

# Methamphetamine FC Screening Assessment Report



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This information has been supplied to us by a third party. Accordingly, the Vendor and Remax Partners is merely passing over the information as supplied to us by others. While we have passed on this information supplied to us by a third party, we have not checked, audited or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Remax Partners or any salespersons or employees accept any responsibility for the accuracy of the materials. Intending Purchasers

Address inspected: 12 Vida PI, Howick, Auckland

Inspection for: Heather Burton

Date of Inspection: 15/09/2020 Time: 10:00am

Inspector: Alan Matteucci - NZQA 30892-93 & 94 Certified Methamphetamine Screener (2109)  
 Certified Drug Recognition Expert and Narcotics Testing Officer. M.M.C.International. B.V. (1992) The Netherlands  
 Authorised Methamphetamine Sampler for two NZ ISO/IEC 17020 accredited laboratories (2016)  
 BOHS IP402 Certified Asbestos Survey and Assessment (2017).

Text / Phone: 021 079 5470 / 0508 666 688

email: [info@habitatpropertyservices.co.nz](mailto:info@habitatpropertyservices.co.nz)

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**HABITAT PROPERTY SERVICES**

*meth testing - smoke alarms - asbestos*

Test type: Field Composite (FC) Swab Screening Test - no. of sample kits = <b>ONE</b>				
<b>Conclusion:</b> Screening result was under Guideline level for methamphetamine, indicating that <b>no</b> further testing is necessary. <b>PROPERTY MEETS NZ STANDARDS.</b>				
Property description: single level residential house, internal garage.				
Sample Kit 1	Location	Photo	Result	
1 House & garage	All rooms sampled.	Yes	0.07µg	
2			Field Composite Screening tests combine the level of the rooms tested.	
3	See pics for exact locations.			
4	Total locations swabbed = 11	Yes		

## Methamphetamine Sampling by Habitat Property Services

INSPECTOR does not need to be a forensic scientist to perform methamphetamine presumptive sampling. Tests undertaken by the INSPECTOR give a level of methamphetamine detected within the test area/s of the room/s tested. These tests do not rule out the presence of methamphetamine within the home. If you have good reason to believe a home has been contaminated by methamphetamine and/or used as a methamphetamine lab we suggest further forensic testing even if our test shows a negative result.

### Field Composite (FC) Swab Lab Screening Assessment Sampling - procedure

Meth test kit supplied by Analytica Laboratories (IANZ Accredited).

A screening assessment involves one sample kit and more than one wipe location (each ostensibly of 100cm<sup>2</sup> - see notes), and provides a cumulative result of all the locations wiped. The swab is used to wipe the surface, and picks up any residue, for the one lab test.

Further test kits and swabs may be used if property is large, or client wishes to keep swabs and results specific to certain areas. Swab is placed in container until couriered.

Sample/s are sent to Analytica Laboratories for analysis. **(See Further Description below).**

**Results of 0.04µg or less** - should be read as zero.

**If result is 1.5µg or under:** No further action or sampling needed.

**If result is over 1.5µg:** further action recommended to determine which room/s if any, are over 1.5µg. Cleanup or remediation may be required to bring level to 1.5µg or under. **(Standards NZ July 2017)**

**New Information:** Government announces a new safe level of 15µg would be acceptable.

(media 30 May 2018). [Auckland City Council website](#) states 15µg / room is acceptable.

An independent, meth experienced company should be used for any clean-up and/or quoting for clean up.

INSPECTOR may only supply a short list of companies who do further testing and/or clean up, and further research or estimates should be obtained by client, from Google for example.

If further sampling is needed we suggest that ourselves, or another independent company be brought in to do such further sampling.

Pre and post-decontamination detailed sampling is usually required (Standards NZ).

**Standards NZ Document** issued 29 June 2017 describes screening and detailed sampling, post-decontamination sampling, and decontamination processes, etc:

<https://www.standards.govt.nz/assets/Publication-files/NZS8510-2017.pdf>

See 'Notes about methamphetamine contamination limits' below for some key points in the Standards NZ document.

We also refer to publications by Dr. Nick Kim, Toxicologist, Massey University.

