



Methamphetamine Instant Screening Assessment

Inspection Date: 26 Nov 2020

Property Address: Private



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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

Property Address: Private

Date: 26 Nov 2020

Report Type: Methamphetamine Screening Assessment

Client

Name: Private

Email Address: Private

Phone Number: Private

Consultant

Name: Annette Camilleri

Email Address: les@masterpropertyinspections.com.au

Company Name: Master Property Inspections

Company Address: Essendon Victoria 3040

Company Phone Number: 03 93373884

General description of property

Building Type: Townhouse

Storeys: Three 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 west
Note. For the purpose of this report the façade of the building contains the main entrance door.

Weather conditions: Dry

Primary method of construction

Main building – floor construction: Slab on ground

Main building – wall construction: Finished with render

Main building – roof construction: Flat roof, Finished with sheet metal roofing

Special conditions or instructions

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

Further Inspections:

Further assessment and or testing by master property inspections or suitable company

Accessibility

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:

- Built-in cupboards

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

Summary

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)

Suspected Methamphetamine Use or Manufacture	Found
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Methamphetamine detected	Found
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Methamphetamine undetected	Found
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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.

- As identified in the summary and the defect statements in this report.
- Re-Inspection By Master Property Inspections.
- Further assessment and or testing by master property inspections or suitable company

Significant Items

Suspected Methamphetamine Use or Manufacture

Suspected Methamphetamine Use or Manufacture 1.01

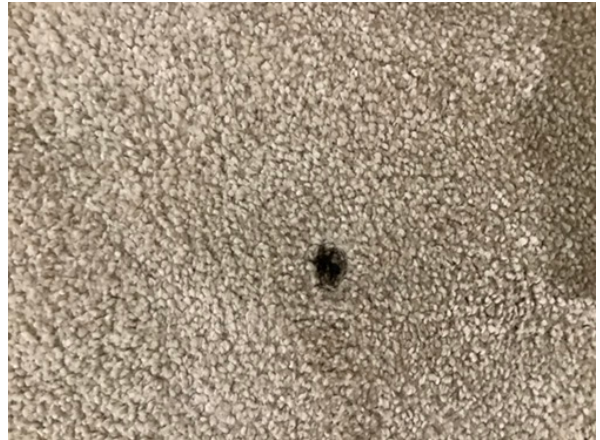
Location: The Site

Finding: Suspected Methamphetamine Manufacture - Dumping

Evidence of suspected methamphetamine manufacture was found during the inspection. The evidence identified included burning and dumping of waste materials that could be used in the manufacture of Meth. Whilst the physical removal of debris is relatively uncomplicated, the products may have specific exposure risks to those removing them and some products are flammable, noxious and dangerous.

More significant is the issue that there may be residual environmental contamination throughout the property, if Methamphetamine has been used or manufactured in the property. Residual environmental contamination caused by Methamphetamine use can have serious health implications and effects on occupants. For these two reasons we have listed this as a Safety Hazard. Remediation of methamphetamine affected properties can also be a significant investment.

We recommend a Methamphetamine Screening Assessment which includes Sampling to make an initial determination as to the presence of methamphetamine or to rule out its presence.





Suspected Methamphetamine Use or Manufacture 1.02

Location: The Site

Finding: Suspected Methamphetamine Use - Smoke Damage and Burns

Evidence of suspected methamphetamine use was found during the inspection. The evidence identified was staining and marking of surfaces that could be consistent with use of methamphetamine. The smoke damage and burns will discolour and create surface damage. However the more significant issue is that there may be residual environmental contamination throughout the property if Methamphetamine has been used in the property. Residual environmental contamination caused by Methamphetamine use can have serious health implications and effects on occupants.

Consequently we have listed this as a Safety Hazard. Remediation of methamphetamine affected properties can also be a significant investment.

We recommend a Methamphetamine Screening Assessment which includes Sampling to make an initial determination as to the presence of methamphetamine or to rule out its presence.

