

Asset Property Inspections



11 Spedding Road, Tikipunga, Whangarei

26th June 2026



Methamphetamine Residue Sampling

Prepared for:	Quinovic- Whangarei
Inspection date:	26 th June 2026
Inspection address:	11 Spedding Road, Tikipunga, Whangarei
Inspection carried out by:	Marc Farmer – Asset Property Inspections
Property Occupancy:	Vacant
Other persons present during screening:	None

Sampling Technique conducted:

- Baseline lab composite



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1. Disclaimer

Limitations of methamphetamine sampling.

- *The results presented in this report provide a snapshot of surface conditions on the day of inspection only.*
- *Variations in surface contamination are possible.*
- *Limited sampling was performed on site.*
- *Asset Property Inspections Ltd use all reasonable skill and care to ensure accuracy in our testing process, however Asset property inspections ltd do not provide or imply a warranty or guarantee that the property as inspected is void from any such hazards and any written or verbal documentation or information supplied by Asset Property Inspections Ltd is to be used as a guide only.*
- *This document and information contained within is intended for the use of the client who commissioned our services unless written permission has been obtained from Asset Property Inspections Ltd.*
- *Asset Property Inspections Ltd accept no responsibility for any loss, damage, cost or expense whether direct or indirect incurred by clients in acting in reliance upon any results or information provided by Asses Property Inspections Ltd*
- *In addition, Asset Property Inspections can confirm that we have no direct or indirect interest in the property being sampled/assessed*
- *Asset Property Inspections has no direct or indirect association with any professional remediation/decontamination company*

Asset Property Inspections Limited



2. Executive Summary

Asset Property Inspections were engaged to conduct methamphetamine screening to detect any methamphetamine residue at 11 Spedding Road, Whangarei in reference to NZS 8510:2017 and in accordance with the Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026, which came into force on 16 April 2026.

As this was an initial screening assessment, a sample was extracted from each high use area and analysed as a lab composite.

A lab composite will accurately identify the presence of any methamphetamine but is unable to identify levels in each high use area.

Summary of Findings

- a) No methamphetamine was detected in the field composite
- b) No further action is required
- c) This property is safe to enter and occupy



3. Introduction

This assessment has been completed with reference to NZS 8510:2017 and in accordance with the Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026, which came into force on 16 April 2026.

The Regulations set out the current legal requirements for testing, analysis, and contamination thresholds in residential rental properties and take precedence over NZS 8510:2017 where any differences exist. All results relied upon in this report for compliance purposes are based on laboratory analysis in line with these requirements.

If a lab composite identifies methamphetamine levels with the potential of any one room having contamination above 15 micrograms/100cm² then individual retesting of all samples is required to ascertain exact levels in all high use areas within the dwelling. If methamphetamine is identified at levels at or above 30 micrograms/100 cm², the property may be considered uninhabitable at this level and professional decontamination is required until levels are reduced below 15 micrograms/100 cm². This ensures that the property is safe to enter or occupy.

A high use area is defined by any area in a property that can easily be accessed and regularly used by adults and children. This includes all areas within the property including garages and outbuildings.

A low use area is an area that is likely to be accessed only by adults and only for short periods of time. This includes crawl spaces and wall cavities



4. Relevant history

Previous methamphetamine screening assessment conducted at this address? yes

If yes, when was this conducted and the result: March 2021, no methamphetamine detected

Any suspicion of methamphetamine use or manufacture? Not known

Any evidence of recent painting/ renovation or deep cleaning? No

Reason from methamphetamine screening assessment: Tenancy check

Any health and safety issues during assessment: No

Was appropriate PPE worn during screening: Yes



5. Scope of work

Asset Property Inspections have compiled this report following request to conduct baseline methamphetamine testing.

Baseline methamphetamine testing is conducted by extracting individual samples from each high use area in a property that are then appropriately couriered to Analytica Laboratories for analysis as a lab composite.

This will identify the presence of methamphetamine residue and the level of contamination but will not identify levels of contamination in each area.

This assessment has been conducted with reference to NZS 8510:2017 and in accordance with the Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026.



6. Initial Property inspection

BRIEF PROPERTY DESCRIPTION: 11 Spedding Road is a standalone four bedroom dwelling with separate garage on one level

EXTERIOR OVERALL CONDITION: Acceptable with no collections of debris or chemical containers. Evidence of recent fire pits seen. No drug paraphernalia observed. No hazardous waste observed.