Welcome to email us for a detailed report on the accuracy of the tests, or a certificate stating the suitability of the tests for testing meth residue in houses, or any other queries, thanks.

Note: It is not possible to sample every surface in a property using this process. The presence of meth may also be masked by recent repainting and decorating. This may also include the historic removal and replacing of wall linings. If meth is present under the surfaces sampled, a surface test may not be able to pick this up. We recommend you check to understand what cleaning / painting / renovating has been done.

This Forensic Test Tests for the presumptive detection of:	
<ul style="list-style-type: none"><li>• Amphetamine (AMP)</li><li>• Methamphetamine (MET)</li></ul>	<ul style="list-style-type: none"><li>• Ephedrine</li><li>• Pseudoephedrine</li></ul>

**Comments:**

Field Composite Swab Screening Sampling, Laboratory result:  
**Each sample kit cumulative. No result for each individual test area.**

**Methamphetamine Testing result = 0.07 total cumulative for all rooms.**

This result is extremely low, especially considering it was likely picked up from more than one location.

Even if it was all picked up from only one location, eg the garage, or bathroom, it is still very low.

This range of level that is just above the detectable limit, raises the possibility of external sources e.g. wind-blown or other cross contamination.

It is well under Standards NZ Guideline level of 1.5 PER room.

No health or safety concerns are indicated.

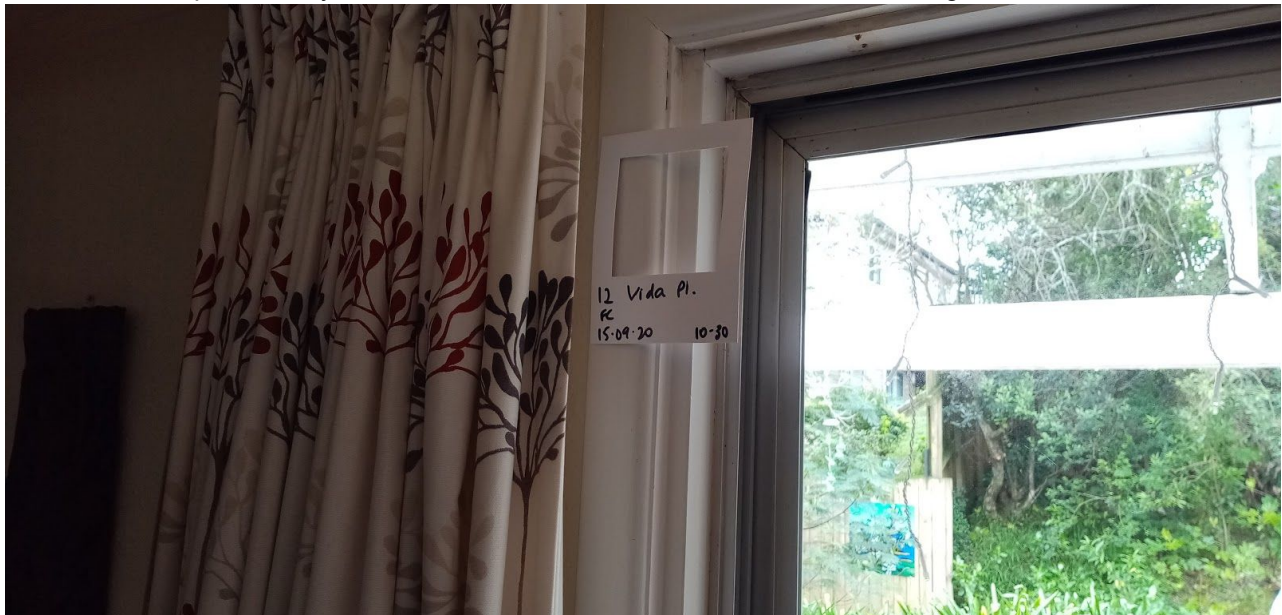
**Possible further action: n/a**

**Estimate: n/a**

**Pictures are for reference if further testing or other evaluation needed.**

(For accurate comparison, any further testing should be done in same areas).