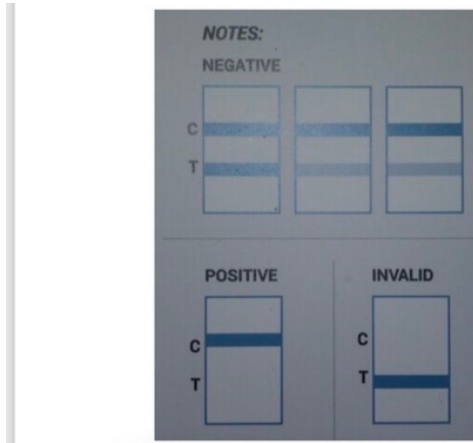
It is strongly recommended that this be completed prior to acquisition and certainly prior to occupation. A Screening Assessment will require the written permission of the property owner prior to its conduct as it may need to be invasive in nature and will most likely involve removing air conditioning and exhaust vents to gain access to areas for effective sampling.



Methamphetamine Detected

Methamphetamine Detected 2.01

Location: For Your Information
 Finding: Information For Results.
 Information For Results.



Methamphetamine Detected 2.02

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 (0.5ug/100cm²) 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.

Methamphetamine Detected 2.03

Location: Action Required

Finding: The Next Action Required

The next action required is to engage an Agency to prepare a Detailed Meth Screening Assessment which will identify the full extent of contamination and result in the preparation of a Decontamination Plan.

Please note, that the Detailed Meth Screening Assessment has been performed and we are waiting for the results from the laboratory. Results should be available around the 25/11/2020.

The decontamination plan needs to be executed by an appropriately qualified and insured company and a final clearance certificate to confirm that the levels are below allowable limits will need to be issued prior to any occupation of the building.

In the interim and prior to remedial cleaning please ensure that any trades or other persons entering the building are made aware of its contaminated state and appropriate Personal Protective Equipment including but not limited to disposable shoe covers, coveralls and an appropriate respirator should be worn.

Methamphetamine Detected 2.04

Location: Kitchen
Finding: 1 - Positive Methamphetamine Sample Result - Methamphetamine Was Detected Above 0.5ug/100cm² In This Residential Property.
SAMPLE 1

A POSITIVE result for the presence of Methamphetamine has been recorded in this location.

The testing kit in this specific location ONLY, produced a POSITIVE result which clearly indicates that methamphetamine has been detected in the area tested, however it is IMPORTANT to understand that the POSITIVE result indicates that there is methamphetamine level above 0.5ug/100cm² and further testing is now required.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² or below in Residential Property.

The manufacturer states accuracy of screening test is :
Negative : 99.38%
Positive : 97.45%

The presence of Methamphetamine may be obscured or limited by factors like recent renovations and painting, replacement of porous or absorbent building materials like carpet and remedial cleaning.

As Methamphetamine residue has been detected above 0.5ug/100cm², the Methamphetamine levels are highly likely to be above the safe level according to the Australian Clandestine Drug Laboratory Remediation Guidelines*

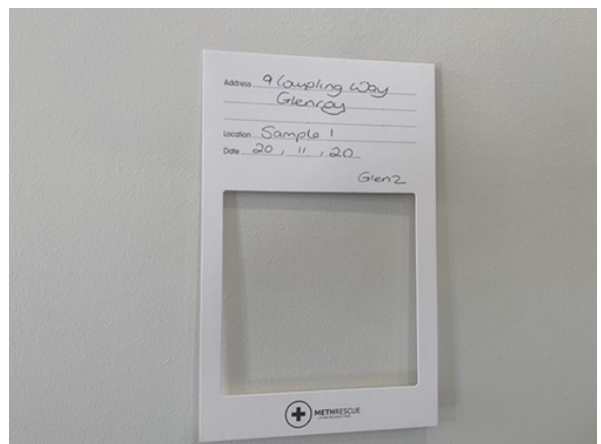
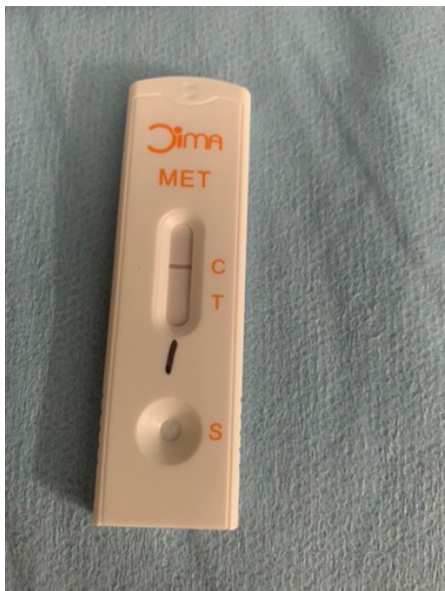
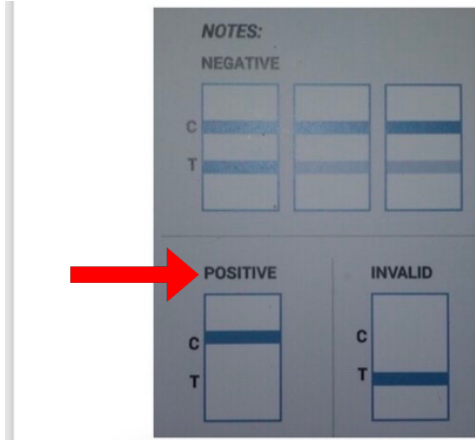
Consequently the property is considered contaminated by toxic residues from Meth Use, Cross Contamination OR Manufacture and/or a combination.

