



(This is a 7 month old building) Methamphetamine Laboratory Results Report

Inspection Date: 25 Nov 2020

Property Address: Pascoe Vale 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

Property Address: Pascoe Vale Area

Date: 25 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:	Timber framed, Brick veneer, External cladding, External light weight walling system, Finished with render, Internal gypsum plasterboard
Main building – roof construction:	Timber framed, Flat roof, Finished with sheet metal roofing
Other timber building elements:	Not Applicable

Other building elements:

Garage, Balcony

Special conditions or instructions

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

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:

- 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.

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	Found
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Methamphetamine undetected	Not 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.

- A reinspection by Master property inspections after remediation to provide a clearance certificate.

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 - High Readings

SAFework LABORATORIES
 Client Name: Master Property Inspections
 Contact Name: Annette Carlsen
 Client Address: annette@masterpropertyinspections.com.au
 Phone: 0403 559 202

NATA
 Accreditation No. 18874
 Ph: 1 800 545 481
 Fax: (03) 9550 3810
 Email: info@nata.com.au

1081 Melbourne
 10145 GIBBY ROAD
 M1 WIVERTLEY VIC 3149
 Issued: 25 Nov 2020

SURFACE TESTING REPORT
 Episode: 399681
 Collection Date/Time: 20 Nov 2020
 Receipt Date: 24 Nov 2020
 Sample Container: 50mL Centrifuge Tube
 Sample Matrix: Swabs
 Number of Samples Received: 10
 Seal ID: N/A
 Sample Site Address: N/A
 Sample Type: Individual Results

SWL ID	399681-01	399681-02	399681-03	399681-04	399681-05	
Analyte	CAS Number	Kitchen	Powder	Stairs Entry	Family	Stairs
Methamphetamine	537-46-2	44	5.2	2.0	0.0	10
Amphetamine	300-62-9	1.3	0.22	0.09	0.11	0.38
Ecphedrine	24221-86-1	0.05	<0.02	<0.02	<0.02	<0.02
Pseudoephedrine	90-62-4	<0.02	<0.02	<0.02	<0.02	<0.02

SWL ID	399681-06	399681-07	399681-08	399681-09	399681-10	
Analyte	CAS Number	Bed 1	Ensuite	Bed 2	Bathroom	Garage
Methamphetamine	537-46-2	7.4	4.9	5.0	2.0	1.0
Amphetamine	300-62-9	0.18	0.30	0.15	0.08	0.05
Ecphedrine	24221-86-1	<0.02	<0.02	<0.02	<0.02	<0.02
Pseudoephedrine	90-62-4	<0.02	<0.02	<0.02	<0.02	<0.02

Method Summary:

SAFework LABORATORIES
 Client Name: Master Property Inspections
 Contact Name: Annette Carlsen
 Client Address: annette@masterpropertyinspections.com.au
 Phone: 0403 559 202

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Ecphedrine	24221-86-1	<0.02	<0.02	<0.02	<0.02	<0.02
Pseudoephedrine	90-62-4	<0.02	<0.02	<0.02	<0.02	<0.02

Method Summary:
 DNA LCM-015 Method - Sulfuric Acid extraction followed by concentration and LCMMS confirmation.
 Limit of Reporting: 0.02ug/sample. Samples analysed as treated.
 The Uncertainty of Measurement is 1.0% of the reported result (95% Confidence Interval).

— Please contact sampler or Sampling Company for results interpretation —

Accredited for compliance with ISO/IEC 17025 - Testing
 Approved Date: 24 November 2020
 Issued By: NATA
 Page 1 of 1

Methamphetamine Detected 2.02

Location: Evidence - Found.

Finding: Evidence - Found.

At the time of the testing we identified unusual products that may be connected to substance usage.

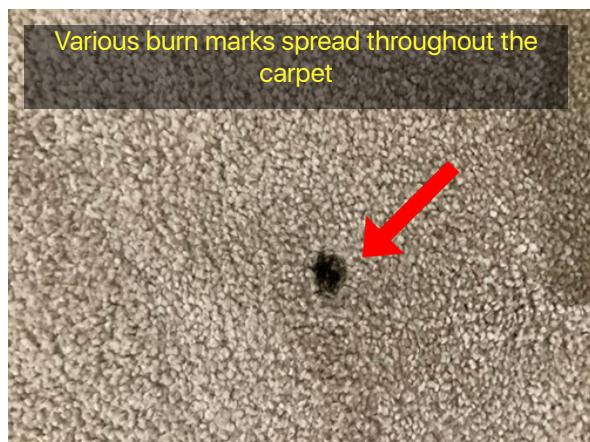
As per the photos you will note that the carpet in all areas has burn marks and staining

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.