Photos and samples usually taken in a clockwise direction around house, starting in kitchen.















**Notes - This Property**

All rooms tested within the property were **negative** or below any health risk guidelines for methamphetamine indicating that no further testing is necessary.

House occupied? - Yes.

Property manager? - Unknown.

Samples were collected in **all** rooms.

Areas not sampled: roof cavity.

<b>Note any concerns noticed about property, recent cleaning or renovation observations, etc.</b>	
House tested before or reason for test.	Not noted.
Outside property, burn pits, underhouse, CCTV camera, drains, bins.	Nothing noted.
New paint, carpet, extractors, renovations.	Nothing noted.
Any poly-urethaned or varnished surfaces.	Not noted / see pics.
Extractor units, HRV air units, heat pumps etc.	Not noted.
Garage or limited use areas sampled.	Yes, see table pg 1, and pics.
PPE used.	Gloves.

**Smoke Alarms, asbestos, mould & moisture, formaldehyde, lead.**

Welcome to contact us for any information about the above services.



## Notes - General

If you have good reason to believe the property has been contaminated by methamphetamine and/or used as a methamphetamine lab we suggest further forensic testing is undertaken even if our test shows a negative result.

The process used is designed as a screening test only and to indicate the non-presence of methamphetamine, or the presence of methamphetamine to a cumulative level.

The purpose of this field composite screening test is to discover if there is a presence of meth in the house, or not, and to give an idea of the level as relates to Standards NZ. **Sampling may not adhere strictly to NZ Standards processes**, as the purpose of the sampling is not to prove that the house or room is above or below a certain Standards NZ level of meth contamination. The inspector may wipe areas outside of the 100cm<sup>2</sup> grid, say along the top of architraves or curtain rails or handles, especially if the house has just been fully renovated, for example.

Precaution was taken by means of PPE, and strict separation of sampling equipment, removable items in the house and tasks to minimise cross contamination.

At Habitat Meth Testing, we also wash or dispose of equipment frequently.

The testing did not include VOC's, water or pH.

Air Testing - did not perform VOC (Volatile Organic Compound) testing.

Soil Testing - no samples taken. Insulation Testing - No insulation tested.

Heavy Metals - No heavy metal testing performed.

Methamphetamine Testing - All rooms were tested using NIOSH 9111 methodology.

Each sample was collected from within approximate 100cm<sup>2</sup> template areas (see notes).

Samples were collected in areas where contamination is expected to be high in accordance with the sampling theory in the [Standards New Zealand Testing and decontamination of methamphetamine-contaminated properties](#). e.g : stains, fuseboxes, high airflow areas.

Samples were sealed, contained and sent with a Chain of Custody form to be analysed at an IANZ Accredited Laboratory.

A meth test is only one of the criteria you should use when assessing the suitability and risks associated with property. As well as the standard advice provided by the like of HOBANZ (Home Owners and Buyer Association of NZ) and the Dept of Building and Housing, we recommend talking to the neighbours as they may have a sense of what has gone on in a property.

The police only locate a small percentage of meth labs. Of the properties in which meth labs are found, about 70% are in rentals. We recommend you check with the vendors real estate agent as the the rental history of the property. If the tenant have left in a hurry, with damage done and rent owing, this may be associated with drug use.

For a copy of this report, please email [info@habitatpropertyservices.co.nz](mailto:info@habitatpropertyservices.co.nz) with 'Meth Test Report copy needed', address of the tested property, and date sampled. Colour printed copies are posted for \$35.00.

Client is welcome to discuss further testing and clean-up options to a representative at Habitat Property Services. Ph: 021 079 5470 or 0508 666 688 or email [info@habitatpropertyservices.co.nz](mailto:info@habitatpropertyservices.co.nz)

Thankyou for using Habitat Property Services meth testing. Please let us know if we can support your future property decisions.

## Notes about methamphetamine contamination limits in NZ, for your information

### Current:

**ON 30 May 2018**, The Minister of Housing Phil Twyford and the government's Chief Scientist announced that a level of 15µg/100cm<sup>2</sup>, for rooms not suspected to be meth labs - meth residue from smoking only, was acceptable as a safe level.

