

Site Assessment report

for

52 Pablo Road, Woop Woop

Date of report 12 December 2019

Prepared for John Paul

By

Arnold McGaiver

SA OPTION 1

USE OF THIS DOCUMENT

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This document is not intended for evidential purposes in civil or criminal proceedings.

This document is intended as a guide for the remediation of the above mentioned property.

The certificate of analysis contained in this document is supplied by an independent laboratory and has its own conditions of use.

SA OPTION 1

History

On 3 December 2019 I was contacted by John Paul with a concern about a property that was potentially contaminated with methamphetamine residue. The owner was served with an improvement notice issued from the local Council giving 28 days to comply.

The property was apparently raided by the police on 28 November 2019 and very little factual information has been available about the property or the set up located at the property.

According to the police report Items located at the property were identified as Category C. A clan lab kit or chemical store that is neither set up nor active but the premises has signs of previous drug manufacture. I was asked by John Paul to arrange a site inspection and swab testing of the property.

At 10:30am on 5 December 2019, I attended the property where I collected an initial MethChek 500 from the kitchen ceiling which returned a positive result to methamphetamine residue.



A further 8 swab samples were collected from the site. These would give an indication of the level of methamphetamine residues and the level of remediation works that may be required at the property if any.

The main dwelling consists of

- 1 open plan, lounge/dining room
- Kitchen
- 3 Bedrooms
- 1 Laundry off the passage
- 1 Bath room off the passage
- And a garage attached to the house

Site Inspection

First impression

On first appearance the property was in a vacant state. Not unduly messy with some items left behind after the tenants had moved out as per the following pictures.



The Structure

No Physical staining was obviously present on internal surfaces throughout the property. However this will need to be fully assessed during the remediation process. Often staining is quite a common occurrence when red phosphorous and or iodine had been used in the methamphetamine cooking process. I found no evidence of this staining at this property.

Of the 8 swabs collected 6 returned levels above the recommended safe level of $0.5\mu\text{g}$ per 100cm^2 according to the CLANDESTINE DRUG LABORATORY REMEDIATION GUIDELINES of 2011

VOC'S (Volatile Organic Compounds)

VOC levels were taken throughout the property all returned acceptable levels. The garage ranging from 124ppb to 1833ppb in the cut out in the slab.



The house ranging from 184ppb to 434ppb



ppb = Parts Per Billion

The garage

The garage is a steel purlin frame with tin on the outside. A second lining of tin had also been fitted to the inside.

In the corner of the garage was a cut out in the concrete slab that contained an unidentified liquid.

VOC testing of this liquid returned a level of 1833 PPB not what I would call extremely high. In original photos supplied there was appeared to be an alcohol distiller. It is quite possible that the liquid is in fact dregs from a distilling process, although this cannot be confirmed.

Swab Sample Results

The 8 swab samples were collected and were compared to the current investigation level of 0.5µg/100cm² set out by the Australian Crime Commission.

The results are as follows

Location	Methamphetamine	Pseudoephedrine	Amphetamine & Ephedrine
Field Blank	not detected	not detected	not detected
Kitchen Ceiling	23.7	not detected	detected
Lounge Ceiling	25.3	not detected	detected
Master Bedroom	9.4	not detected	detected
Bedroom 2 (Children's room)	0.39	not detected	not detected
Bedroom 3	7.91	not detected	detected

Laundry Ceiling	1.33	not detected	detected
Garage	25.8	0.09	not detected

The samples were analysed by Forensic & Industrial Science, Auckland using Gas Chromatography Mass Spectrometry.
See appendix 1 for a full certificate of analysis from the laboratory.

Conclusion

Due to very limited factual information we cannot confirm exactly what has happened at the property. We can only summarize what has taken place by looking at the swab test results inspecting the layout of the property and mapping possible air movement.

The only way to guarantee a clearance of any property is to completely remove all internal linings of the property however this process comes at extreme costs. I feel that prior to this all other avenues of remediation should be considered first, potentially reducing the cost while achieving the same end result.

Remediation and Recommendations

Based on my inspection, the swab test results and basic information available about the police raid and council prohibition notice, along with historical remediation results from other properties at similar levels, I believe that you only have one option in your approach to this property in order to obtain a clearance for this property I would recommend the following.

Treatment via a clean-up / wash up process, while using a neutralizing agent known to reduce the methamphetamine levels as per the remediation guidelines. If this is unsuccessful then strip out of the affected area may be the only option.

1. The removal, destruction and disposal of all soft furnishings including but not limited to all carpets, underlay, curtains, blinds and drapes.
2. The removal, destruction and disposal of any remaining contents (It is extremely important that all contents that are removed from the contaminated areas be rendered unusable.)
3. The correct packaging and disposal of any used syringes and crack pipes as clinical waste is also required.
4. Removal, destruction and disposal of all air conditioning, exhaust fans, range hood, and filters.
5. The removal, destruction and disposal of all flexible air conditioning duct work if installed.
6. The removal and disposal of all roof insulation and Hepa vacuuming of entire roof cavity.
7. Removal and capping off of lights, light switches, switches and power points by a qualified electrician

8. Flushing of all waste plumbing through out the home with a strong alkaline detergent solution such as trisodium phosphate.
9. Remove and dispose of kitchen bench tops, stove, oven
10. Where possible waste disposal skips must be delivered filled and removed on the same day to avoid public scavenging and theft of contaminated items.
11. The garage will require a precautionary wash down and further investigation of the cut out in the concrete.
12. Independent Post remediation testing and analysis (final validation testing) of this property is required prior to any rebuild works commencing.

