

House A-01 - ordinary first-home property

Fictional evidence pack | File MG-A01 | Education only

A fictional four-bedroom home with ordinary maintenance items.

Important boundary

This is a newly authored, hypothetical teaching document. It is not a real LIM, building report, valuation, insurance decision, lender approval, client story, or property record. The address and property identity are synthetic.

Property snapshot

Illustrative property facts
Synthetic Auckland example
Four bedrooms
Approx. 190 m2 floor area
Approx. 800 m2 section
Illustrative value band: \$850,000-\$1,050,000

Evidence summary

LIM questions

Check drainage, consents, notices, hazards, title information, and any discrepancy with the property.

Building inspection

Visual observations include a loose handrail, worn sealant, older hot-water-cylinder insulation, and minor drainage observations.

Valuation and insurance

The value band is a teaching range, not a registered valuation. Ask the insurer and lender for property-specific requirements.

Suggested next step

Obtain quotes for safety work, confirm insurance, and have the lawyer review the title, LIM, agreement conditions, and deadlines.

Use this pack to identify questions and evidence to obtain. It does not replace advice from a lawyer, building specialist, insurer, valuer, or lender.