A Laboratory Composite Forensic Assessment is now required to aid in the development of a detailed Remediation Plan.

This test uses technicians trained to NIOSH 9111 sampling method and provides a much higher level of accuracy.

A Detailed Screening Assessment is now required 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 for occupation.



Methamphetamine Detected 2.05

Location: Powder Room

Finding: 2 - Positive Methamphetamine Sample Result - Methamphetamine Was Detected Above 0.5ug/100cm² In This Residential Property.

SAMPLE 2

A POSITIVE result for the presence of Methamphetamine has been recorded in this location.

The testing kit in this specific location ONLY, produced a POSITIVE result which clearly indicates that methamphetamine has been detected in the area tested, however it is IMPORTANT to understand that the POSITIVE result indicates that there is methamphetamine level above 0.5ug/100cm² and further testing is now required.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² or below in Residential Property.

The manufacturer states accuracy of screening test is :

Negative : 99.38%

Positive : 97.45%

The presence of Methamphetamine may be obscured or limited by factors like recent renovations and painting, replacement of porous or absorbent building materials like carpet and remedial cleaning.

As Methamphetamine residue has been detected above 0.5ug/100cm², the Methamphetamine levels are highly likely to be above the safe level according to the Australian Clandestine Drug Laboratory Remediation Guidelines*

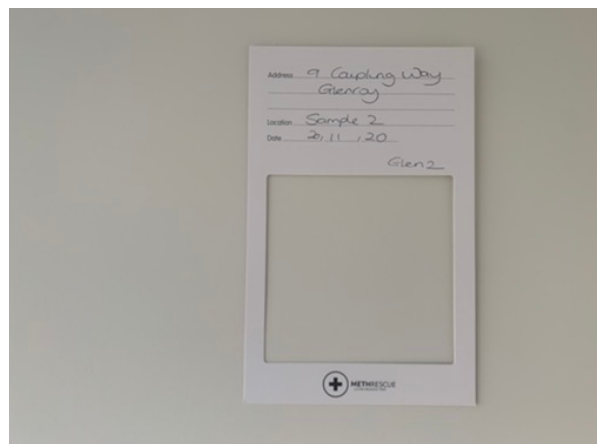
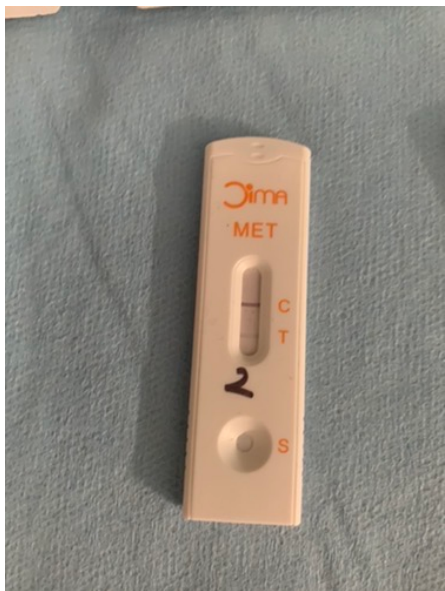
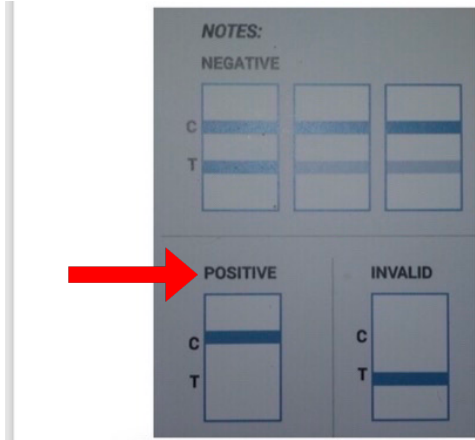
Consequently the property is considered contaminated by toxic residues from Meth Use, Cross Contamination OR Manufacture and/or a combination.