INTERIOR OVERALL CONDITION: reasonable

HIGH USE AREAS IDENTIFIED: Lounge/kitchen/dining, hall, laundry/toilet, bathroom, beds 1, 2, 3, 4, garage

NUMBER OF SAMPLES EXTRACTED: Ten samples extracted and analysed as a lab composite



7. Sampling Procedure:

We use methanol-soaked swabs to wipe 100cm² samples compliant with NIOSH 9111 sampling method, in areas that have not been cleaned or painted recently.

Analytica Laboratories are IANZ accredited and are accurately able to detect methamphetamine to very low levels of 0.02 micrograms per 100cm².

They also test for precursor drugs which can be used in the manufacturing of methamphetamine.

SAMPLING TECHNIQUE:

- A new pair of gloves are used for each sample
- Methanol soaked gauze is used
- A new template which is named is used for every sample
- The surface to be sampled is wiped with firm pressure using vertical strokes then horizontal strokes then folded and followed by vertical strokes then horizontal strokes then folded on itself, with the exposed side in the gauze is placed in a sample tube which is clearly labelled.
- Correct documentation is completed and along with sample tubes placed in the shipping container and sealed. The samples are couriered to Analytica Laboratories as soon as practical.

SAMPLE SITE SELECTION:

In each room to be sampled, a strategy is used to select sampling points:

- Highpoints as fumes rise then condense at higher levels such as ceilings. Ceilings are also less likely to have recently been cleaned.
- Areas around windows which are cooler is also where fumes are likely to condense.
- Varnished and painted areas have higher recovery rates of methamphetamine residue.
- Hard, non-porous surfaces such as tiles, glass or bench tops have higher concentrations if present, as the fumes will not be absorbed.

AREAS WITH POOR RECOVERY RATE OF METHAMPHETAMINE RESIDUE:

- Wallpapers and other porous wall coverings
- Bare wood
- Fabrics, carpets, curtains and other soft furnishings

Analytica Laboratories keep samples for 30 days if any further individual tests are required

