MG-A01 — building-inspection

Fictional educational document. This independent document is newly authored for MoreGage teaching. It is not an official council LIM, LINZ title, registered valuation, building inspection, insurance decision, or lender approval.

Property: 14 Kauri Rise, Harbourview

Legal description: Lot 12 DP 900101

Evidence date: 2026-08-27

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4. Pre-purchase building inspection — synthetic NZS 4306-style version

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Inspection scope: Visual, non-invasive inspection of reasonably accessible areas only. No destructive testing, laboratory testing, specialist weathertightness assessment, or guarantee of future performance.

Property description: 1981 timber-framed dwelling with brick veneer and long-run metal roofing; approximately 190 m² floor area on approximately 800 m² land.

Findings

Priority	Observation	Recommended response
maintenance	worn sealant at selected wet-area junctions	Obtain repair, monitoring, testing, or specialist advice appropriate to the finding.
safety	loose handrail at rear steps	Obtain repair, monitoring, testing, or specialist advice appropriate to the finding.
monitor	older hot-water-cylinder insulation and minor surface drainage ponding	Obtain repair, monitoring, testing, or specialist advice appropriate to the finding.

Access limitations

- Concealed framing, foundations, wall cavities, services, and buried drainage are not confirmed.
- Moisture readings, if used, are screening observations and not a diagnosis.
- Possible asbestos material is not a laboratory finding.
- Flood depth, future hazard severity, and insurance availability cannot be established by this report alone.

Teaching question: Which findings are ordinary maintenance, which need specialist investigation, and which affect the offer conditions?

Independent-review boundary: Review this document alongside the other property evidence and obtain appropriate professional advice. It must not be read as an official record or approval.