in the report.**

**Some or all of the Investigation Levels found were in the LOW allowable limit for contamination in Australia.**

**The overall risk rating for undetected Methamphetamine Contamination is considered to be: Low.**

**For further information, advice and clarification please contact Les Camilleri from Master Property Inspections on 0411807766.**

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**This report may not be circulated or published in full or part without prior consent in writing by Master Property Inspections and therefore, subject to the aforementioned approval may not be reproduced.**

**This report is not intended for evidential purposes in any legal proceedings. On occasion, due to contamination and associated health risks Master Property Inspections may have a duty of care to notify other parties.**

**At the time of printing, Master Property Inspections believes the information contained within this report to be true and correct. This report will be withdrawn or amended should Master Property Inspections consider that any variation to the original information provided renders the basis of this report invalid. This report may not be used as evidence in criminal proceedings.**

**On the above sampling date, Our trained Field Technician attended the property at the above site address to conduct sampling for possible methamphetamine contamination. NIOSH 9111 compliant swab sampling for methamphetamine residues was then conducted. These swabs were sent to Safework Laboratories (a certified independent laboratory) for analysis and a copy of the analysis report is attached.**

# Terms on which this report was prepared

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**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

#### EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.