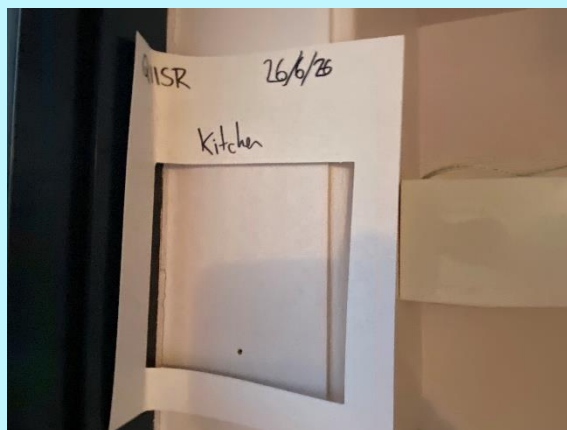


8. Sampling site photographs

High use area

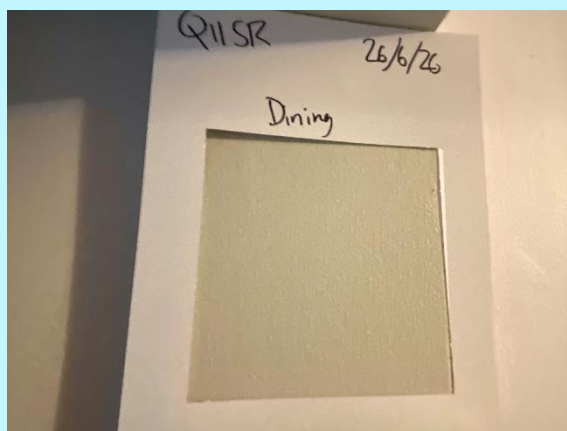


Sample location



Kitchen

Painted wood window frame



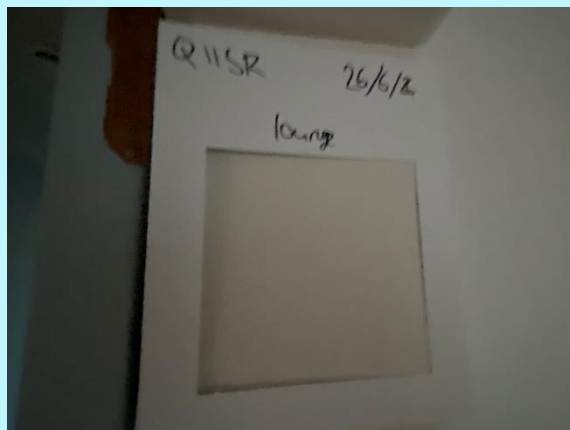
Dining area

Painted wood arch

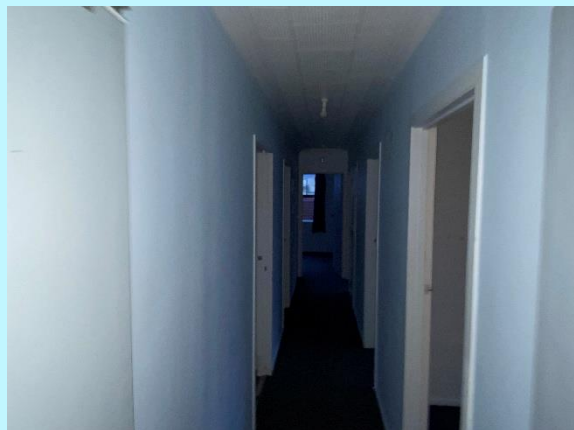
High use area



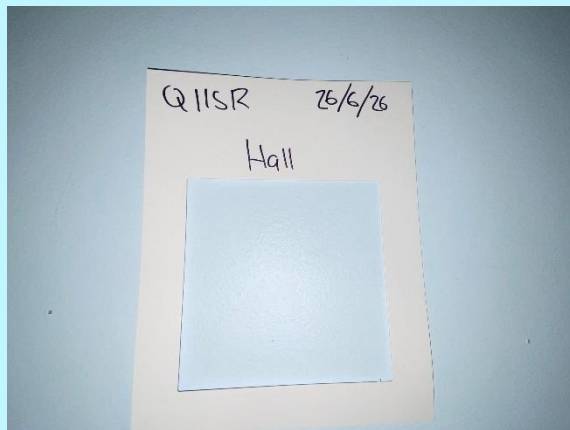
Sample location



Lounge



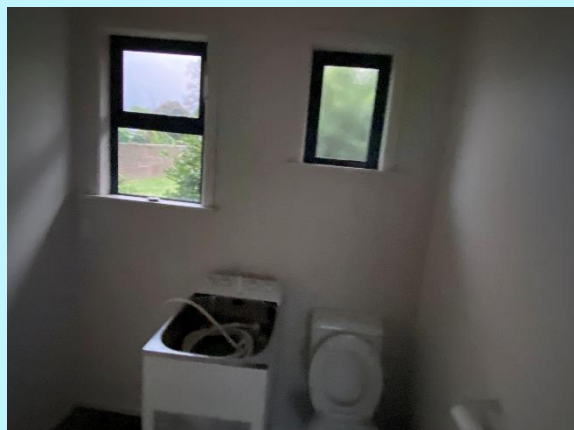
Heat pump cover



Hall

Painted plasterboard wall

