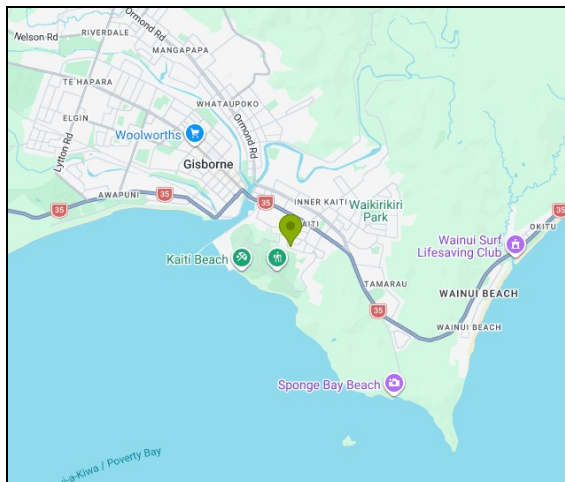


METHAMPHETAMINE SCREENING ASSESSMENT REPORT



Job: # 226356	Site Address: 14 Cambridge Terrace Kaiti, Gisborne 4010	Client: Inspire Property Management - Gisborne
Service Type: All Clear Advantage - Lab Composite	Consultant: * Mark Nevado (BSc)	Client Reference:
Date & Time of Assessment: 19 August 2026 at 10:45	Report Issue Date: 21 August 2026	

** The consultant listed above has no affiliation or involvement with the owner and/or Property Manager of the property.*

Summary of Results
 NO PRESENCE DETECTED

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Asbestos Surveys & Clearance

Water Quality Testing

Mould & Moisture

Healthy Homes Compliance

Smoke Alarms

Soil Testing

Lead Based Paint

Forensic Meth Consulting

Indoor Air Quality

Fire Safety Risk Management

Leak Alarm

Heat Pump Cleaning

1.0 Introduction & Scope of Works

All Clear Group Limited (All Clear) was engaged by Inspire Property Management - Gisborne to undertake a laboratory screening assessment (Assessment) in order to determine the presence or absence of methamphetamine in the premises.

2.0 Sampling & Lab Analysis Methodology

Samples have been collected from surfaces within the property using a methanol dampened gauze and sent to Hill Labs who is IANZ (ISO/IEC 17025) accredited to test for methamphetamine and related compounds (amphetamine, ephedrine, and pseudoephedrine) in surface wipes. Samples are extracted with 0.1M sulphuric acid followed by LC-MS/MS analysis (NIOSH 9111 modified method).

Samples are stored for 21 days by Hill Labs, thereafter they are disposed of and can no longer be reanalysed if required.

Specific sample details and images are captured and can be made available to the clients (upon request).

3.0 Property Details & Background

Table 1. Site Background Information			
Number of Buildings:	One [1]	Occupancy Status:	Vacant
Number of High-Use area:	Nine [9]		
Recent renovation or cleaning:	None disclosed by the Client		

Areas that were not accessed or sampled during this Assessment are detailed in **Table 2** below, along with recommendations (if applicable).

Table 2. Areas not Accessed or Sampled		
Location	Reason	Action
Limited-use areas	Not sampled as this was not requested by the Client	N/A
Wardrobes & cupboards	Not sampled as there were no signs of drug use or production	N/A

4.0 Results

Table 3. Laboratory Composite Analytical Results			
Lab Composite	Sample Locations	Average Result µg per 100 cm²	Theoretical Maximum µg per 100 cm²
1 (9 samples)	Entry - Door Bedroom 1 - Door Living Room - Door Bedroom 2 - Door Bedroom 3 - Door Kitchen - Wall Frame Bathroom - Door Toilet - Door Laundry - Window Frame	Below Reporting Threshold of < 0.02	< 0.18

Note 1: all locations are regarded as high-use areas unless stated otherwise or specifically requested.
Note 2: the limit of detection for Methamphetamine (and precursors) is 0.02 µg/sample.

5.0 Conclusion

5.1 Lab Composite 1

Analysis of the composite sample taken shows that methamphetamine or related compounds (amphetamine, ephedrine, and pseudoephedrine) are NOT present (below the current lab testing capability threshold of 0.02 µg per 100 cm²).

Methamphetamine or related compounds (amphetamine, ephedrine, and pseudoephedrine) were not present in any sample - this result suggests that it is **highly unlikely** that methamphetamine or related compounds were ever produced and/or consumed in the property prior to the date of this test.

This report establishes a clear baseline as at 19 August 2026 at 10:45, with no detectable presence identified.

This report can be furnished to any third party interested in the property.

All Services are undertaken in accordance with [NZS8510:2017](#) and Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026.

Please note, our Terms of Service applies to all services provided by All Clear Group Limited. A copy of these Terms is available on our website: <http://www.allclear.nz/pages/terms-of-service>

Reports provided, results obtained, and all correspondence is considered confidential between All Clear Group Limited and the client.

All Clear Group Limited **DOES NOT** undertake cleaning or remediation work.