A Laboratory Composite Forensic Assessment is now required to aid in the development of a detailed Remediation Plan.

This test uses technicians trained to NIOSH 9111 sampling method and provides a much higher level of accuracy.

A Detailed Screening Assessment is now required 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 for occupation.



Methamphetamine Detected 2.06

Location: Stairwell
Finding: 3 - Positive Methamphetamine Sample Result - Methamphetamine Was Detected Above 0.5ug/100cm² In This Residential Property.
SAMPLE 3

A POSITIVE result for the presence of Methamphetamine has been recorded in this location.

The testing kit in this specific location ONLY, produced a POSITIVE result which clearly indicates that methamphetamine has been detected in the area tested, however it is IMPORTANT to understand that the POSITIVE result indicates that there is methamphetamine level above 0.5ug/100cm² and further testing is now required.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² or below in Residential Property.

The manufacturer states accuracy of screening test is :
Negative : 99.38%
Positive : 97.45%

The presence of Methamphetamine may be obscured or limited by factors like recent renovations and painting, replacement of porous or absorbent building materials like carpet and remedial cleaning.

As Methamphetamine residue has been detected above 0.5ug/100cm², the Methamphetamine levels are highly likely to be above the safe level according to the Australian Clandestine Drug Laboratory Remediation Guidelines*

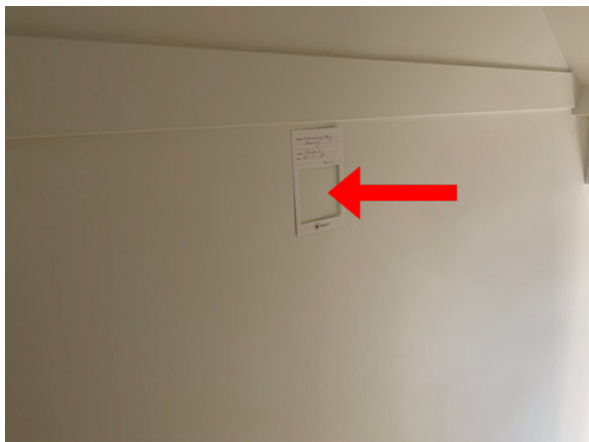
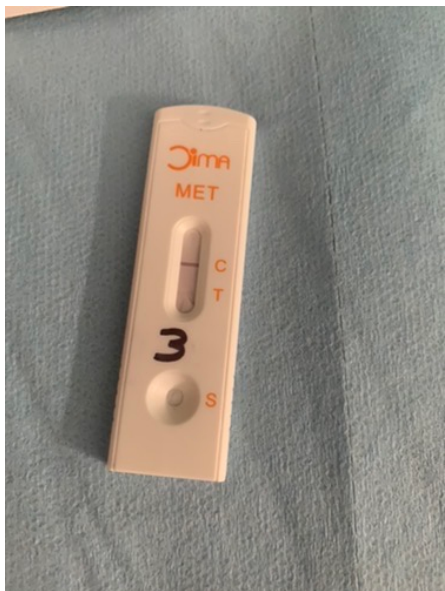
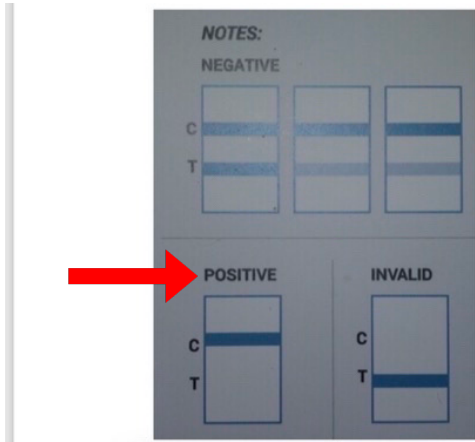
Consequently the property is considered contaminated by toxic residues from Meth Use, Cross Contamination OR Manufacture and/or a combination.

A Laboratory Composite Forensic Assessment is now required to aid in the development of a detailed Remediation Plan.

This test uses technicians trained to NIOSH 9111 sampling method and provides a much higher level of accuracy.

A Detailed Screening Assessment is now required 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 for occupation.