HNZ announced that it was immediately implementing a new safe level of 15µg/100cm<sup>2</sup> per room as part of its policy around meth contamination.

The **Standards NZ** document released 29 June 2017 sets the maximum level of methamphetamine in an affected property at 1.5µg/100cm<sup>2</sup>.

<https://www.standards.govt.nz/assets/Publication-files/NZS8510-2017.pdf>

### Standards NZ:

- Limit for 'limited use areas' is 3.8µg.
- In areas over 1.5µg, soft furnishings eg carpet and curtains should be removed.
- Appliances for storing or cooking food could be recommended to be removed
- If areas in property are over 1.5, in areas under 1.5µg carpet should be Hepa filter vacuumed, and steam cleaned.
- Refers to: screening assessment, detailed assessment, and post-decontamination assessment types.
- Refers to: discrete wipe sample, field composite, and laboratory composite sampling methods.
- Large rooms should be sampled per 10m<sup>2</sup> area.
- There are more requirements for a post-decontamination sampling and assessment, which leads to issuing of a clearance certificate.

### Historical

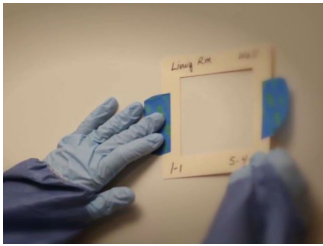
1. The Ministry of Health put out a document with a Guideline level of 0.5µg, in 2010. This level was for use when cleaning up meth labs only, and was not meant to apply to meth smoking residue.

<https://www.health.govt.nz/system/files/documents/publications/guidelines-remediation-clandestine-meth-lab-sites.pdf>

2. The 0.5µg level was realised to be too low, and the MoH put out another Doc with revised levels, in October 2016. These levels range from 0.5 to 2.0µg and are what Habitat Property Services refer to when meth is detected, but meth lab manufacturing is not suspected.

<http://www.health.govt.nz/news-media/media-releases/recommendations-methamphetamine-contamination-clean>

## Notes - Lab and level information



Analytica and Hill Laboratories provide sampling kits to samplers, and test samples submitted by them for methamphetamine and three related compounds (amphetamine, ephedrine, and pseudoephedrine). Testing follows the internationally recognised NIOSH 9111 method. Analytica and Hill Laboratories are ISO 17025 accredited by IANZ, which means that they are independently audited to provide results that can be trusted.

### What do the units used to measure methamphetamine residue (micrograms and nanograms) really mean?

When measuring methamphetamine residues, the unit of measurement is  $\mu\text{g}$  (micrograms). It can be hard to imagine just what this means, and some metaphors are useful to understand a little better.

A microgram is a millionth of a gram, and when measuring things in micrograms the term 'parts per million' is also sometimes used. However, it's also worth noting that laboratories are typically measuring methamphetamine residues at a level as low as  $0.02 \mu\text{g}$ , which is actually 20 nanograms (or 20 parts per billion).

So what are some useful analogies to use for these low levels of measurement?

1 part per million or 1 microgram

One second in 10 days or a minute in 2 years.

A large cup of coffee emptied into an Olympic sized swimming pool (50 m long by 25 m wide and 2 m deep).

3 grains of rice in 100 kilograms of sugar.

1 part per billion or 1 nanogram

1 car in a line of cars that goes around the earth 100 times.

3 seconds in a century.

A 10 cent coin compared with 100 million dollars.

In other words, the residues of methamphetamine that can safely be in a property are very low!! The equipment used for this testing by laboratories is very sensitive, and Analytica Laboratories has literally millions of dollars worth of sophisticated LC-MS/MS analysers for the task.

### ESR report discusses safe levels of methamphetamine residues in homes PUBLISHED JANUARY 24, 2017

The Ministry of Health recently provided new information to the NZ public about safe levels of methamphetamine residues in properties where the drug has been used (but not manufactured). It was prepared by ESR (a NZ government owned Crown Research Institute), and draws on the opinions of regulators in the United States and Australia.