THIS REPORT MUST NOT BE REPRODUCED EXCEPT IN FULL.

Reviewed by:

Kimi Singh (BSc)

Junior Consultant | Authorised Signatory



Authorised by:

Joanna Leung (PGDipForensic, BSc & BOHS IP402 & IP404)

Head of Science & Consulting | Technical Manager



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Asbestos Surveys & Clearance

Water Quality Testing

Mould & Moisture

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Lead Based Paint

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Indoor Air Quality

Fire Safety Risk Management

Leak Alarm

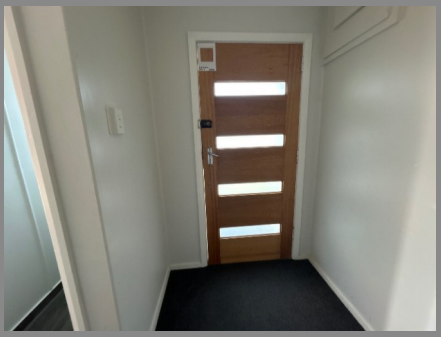
Heat Pump Cleaning

Appendix A - Property Images - Surfaces Tested for Methamphetamine (click to view high-res photos)

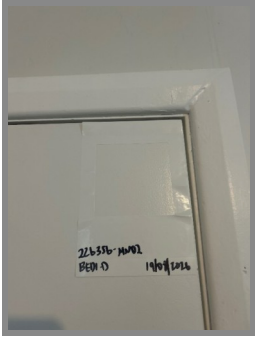
226356-MN01 – Entry – Door



< 0.18 µg per 100 cm² (lab composite theoretical maximum)



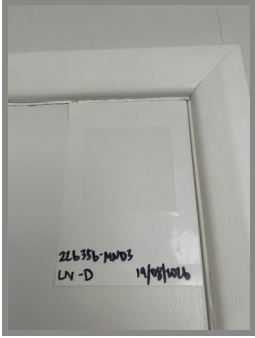
226356-MN02 – Bedroom 1 – Door



< 0.18 µg per 100 cm² (lab composite theoretical maximum)



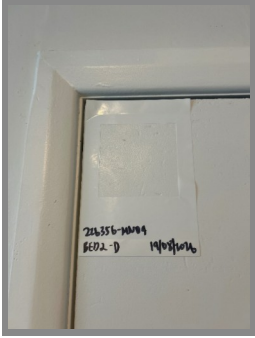
226356-MN03 – Living Room – Door



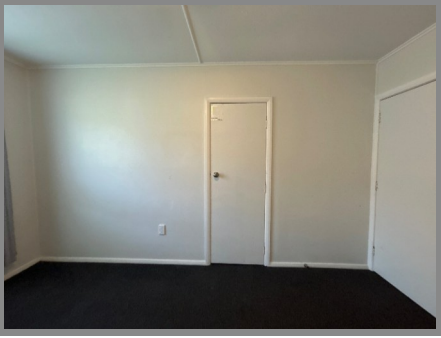
< 0.18 µg per 100 cm² (lab composite theoretical maximum)



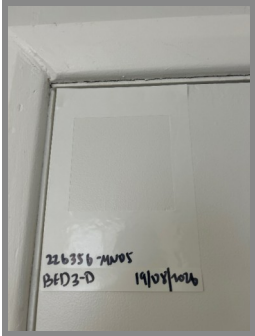
226356-MN04 – Bedroom 2 – Door



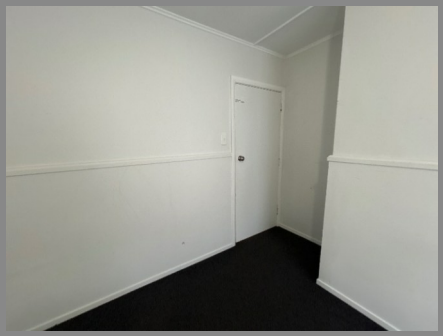
< 0.18 µg per 100 cm² (lab composite theoretical maximum)



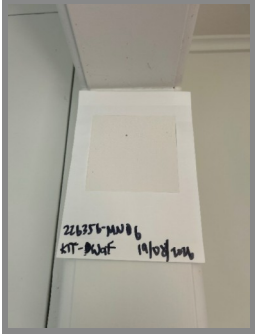
226356-MN05 – Bedroom 3 – Door



< 0.18 µg per 100 cm² (lab composite theoretical maximum)



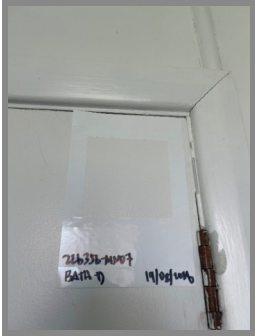
226356-MN06 – Kitchen – Wall Frame



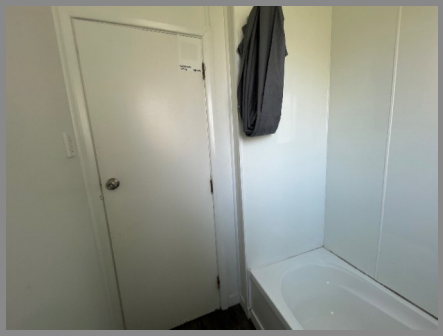
< 0.18 µg per 100 cm² (lab composite theoretical maximum)