Methamphetamine Undetected

Methamphetamine Undetected 3.01

Location: Laundry

Finding: 4 - Negative Methamphetamine Sample Result - Methamphetamine Was not Detected Above 0.5ug/100cm² In This Residential Property.

SAMPLE 4

A NEGATIVE result for the presence of Methamphetamine has been recorded in this location.

The testing kit in this specific location ONLY, produced a negative result which clearly indicates that methamphetamine has not been detected in the area tested, however it is IMPORTANT to understand that the negative result indicates that there is no methamphetamine level above 0.5ug/100cm but it is possible that there is methamphetamine on or below 0.5ug/100cm .

Again it is IMPORTANT to understand that whilst no levels of methamphetamine was detected , the result does have limitations, meaning that this testing kit ONLY detects levels of methamphetamine above 0.5ug/100cm and not on or below 0.5ug/100cm.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property.

The manufacturer states accuracy of screening test is :

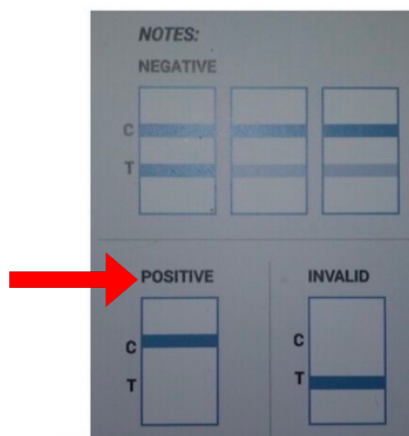
Negative : 99.38%

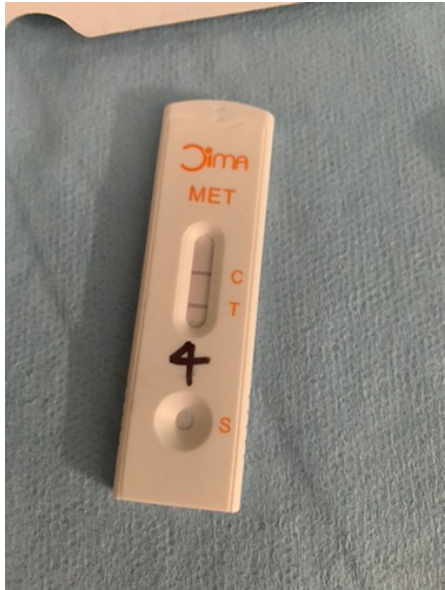
Positive : 97.45%

The presence of Methamphetamine may be obscured or limited by factors like recent renovations and painting, replacement of porous or absorbent building materials like carpet and remedial cleaning.

A Detailed (Forensic) Screening Assessment is optional to aid a further detailed result at the clients discretion and not required by law.

Once again a Detailed Screening Assessment is optional or you may decide that No Further Action is required.





