



Methamphetamine Screening Assessment

Inspection Date: 8 Apr 2020

Property Address: Brunswickwick Area Report



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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: Brunswickwick Area Report

Date: 8 Apr 2020

Report Type: Methamphetamine Screening Assessment

Client

Name:

Email Address:

Phone Number:

Consultant

Name: Les Camilleri Ph: 0411807766

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

General description of property

Building Type:	Detached house, Townhouse
Number of 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.
Gradient:	The land is relatively flat
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:	Timber framed, External render finish, External cladding
Main building – roof construction:	Timber framed, Flat roof, Finished with sheet metal roofing
Other timber building elements:	NOT APPLICABLE
Other building elements:	Decking, Garage

Special conditions or instructions

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

Further Inspections:

Not Applicable In This Case.

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.

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.

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	Not Found
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Methamphetamine detected	Not 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.

- Not Applicable

Significant items

Suspected Methamphetamine Use or Manufacture

No evidence was found.

Methamphetamine Detected

No evidence was found.

Methamphetamine Undetected

Methamphetamine Undetected 3.01

Location: Laboratory Results

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

SAFEWORK LABORATORIES
NATA Accreditation No. 138514

Client Name: Modern Property Inspections
Contact Name: Jennifer Gardner
Client Address: amr@modernpropertyinspections.com.au
Phone: 0853191202

Site: 1385 SWGLAB1
Type: (08)9550 3458
Email: info@swlabs.com.au

SWL Melbourne
286/1100118000
MT WOWER EX VIC 3148

Issued: 03 Apr 2020

SURFACE TESTING REPORT
Epicure: 398251
Collection Date/Time: 23 Mar 2020
Receipt Date: 03 Apr 2020

Sample Container: 50ml Centrifuge Tube
Sample Matrix: Swabs
Number of Samples Received: 2
Seal ID: N/A
Sample Site Address: 9 Consulting Way GLENROY

Sample Type: Base composite sample of 30 swabs (Sites 1-10)

Analyte	CAS Number	µg/sample ⁽¹⁾	Theoretical Maximum (µg) ⁽²⁾
Methamphetamine	537-46-2	<0.02	<0.20
Amphetamine	300-62-9	<0.02	<0.20
Epinephrine	542-21-80-3	<0.02	<0.20
Pseudoephedrine	90-82-1	<0.02	<0.20

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

Analyte	Result	Limit	Unit
Methamphetamine	0.02	<0.02	<0.20
Amphetamine	0.02	<0.02	<0.20
Epinephrine	0.02	<0.02	<0.20
Pseudoephedrine	0.02	<0.02	<0.20

Method Summary:
SWL-LCMS-015 Method – Sulfuric Acid extraction followed by concentration and LCMSMS confirmation.
Limit of Reporting: 0.02 µg/sample. Samples analysed as received.
The Uncertainty of Measurement is: 10.00% µg/sample (95% Confidence Interval).

— Please contact Sampler or Sampling Company for results interpretation —

(1) Point average result for all swabs
(2) Theoretical Maximum Limit (base the maximum result for a single swab in the pooled sample, 10/sample x number of swabs in composite sample)

Accredited for compliance with ISO/IEC 17025 – Testing
Analysis Date: 03 Apr 2020
Reference No: 004
Page 1 of 1

SAFEWORK LABORATORIES
NATA
 Accreditation No. 18874

Client Name: Mister Property Inspections
 Contact Name: Andrew Jackson
 Client Address: jackson@misterpropertyinspections.com.au
 2467 09 020
 Phone: 0800 000 000
 Email: info@safe.co.nz
 Site: 10/11 McAlister
 10/11 Jolim Road
 Mt Waverley VIC 3169
 Issued: 01 Apr 2020

SURFACE TESTING REPORT

Location: 38825
 Collection Date/Time: 25 Mar 2020
 Receipt Date: 03 Apr 2020

Sample Container: 50ml Centrifuge Tube
 Sample Matrix: Swabs
 Number of Samples Received: 2
 SdS ID: 7676
 Sample Site Address: 8 Coupling Way ELLENBOROUGH

Sample Type: Raw composite sample of 50 swabs (SdS 1:10)

Substance	LC50 (µg/m ²)	LC50 (ppm)	Theoretical Maximum Level
Methamphetamine	157-40.2	<0.01	0.20
Amphetamine	300-40.3	<0.01	0.20
Cocaine	102.2-46.1	<0.01	0.20
Phenylephedrine	30-82.4	<0.01	0.20

Method Summary:
 SW-16 (SdS) Method - Sulfuric Acid extraction followed by concentration and LCMS/MS confirmation
 Limit of Reporting: 0.01µg/sample. Samples analysed as received.
 The Uncertainty of Measurement is 10.00% (sample) (95% Confidence Interval).