Finally it is clear that the original electrical has been added and tampered with in a illegal way, which includes electrical wiring.

We HIGHLY RECOMMEND that you engage a qualified electrician to identify the remedial works to the entire property, including ceiling spaces as well as it is quite obvious that the ceiling space is on the three levels has also been tampered with including all the other electrical items that have been compromised and are required to be reinstated so that the electrical installation is to comply with AS3000.





Methamphetamine Detected 2.03

Location: Sample 1 - Kitchen

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 44/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.04

Location: Sample 2 - Powder Room

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 5.2/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.05

Location: Sample 3 - Staircase Entry

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 2.0ug/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.06

Location: Sample 4 - Family Room

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 3.0ug/100cm².

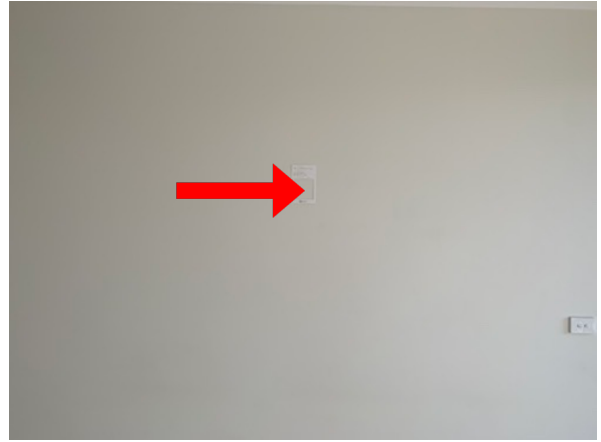
Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug

Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.07

Location: Sample 5 - Stairs 2nd To 3rd Level

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

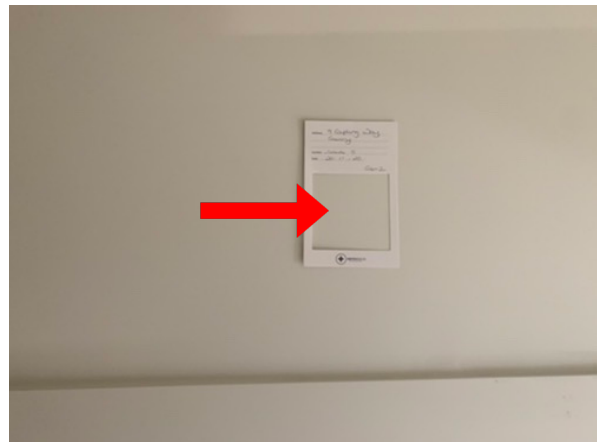
The levels found in this sample is 10ug/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.08

Location: Sample 6 - Bedroom 1

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 7.4ug/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.09

Location: Sample 7 - Ensuite

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 4.9ug/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug

Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.10

Location: Sample 8 - Bedroom 2

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

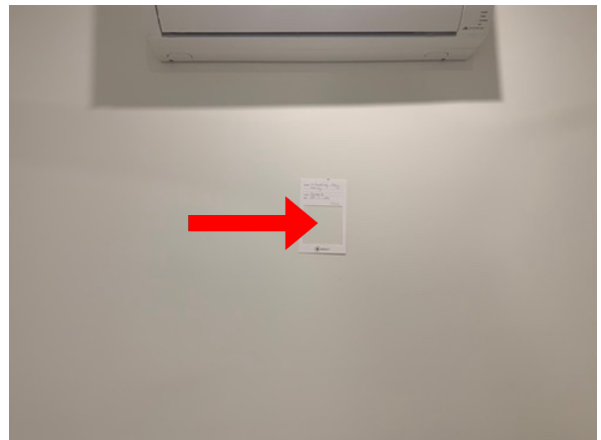
The levels found in this sample is 5.0ug/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.11

Location: Sample 9 - Bathroom

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 2.0ug/100cm².

Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Detected 2.12

Location: Sample 10 - Garage

Finding: Detected Methamphetamine Sample Result - Above Allowable Levels

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

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property and 10ug/100cm² in a Commercial Property.

The levels found in this sample is 1.0ug/100cm².