Additional comments

There are no additional comments

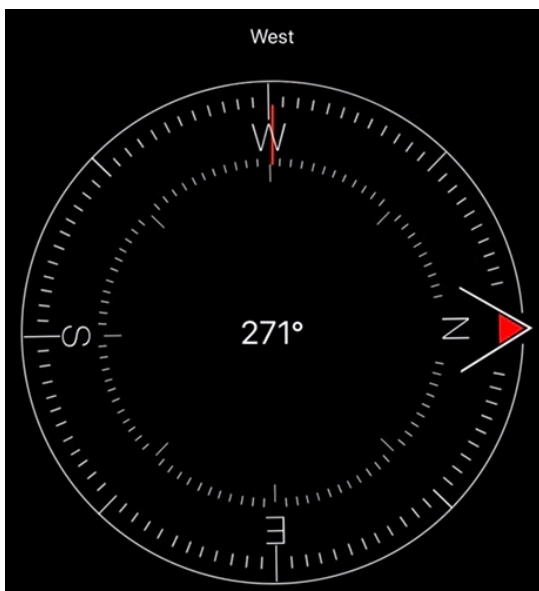
For Your Information

For Your Information 4.01

Location: The Site

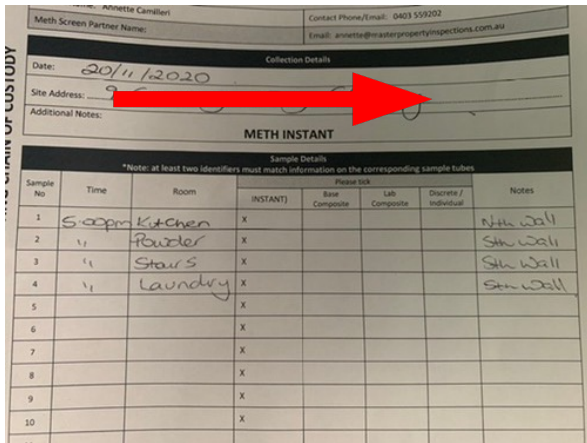
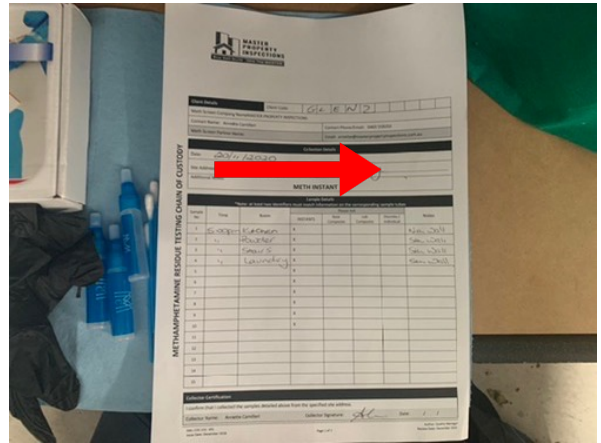
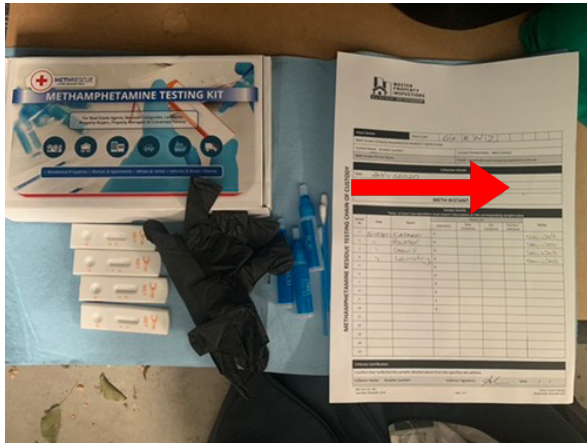
Finding: Additional Photos

Additional photos are provided for your general reference.



For Your Information 4.02

Location: For Your Information
 Finding: Preparation Photos - Tools and Paperwork .
 Preparation Photos, Tools and Paperwork.



Conclusion

Building consultant's summary

Attached is the instant Methamphetamine results.

Out of 4 tests performed, 3 locations were detected with Methamphetamine, with levels above .5 micrograms, which now makes this property non liveable.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² or below in Residential Property.

The manufacturer states accuracy of this screening test is :

Negative : 99.38%

Positive : 97.45%

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**Methamphetamine Testing .
Location Samples With Positive Results.**

During our Methamphetamine Screening Assessment; sample results indicated the presence of Methamphetamine

At total of 4 samples were taken from the locations listed in the report.

The testing kits in the areas that produced a positive result clearly indicate that methamphetamine has been detected in the area tested.

This Positive result indicates that there is a methamphetamine level above 0.5ug/100cm and further laboratory testing is recommended.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property.

The next action required is to engage an Agency to prepare a Detailed Meth Screening (Forensic) Assessment which will identify the full extent of contamination and result in the preparation of a Decontamination Plan. The decontamination plan needs to be executed by an appropriately qualified and insured company and a final clearance certificate to confirm that the levels are below allowable limits will need to be issued prior to any occupation of the building.

In the interim and prior to remedial cleaning please ensure that any trades or other persons entering the building are made aware of its contaminated state and appropriate Personal Protective Equipment including but not limited to disposable shoe covers, coveralls and an appropriate respirator should be worn.

Due to factors limiting the Meth Screening Assessment like: list obstructions and limitations, the overall levels may actually be higher and may occur in more locations throughout the property than those sampled.

The overall risk rating for detected Methamphetamine Contamination is considered to be: high.

We are certified and compliant to do further testing for the detailed forensic level methamphetamine screening.

For further information, advice and clarification please contact Les Camilleri from Master Property Inspections

on 0411807766.

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.

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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.

Terms on which this report was prepared

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from

this Report.

5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:

- (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
- (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
- (c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (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;
- (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; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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.

Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) 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
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.