IMPORTANT SAFETY NOTES

Only absolutely essential people should enter the property wearing the appropriate Class C PPE (Personal Protection Equipment) consisting of,

Chemical resistant coveralls (including hood)

Thick disposable nitrile gloves

Chemical resistant foot ware

Full face respirator with appropriate gas filtration cartridge ABKE1 and P100 filter or similar

(Correct disposal of these items after use must also be considered)

Those people entering should be informed of the risks involved prior to entering the site.

Due to the fact the property MAY have been used for the purpose of manufacturing drugs, we must assume there is a high probability that drugs were also being taken/used at the property. Therefore it is highly possible and most likely that discarded syringes, contaminated crack pipes and other drug related equipment could be found in the property. Due to this, extreme caution MUST be taken by EVERYONE who enters the property to avoid potential personal infection. (Hepatitis, HIV, etc.)

The contents must be sorted on an item by item basis to avoid needle puncture wounds or cut from syringes and broken contaminated crack pipes that may be contained within the items.

Due to potential health issues, the complexity involved with the removal of methamphetamine residues in this type of clean up, we would recommend that only certified remediation specialists trained in clandestine drug lab remediation complete this work.

In my professional opinion I would not allow people to enter or stay in the property. I believe it may pose a health risk to the occupants.

Please let me know if you have any questions or concerns regarding these results and I can provide more information if needed.

Arnold McGaiver

0401 234 567

Decontamination Technician/Forensic Cleaner

Appendix 1

Certificate of Analysis

SA OPTION 1

9 December 2019
Lorinda da Silva
Methaway Australia Pty Ltd

by email: lorindasilva@methaway.com.au
your reference: MTBA 17 MIT
our reference: MLTA-16

Dear Madam,

MTBA 17 MIT: Certificate of Analysis

USE OF THIS DOCUMENT

Please note the comments on the use of this Certificate of Analysis given in Appendix A.

BACKGROUND

Seven site samples and one blank sample were received on 8 December 2019.

Samples have been analysed on an as-received basis for the presence of methamphetamine, pseudoephedrine, ephedrine and amphetamine via the Gas Chromatography Mass Spectrometry (GC-MS) method described in Appendix B.

QUALITY ASSURANCE AND QUALITY CONTROL

The laboratory operated by Forensic & Industrial Science Ltd is accredited by International Accreditation New Zealand (IANZ) for analysis of Environmental Wipes and insulation via GC-MS for methamphetamine.

A field sample blank was included for analysis.

Certified reference materials were used as external and internal standards (see Appendix B).

RESULTS

Table 1: GC-MS analytical results

client ref	description	methamphetamine	pseudoephedrine	amphetamine	ephedrine
		µg/100cm ²		not quantitated	
9804	blank	not detected	not detected	not detected	not detected
9806	room 2 ceiling near win	0.39	not detected	not detected	not detected
9805	bedroom 3 ceiling	7.91	not detected	detected	not detected
9803	Garage - purlin (frame)	25.8	0.6	not detected	not detected
9810	kitchen ceiling	23.7	not detected	detected	not detected
9808	lounge ceiling near A/C	25.3	not detected	detected	not detected
9809	ceiling near light P/B	9.4	not detected	detected	not detected
9807	laundry ceiling	1.33	not detected	detected	not detected

Note 1: surface concentrations assessed by gas chromatography are *minimum concentrations* because recovery of methamphetamine and pseudoephedrine from surfaces is always less than 100%. Surface concentrations reported do not take into account the total mass available for human exposure via inhalation, dermal absorption or ingestion.

Note 2: the limit of detection is 0.03 µg/100cm².

Note 3: although amphetamine and ephedrine are not quantitated with this method; a 'detected' result represents an instrumental response comparable to that of quantitated analytes. Note 4: analysis for pseudoephedrine, amphetamine and ephedrine is not an accredited method.

Analyst's comments

1. Concentrations of methamphetamine in six of the samples submitted are greater than the Investigation Level for this compound of $0.5 \mu\text{g}/100\text{cm}^2$ as stated in the Australian Crime Commission *Clandestine Drug Laboratory Remediation Guidelines* (2011).
2. Concentrations of pseudoephedrine detected are lower than the Australian Crime Commission Investigation Level for pseudoephedrine of $600 \mu\text{g}/100\text{cm}^2$.
3. Amphetamine was detected in five of the samples submitted.
4. Ephedrine was not detected in any of the samples submitted.
5. We are not aware of any Australian or New Zealand guidelines for levels of amphetamine and ephedrine on surfaces.


Please contact us if you have any

questions. Yours faithfully,

Forensic and Industrial Science Limited



Michael A. Robertson (Key Technical Person
signatory) BSc PG Dip (Chemistry)



Erin N. Brenan
BSc (Chemistry)