The recommended maximum residue levels in the report are:

**(Superseded by Standards NZ July 2017)**

$0.5 \mu\text{g}/100\text{cm}^2$  for houses where the drug has been manufactured (unchanged)

$1.5 \mu\text{g}/100\text{cm}^2$  for houses where the drug has only been used – carpeted

$2.0 \mu\text{g}/100\text{cm}^2$  for houses where the drug has only been used – uncarpeted

The report identifies babies and toddlers as being at the highest risk from methamphetamine residues, and for this reason higher residue level are acceptable in houses where the original carpets have been removed.

The press release from the Ministry of Health announcing the release of the report said that "...the Ministry of Health believes houses which don't trigger the clean-up levels for methamphetamine are as safe to occupy as any other similar house." In other words, by testing properties prior to purchase or moving in as a tenant, the new occupiers can have confidence that methamphetamine residues don't pose any risk to their health.

The Ministry of Health press release regarding this report (and the report itself) can be found using the following link:

<http://www.health.govt.nz/news-media/media-releases/recommendations-methamphetamine-contamination-clean>



## **ASBESTOS SAMPLE REPORT & REGISTER**

### **ASBESTOS DETECTED**

<p><b>Property address:</b> 12 Vida Pl, Howick, Akl</p> <p><b>Date of sampling for this report:</b> 15/09/2020</p>	<p>ONE MATERIAL, ONE SAMPLE TWO LOCATIONS.</p> <p>= CEILING PLASTER, HALLWAY.</p> <p style="text-align: center;"><b>ASBESTOS DETECTED.</b></p>
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#### **Introduction**

This Survey Report includes the creation of the Asbestos Register 'living document' for this property.

#### **Important information about PCBU's and their responsibilities.**

**A PCBU is the person or entity that owns a commercial building, or a landlord of a commercial or residential building.** Potentially, a home buyer looking to turn a property into a rental can ask to see this report from the current owner, or any contractor who might do building works on your family home can also ask to see a report.

By April 2018, every PCBU must have completed for each of their buildings:

- assessed their property for the presence or absence of asbestos.
- if asbestos is found to be present, determined whether the asbestos is friable.
- recommended actions for the ongoing management of any asbestos found.

The report must be made available to any tenants, and must be made known to any contractor that comes onto site, particularly if they are going to undertake any works that will cut into any building materials.

The report recommendations will specify the risk of the asbestos in and outside the building, and if there is a significant risk of people being exposed to friable asbestos, will recommend actions to get it safely removed.

**NB:** 16 May 2018 Worksafe NZ put out a 'policy clarification' notice: residential landlords only need a register and management plan when planning to do work, and only for the area around which work is planned.

## KEY POINTS

If you, a tenant, or anyone, does uncover or damage materials that may contain asbestos:

- Stop the work immediately
- Keep people away
- Minimise the spread of contamination to other areas
- Get advice on what to do next from a professional
- Record what happened, including any removal details in this Register

**The Management Plan** is to document how the PCBU plans to manage any asbestos risks.

**This document is NOT a Management Plan**, but can help form the basis of a Management Plan.

**The Register** is to document the location, type and hazard level of identified ACMs, so that people who may come in contact with them can be informed.

Name of PCBU or person responsible for asbestos management, including notifying and dealing with emergencies, planned work, and updating this document:

*Write here:* \_\_\_\_\_

Names and numbers of people / companies to call in case of asbestos emergency:

*Write here:* \_\_\_\_\_

**Procedure to follow for when work is to be undertaken** that may disturb the asbestos or asbestos containing material:

- *Notify tenant,*
- *notify contractors etc,*
- *restrict access.*
- **Update this register** (including table below)
- *(other; add here) -*
- 
- 
- 

**Timetable for managing asbestos exposure risks** (e.g. priorities and dates for removal, reviews, circumstances and activities that could affect the timing of action) – which should be reviewed in six months, or after an incident or emergency:

- *No priorities for removal as of date of sampling.*
- *Samples taken, and sent to lab on date of sampling.*
- *No incidents or emergencies as of date of sampling.*

- *(other; add here) -*
- 
- 
- 
- 

**Other additional information:**

*Write here:*

**SEE PREVIOUS REPORT IF MORE PROPERTY DETAILS NEEDED.**



**UPDATE THIS DOCUMENT AS NECESSARY - THE REGISTER**

This survey attempts to locate all possible ACMs (Asbestos Containing Materials) on the property, however definitive identification of ACMs is not possible without sample analysis in a lab.