High use area

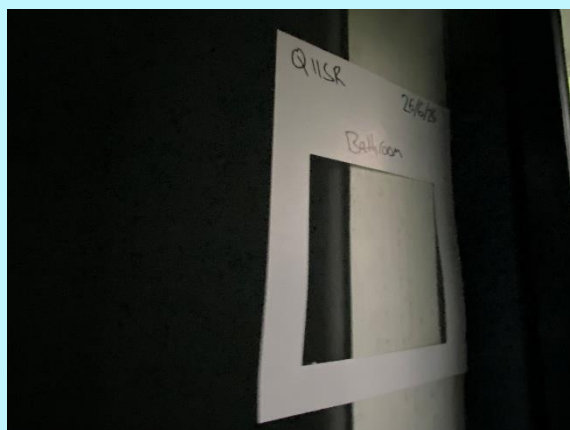


Sample location



Laundry/toilet

Painted wood window frame



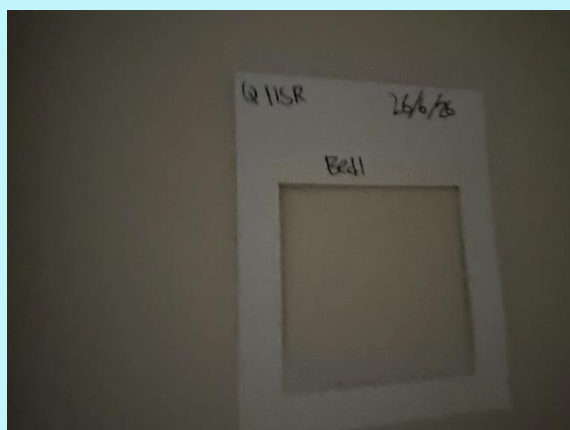
Bathroom

Painted wood window frame

High use area

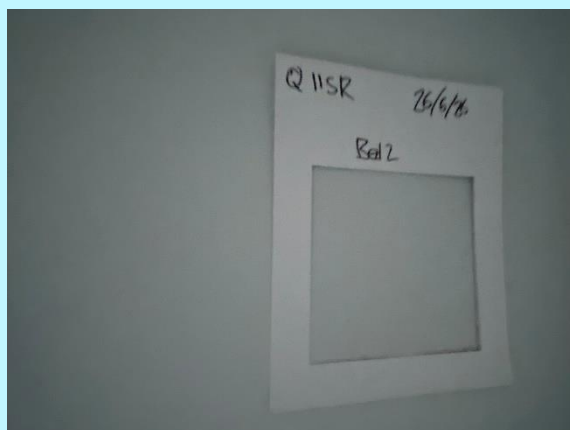


Sample location



Bed 1

Painted plasterboard wall



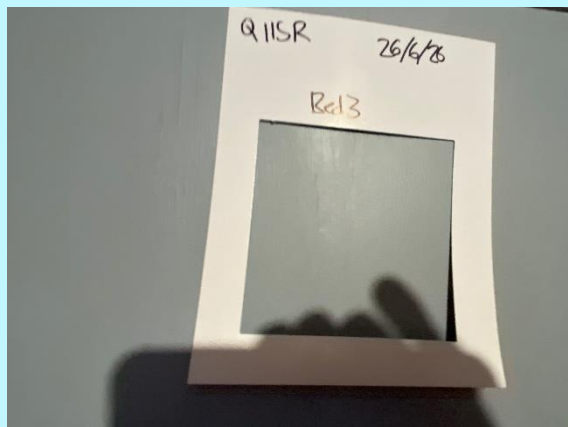
Bed 2

Painted plasterboard wall

High use area

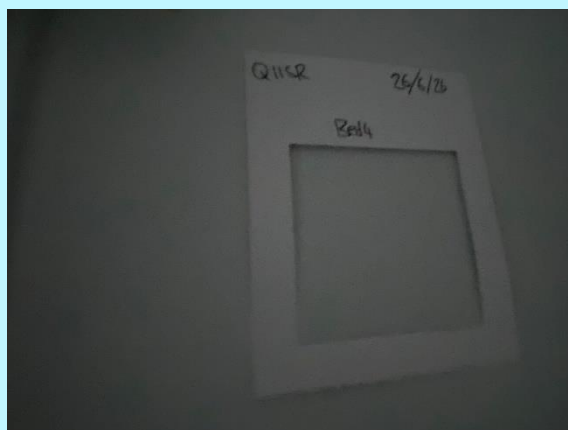
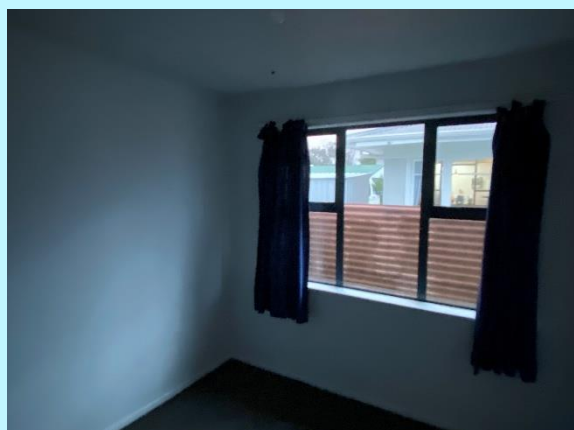