- Please contact Sampler or Sampling Company for results interpretation -

QC Passed average result for all swabs
 Theoretical Maximum Level - please see comment result for single swab in the attached sample. Significant number of swabs in composite sample.
 Accredited to comply with ISO/IEC 17025 - Testing
 Authorised by: 01 April 2020
 Validity to: 2020
 Page 1 of 2

Methamphetamine Undetected 3.02

Location: Next Action Required

Finding: Next Action Required - Recommendation Of No further Action Required.
 Due to the results of Non Detected - There is NO FURTHER ACTIONS REQUIRED.



Methamphetamine Undetected 3.03

Location: Samples 1-10, Undetected
 Finding: Undetected Methamphetamine Sample Result - No Methamphetamine detected Samples 1 to 10

An undetected screening result for the presence of Methamphetamine has been recorded in these locations.

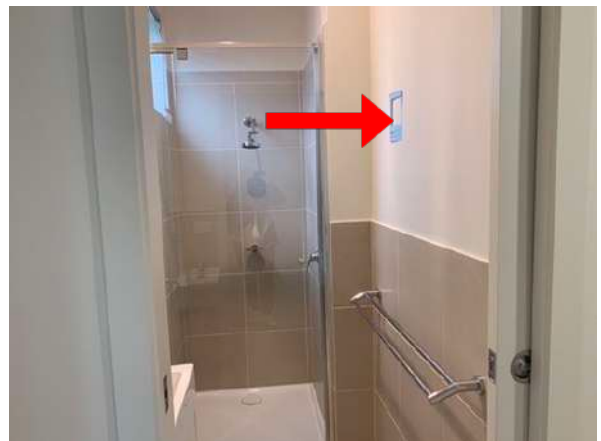
As such there is currently no detectable evidence of the presence of Methamphetamine in the areas tested.

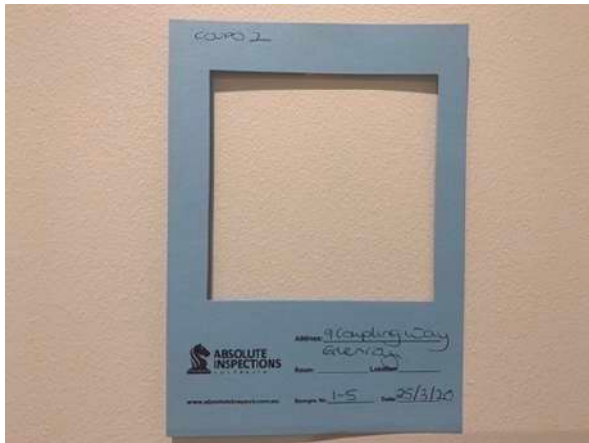
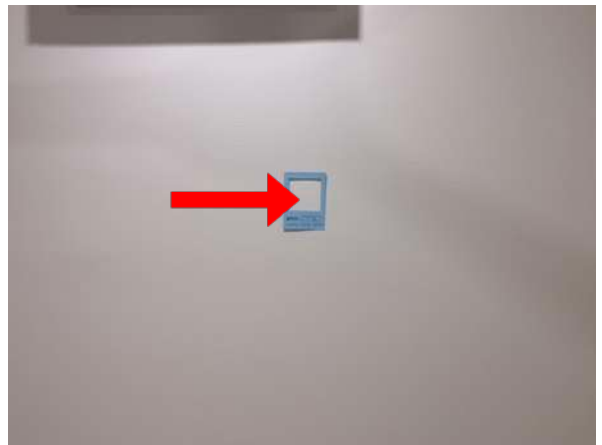
Methamphetamine Screening Assessment; sample results indicated no detectable levels of Methamphetamine from any of the Sample locations.

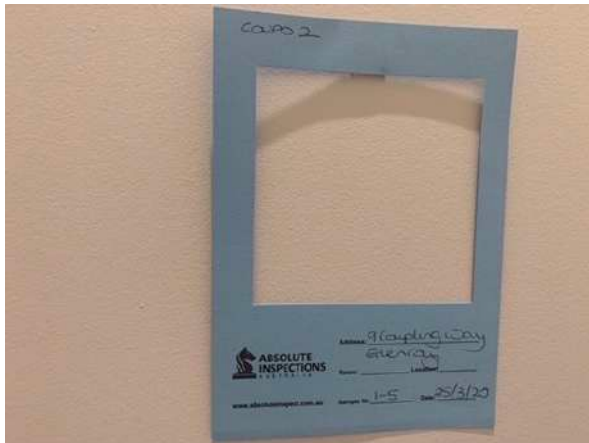
A total of 10 samples with 1 sample per wipe using the NIOSH9111 method were taken from the locations listed in the report.