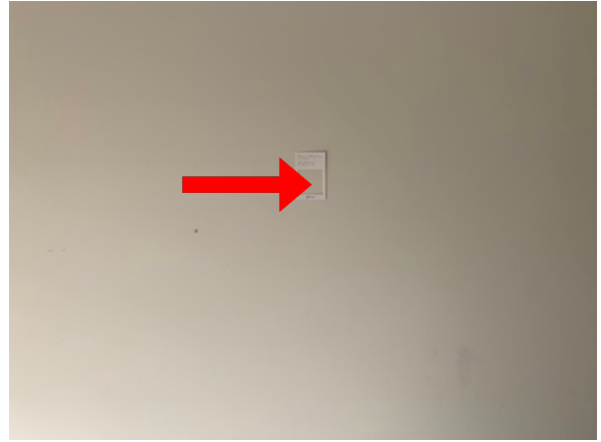
Consequently the property is considered contaminated by toxic residues from Meth which could indicate its use or manufacture.

Once Remediation has been completed a further Detailed Screening Assessment is required to act as a Clearance Certificate for occupation.

TEST RESULTS :

The Laboratory analysis report indicates investigation levels of methamphetamine that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug

Laboratory Remediation Guidelines for a residential dwelling.



Methamphetamine Undetected

No evidence was found

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.

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 Laboratories (a certified independent laboratory) for analysis and a copy of the analysis report is attached.

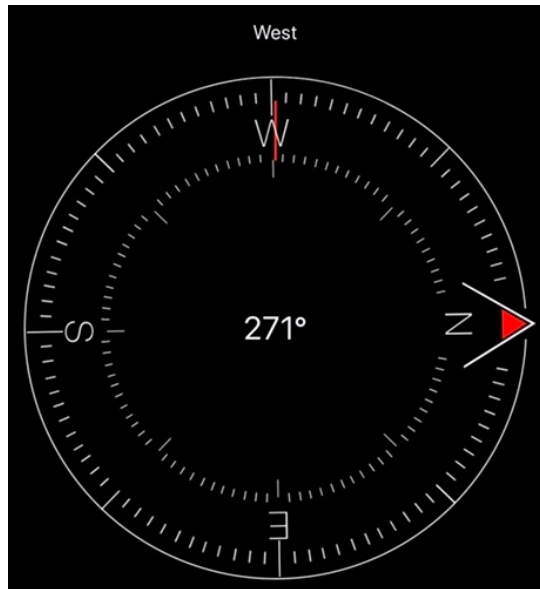
For Your Information

For Your Information 4.01

Location: The Site

Finding: Additional Photos

Additional photos are provided for your general reference.



For Your Information 4.02

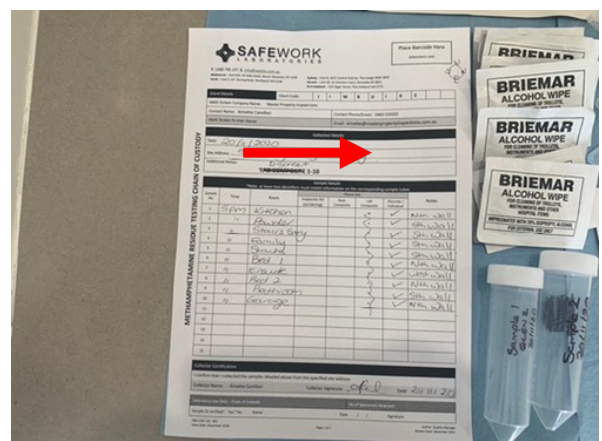
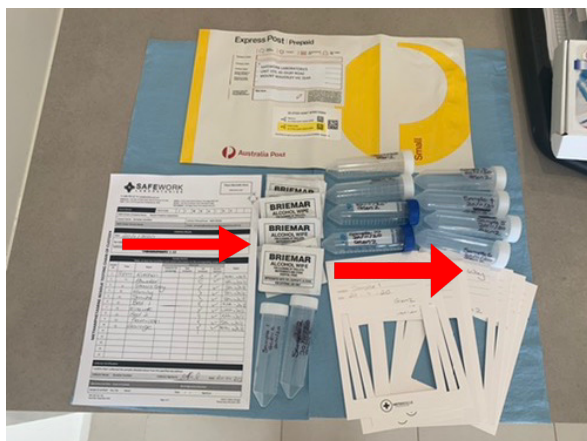
Location: For Your Information

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

Preparation Photos, Tools and Paperwork.

Also

Information with Chain Of Custody.