Sample location



Bed 3

Painted wood door



Bed 4

Painted plasterboard wall

9. Laboratory Analysis:

ALS Food & En
Ruakura Resea
10 Bisley Road
T: +64 7 974 4740
E: ALSFood.Hamilton@alsglobal.com

To exit full screen, swipe down from top of screen or press **Esc**



CERTIFICATE OF ANALYSIS

Asset Property Inspections
60 Sherwood Road, Onerahi
Whangarei 0110
Attention: Hazel Farmer
Phone: 021556491
Email: office@assetpi.co.nz

Lab Reference: 26-12809
Submitted by:
Date Received: 30/06/2026
Testing Initiated: 30/06/2026
Date Completed: 1/07/2026
Order Number:
Reference: Q11SR

Sampling Site: 11 Speeding Road

Report Comments

Samples were collected by yourselves (or your agent) and analysed as received at ALS NZ (or at the subcontracted laboratories, when applicable). Samples were in acceptable condition unless otherwise noted on this report. Specific testing dates are available on request.

Results Summary

Methamphetamine and Related Compounds

Lab Composite of Discrete Samples

Laboratory ID	Sample ID	Samples in Composite	Methamphetamine	Amphetamine	Ephedrine	Pseudoephedrine
	Units Reporting Limit	-	µg/sample 0.02	µg/sample 0.02	µg/sample 0.02	µg/sample 0.02
26-12809-1	Bed 1; Marc					
26-12809-2	Bed 4; Marc					
26-12809-3	Bed 2; Marc					
26-12809-4	Bed 3; Marc					
26-12809-5	Bathroom; Marc					
26-12809-6	Kitchen; Marc					
26-12809-7	Hall; Marc					
26-12809-8	Lounge; Marc					
26-12809-9	Dining; Marc					
26-12809-10	Laundry; Marc					
26-12809-11	10 Sample Composite (#1-10)	10	<0.02	<0.02	<0.02	<0.02

Theoretical Maximum Levels

Laboratory ID	Sample ID	Samples in Composite	Theoretical Max Methamphetamine	Theoretical Max Amphetamine	Theoretical Max Ephedrine	Theoretical Max Pseudoephedrine
	Units	-	µg/sample	µg/sample	µg/sample	µg/sample
26-12809-11	10 Sample Composite (#1-10)	10	<0.2	<0.2	<0.2	<0.2

All tests reported herein have been performed in accordance with the laboratory's scope of accreditation with the exception of tests marked *, which are not accredited.
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Report Date 1/07/2026



Method Summary and Results Interpretation

This report should be read in conjunction with the report supplied by the sampler or sampling company, which offers interpretation of results based on standards or guidelines they consider relevant to the sampling location and reason for testing. The laboratory does not provide interpretation of results; the accompanying report from the sampling company contextualises sample collection and guides appropriate interpretation.

Lab Composites

Samples are extracted with 0.1M sulfuric acid followed by dilution. Analysis by LC-MS/MS (NIOSH 9111 modified), per laboratory testing requirements of NZS 8510:2017.

Submitted samples comprise a single surface wipe. Compositing of samples is performed by the laboratory (maximum of 10 samples per composite), per NZS 8510:2017. The results are reported as µg/sample and represent the average of all residues from the samples making up the Laboratory Composite.

Calculated "Theoretical Maximum Levels" are supplied for comparisons with relevant guidelines as long as the samples were collected from 100 cm² areas following the NIOSH 9111 method.



Sabina Chapagain, Dip.Tech.Sci.
Senior Laboratory Technician

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10. Summary of Results:

No methamphetamine detected

11. Recommendations:

No further action required



12. Certification:

Certification of Assessment in Accordance with NZS: 8510:2017

Overall Results	
Contamination level Assessment:	No methamphetamine residue detected
Property Address:	11 Spedding Road, Tikipunga, Whangarei
Client:	Quinovic- Whangarei
Company name:	Asset property Inspections
Samplers name:	Marc Farmer
Date of Test:	26 th June 2026

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 8510:2017 testing and decontamination of methamphetamine-contaminated properties - and I am competent to undertake this inspection.

Signature:

Date:

2nd July 2026

A handwritten signature in blue ink, appearing to read "MF", is written over a large, faint, diagonal watermark that says "Asset Property Inspections".

Director/Owner Asset Property Inspections

Asset Property Inspections