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.

Please refer to the overall risk rating for undetected Methamphetamine Contamination and the Report Conclusion for further information, if any, but no more information is available on this report then - No further action is required.













Additional comments

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.

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.

Noted Items

For Your Information

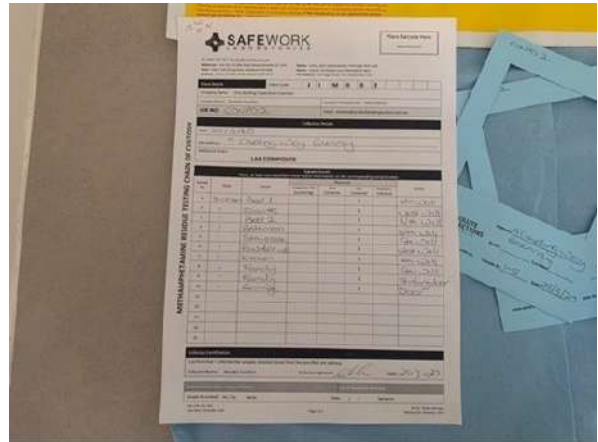
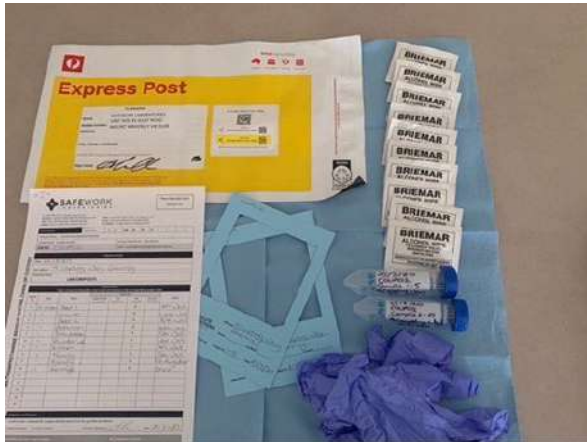
For Your Information 4.04

Location: For Your Information

Finding: Preparation Photos - Tools and Paperwork / Chain Of Custody.
Preparation Photos, Tools and Paperwork.

Also

Information with Chain Of Custody.



Collection Details

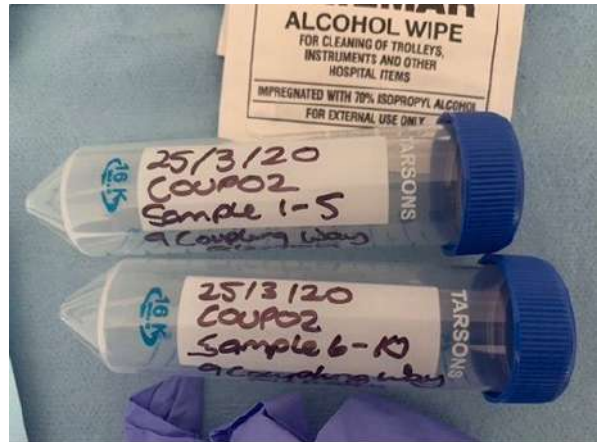
Date: 25/3/20
Site Address: 7 Coupling Way, Geelong

Additional Notes: LAB COMPOSITE

Sample Details

*Note: at least two identifiers must match observation on the corresponding sample tubes

Sample No	Time	Room	Prescribed			Notes
			Inspection Kit (Microswab)	Base Composite	Lab Composite	
1		3-ogen Bed 1			X	N/A wall
2		Ensuite			X	West wall
3		Bed 2			X	N/A wall
4		Bathroom			X	N/A wall
5		Staircase			X	SH wall
6		Passage up			X	West wall
7		Kitchen			X	N/A wall
8		Family			X	SH wall
9		Family			X	Sliding door
10		Garage			X	Door



For Your Information 4.05

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 4.06

Location: The Site

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





Conclusion

Building consultant's summary

**Methamphetamine Screening Assessment
10 SAMPLES COMPOSITE SCREENING - NOT DETECTED.**

Methamphetamine Screening Assessment;

Sample results indicated NO DETECTABLE LEVELS of Methamphetamine from any of the Sample locations.

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

No further action is required.

This report is a private and confidential document from Master Property Inspections which is intended solely for the parties involved.

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

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.