Information should be added to this document as it becomes available - eg: after lab identification of presumed materials, after removal of presumed or identified ACMs, any work or incidents involving ACMs on the property, or any other relevant notes.

**Job Address:** 12 Vida Pl, Howick, Auckland

**FLOOR PLAN - sketch floor plan here, note location information**

One area of this material only - hallway ceiling plaster.approx 10m2.




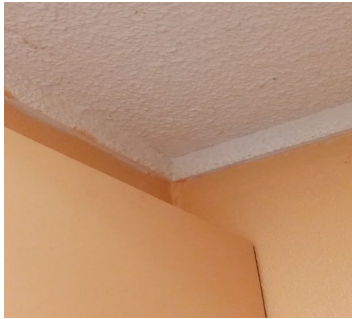
## HABITAT PROPERTY SERVICES

*asbestos - meth testing - smoke alarms*

[www.habitatpropertyservices.co.nz](http://www.habitatpropertyservices.co.nz)

021 079 5470

0508 666 688

<b>Date</b> 15/09/2020	<b>Property Description / notes.</b> Residential house. Building built date: 1974  Total footprint area about 170 m2.	
<b>Notes</b> This house		
<b>AREA 1.</b>  <b>SAMPLED</b>	<b>Material:</b> <ul style="list-style-type: none"> <li>• CEILING PLASTER, HALL.</li> <li>• 2 locations of same material, same room sampled.</li> </ul>	
		More photos end of doc.
<b>SAMPLE RESULT</b>	<b>ASBESTOS (ACM) DETECTED:</b> See attached lab results	Type: <b>Chrysotile (White Asbestos)</b> Hazard level: <b>Low - stable, not friable.</b>
<b>REGISTER</b>	Report emailed to client.	
<b>RECOMMEN DATIONS</b>	<b>Notify anyone before doing work in this area.</b> <b>Only remove using a registered / certified asbestos remover.</b> <b>Dispose of as hazardous waste.</b>	

Notes: It is often not possible to identify asbestos, or rule out a building material as not containing asbestos without invasive sampling and lab analysis. Invasive sampling involves removing or breaking off pieces of material. Also work at height for eg roofs or soffits may require scaffolding or a cherry picker. There may also be ACMs in hard to access areas such as attics, under the building or behind walls.

The damage or cost required for thorough or proper ID of material is often not permitted by the owner.

**Apart from what is legally required in government statute, there are no guarantees or liability of any sort provided with this report.**

PO Box 16002, Sandringham, Akl 1351  
GST No: 61-273-433

[info@habitatpropertyservices.co.nz](mailto:info@habitatpropertyservices.co.nz)  
Ph: 021 079 5470, 0508 666 688

Thankyou for your business.

**Habitat Property Services** (Alan Matteucci, Habitat Investments Ltd 1993)

- meth contamination sampling - asbestos sampling
- smoke alarm testing, maintenance & installation
- mould, lead, moisture and formaldehyde: identification & reports

Update this document by printing it and writing in information, or, contact HPS and we will 'share' the document for you to keep and update on Google Docs. You will need a gmail account to do that.

Also see Worksafe diagrams of 'Where asbestos can be found', as provided by Habitat Property Services, or on the Worksafe website.

#### **Useful links to more info**

<https://worksafe.govt.nz/topic-and-industry/asbestos/management-and-removal-of-asbestos/>

<https://worksafe.govt.nz/topic-and-industry/asbestos/>

<https://www.sitesafe.org.nz/guides--resources/Safety-Blog/asbestos---what-you-need-to-know/>

<http://www.legislation.govt.nz/regulation/public/2016/0015/19.0/DLM6729706.html>





## HABITAT PROPERTY SERVICES

*asbestos - meth testing - smoke alarms*

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