226356-MN07 – Bathroom – Door



< 0.18 µg per 100 cm² (lab composite theoretical maximum)



226356-MN08 – Toilet – Door



< 0.18 µg per 100 cm² (lab composite theoretical maximum)





Appendix B - Limitations and Disclaimers

1. The results received are only reflective of similar surfaces/material types in the premises sampled during the assessment and not of ALL surfaces present.
2. Cleaning of the property prior to an assessment being completed may influence the results by reducing the recovery of methamphetamine residue from the surface.
3. The purpose of the assessment is to determine the extent and presence of methamphetamine related contamination. It is noted that any extensive painting undergone in the premises may reduce and temporarily mask the presence of methamphetamine on the surfaces. Under these circumstances, it is not possible to definitively determine the sub-surface contamination and 'double swabbing' would be recommended.

Appendix C - Quality Assurance

1. Field blanks are regularly collected for quality assurance. The sampling test kits are supplied at Hill Labs, which includes a sealed tube with a methanol dampened gauze, gloves and sampling template. All Clear Group adheres to strict Standard Operating Procedures in order to minimise the risk of cross contamination.
2. Hill Labs is accredited by International Accreditation New Zealand (IANZ) for analysis of methamphetamine and other related compounds.
3. All Laboratory Certificates are reviewed by Key Technical Persons (IANZ accreditation) at Hill Labs.

Appendix D - Landlord Disclosure Requirement

1. As of 27 August 2019, the Residential Tenancies Act allows landlords the rights to enter rental premises for the purpose of testing for methamphetamine (and precursors) provided the correct notice, detailed in s48(2ba), has been given. The landlord must inform the tenants what they are testing for and share the results of the testing (in writing) with the tenants within seven days of receiving them.
2. Landlords who knowingly rent premises that are contaminated above the prescribed level (as set out in the regulations) without decontaminating in accordance with the regulations may be held liable for financial penalty of up to \$4000.

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Asbestos Surveys & Clearance		Water Quality Testing		Mould & Moisture	
Smoke Alarms		Soil Testing		Lead Based Paint	
Fire Safety Risk Management		Forensic Meth Consulting		Indoor Air Quality	
		Leak Alarm		Heat Pump Cleaning	

Certificate of Analysis

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Client:	All Clear Group Limited PO Box 41238 Mt Roskill Auckland 1440	Lab No:	4293214	MSDTAPV1
		Date Received:	20-Aug-2026	
		Date Reported:	21-Aug-2026	
		Quote No:	110495	
		Order No:	226356	
		Client Reference:	Inspire Property Management/14 Cambridge Terrace, Kaiti, Gisborne	
		Submitted By:	All Clear Group Limited	

Sample Type: Methamphetamine Composite Sample Fraction

Sample Name:	Lab Number	Amphetamine µg/sample	Ephedrine µg/sample	Methamphetamine µg/sample	Pseudoephedrine µg/sample
Composite of 226356-MN01;entry-d, 226356-MN02;b1-d, 226356-MN03;lr-d, 226356-MN04;b2-d, 226356-MN05;b3-d, 226356-MN06;kit-waf, 226356-MN07;bath-d, 226356-MN08;toi-d and 226356-MN09;lau-wf	4293214.10	< 0.02	< 0.02	< 0.02	< 0.02

Sample Name:	Lab Number	Methamphetamine Potential Maximum in Single Sample* µg/sample
Composite of 226356-MN01;entry-d, 226356-MN02;b1-d, 226356-MN03;lr-d, 226356-MN04;b2-d, 226356-MN05;b3-d, 226356-MN06;kit-waf, 226356-MN07;bath-d, 226356-MN08;toi-d and 226356-MN09;lau-wf	4293214.10	< 0.18

Analyst's Comments

Sample 10 Comment:

For interpretation of the results presented in this Analysis Report, please contact the person or company that collected the samples.

Sample 10 Comment:

The Methamphetamine Potential Maximum in Single Sample calculation is based on the scenario whereby all the methamphetamine in a composite is attributed to a single sample.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Methamphetamine Composite Sample Fraction

Test	Method Description	Default Detection Limit	Sample No
Methamphetamine & Precursors Laboratory Compositated Sample	Desorption with 0.1M Sulphuric by shaking, LCMSMS analysis. (modified NIOSH9111).	0.02 µg/sample	10
Methamphetamine Potential Maximum in Single Sample (ug/sample)*	Calculation: Laboratory Composite Methamphetamine result multiplied by the number of wipes in composite.	0.04 µg/sample	10



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed on 21-Aug-2026. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

A handwritten signature in blue ink, appearing to be 'Ara Heron', written over a horizontal line.

Ara Heron BSc (Tech)
Client Services Manager - Environmental