METHAMPHETAMINE RESIDUE TESTING CHAIN OF CUSTODY

Collection Details

Date: 20/11/2020

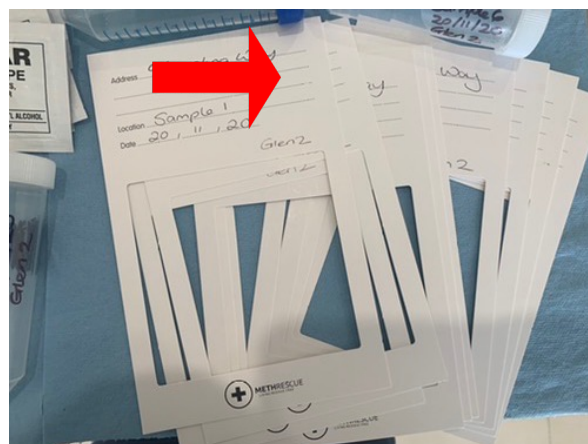
Site Address: [Redacted]

Additional Notes: Discreet

TABLE COMPOSITE 1-10

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

Sample No	Time	Room	Inspector Kit (Screening)	Base Composite	Lab Composite	Discrete / Individual	Notes
1	SPM	Kitchen					Nth wall
2	"	Bedroom					Stn Wall
3	"	Stairs Entry					Stn Wall
4	"	Family					Stn Wall
5	"	Stairs					Stn Wall
6	"	Bed 1					Nth Wall
7	"	Ensuite					West Wall
8	"	Bed 2					Nth Wall
9	"	Bathroom					Stn Wall
10	"	Garage					Nth Wall
11							
12							
13							
14							



For Your Information 4.03

Location: For Your Information

Finding: For Your Information - Responsibility's

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 4.04

Location: Next Action Required

Finding: Next Action Required - Recommendation Vacate, MUST Not Be Occupied.

The property MUST NOT BE OCCUPIED until it has been formally decontaminated and a Clearance Certificate issued by MASTER PROPERTY INSPECTIONS at the end of the cleaning and decontamination process.

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 zero readings as the property was before the Tennant had taken possession. A clearance certificate was issued to the property manager and Tennant to show zero readings of Methamphetamine 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.

Unfortunately due to the high levels of methamphetamine contamination spread throughout the property, the property will require many steps and processes. Below is just a guide of the steps and processes required and each professional company will determine the exact times steps and processes required.

All porous items such as carpet and blinds must all be thrown out without compromise and this must be done by an appropriate company and taken away for rubbish by the appropriate methods.

All electrical items such as oven, hotplate Rangehood and other electronics and metal fittings, More than likely will be thrown out as well by the appropriate methods as methamphetamine is very much drawn to metal and electronics. However if the decontamination company decide to clean these items they will be tested at the end by master property inspections to determine if there is any methamphetamine residue remaining and if there is any residue remaining the items must be made redundant and replaced without compromise.

The next step will be The decontamination process which is a very much invasive procedure by using chemicals, water and hard labour again done by an appropriate company. Upon completion of remedial works to the entire property without compromise master property inspections will then do clearance certificates and if the samples all come back clear the next step will be a complete painting and plaster repairs of the entire property to get the property back to as new condition. In relation to the plaster there are two factors here one is the tenant has damaged the property in various locations and this is all detailed in master property inspections condition report and in addition the possibility that the decontamination process may also damage plaster as well.

Over and above the decontamination process of methamphetamine, it is important that the person in charge, be it the managing agent, the registered builder, the decontamination company or a conglomeration of all companies, unify for the end result.

Above is a quick overview briefing of the situation and works required and it is important that the decontamination Company determine and sort their processes out and provide them to the managing agent and it is important that the decontamination company liaise with the registered builder who wins the job as well.

For Your Information 4.05

Location:

Finding: Samples 1-5, Undetected Methamphetamine Sample Result - No Methamphetamine detected
Samples 1 to 5

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.

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

At total of 5 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.

For Your Information 4.06

Location:

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.

At 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.

For Your Information 4.07

Location:

Finding: Samples 6-10, Undetected Methamphetamine Sample Result - No Methamphetamine detected
Samples 6 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.

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

At total of 5 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.

For Your Information 4.08

Location:

Finding: 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.
From the start to the end.

For further information, advice and clarification please contact Les Camilleri from Jims Building Inspections on 0411807766.

Conclusion

Building consultant's summary

Methamphetamine Discreet Assessment.

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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.

Final Thoughts :

TEST RESULTS - high readings.

OVERALL (Overwhelming) REPORT RESULTS

The Safework Laboratories analysis report indicates investigation levels of methamphetamine for the that are ON OR ABOVE 0.5µg/100cm² recommended by the Australian Governments Clandestine Drug Laboratory Remediation Guidelines for a residential dwelling.

Next Step Action & Process :

We can provide with the TOTAL project management of the decontamination process, restoration process and/or remedial process.

From the start to the end.

In Australia the allowable level of Methamphetamine (Investigation Levels) is 0.5ug/100cm² in Residential Property. Unfortunately this property far exceeds the allowable levels and no persons is to live in this property until Master Property inspections delivers a clearance certificate.

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.

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.

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.