scott@pinpropertyinspections.co.nz
Phone: 0224185067

Holiday Home Inspection Report



Address	16b Sainsbury Road, Fernhill, Queenstown 9300
Owner	Owner Name
Inspection Date	22 Oct 2026
Next Inspection Date	

Dear Owner

Please find your most recent inspection report below. We recommend you take the time to read over it carefully, paying particular attention to any maintenance notes.

Thank you very much for using PIN Property Inspections, we pride ourselves on providing high quality client care.

If you have any queries in relation to this report, or any matter, please do not hesitate to contact me on scott@pinpropertyinspections.co.nz.

View your photos/videos online via Gallery Link

Kind regards,
Scott Duncan

Maintenance Required

Dripping tap in ensuite

Our Summary

Property is in great order with no visible major issues.

Tap in ensuite seems to have a very slow leak

Detailed Observations From This Inspection

Area	Clean	Undamaged	Working	Maintenance	Comments/Notes
Entry	✓				
Door			✓		Marked Refer to media: 1 2
Floor	✓	✓			Refer to media: 3 4 5 6 7
Walls	✓	✓			Refer to media: 8
Ceiling	✓	✓			Refer to media: 9 10
Entry Lighting			✓		Refer to media: 11
Points		✓	✓		Refer to media: 12
Garage	✓	✓			
Outside		✓			Refer to media: 13 14
Floor	✓	✓			Minor marks Refer to media: 15 16
Walls	✓	✓			Refer to media: 17 18
Ceiling		✓			Refer to media: 19 20
Lighting			✓		
Lounge	✓				**Refer to media:** 21 22 23 24 25
Door		✓			Refer to media: 26
Floor		✓			Refer to media: 27 28
Walls	✓				Some minor marks and chips Refer to media: 29
Ceiling		✓			Refer to media: 30 31
Lighting			✓		Refer to media: 32 33
Points		✓			
Corded Blinds and Window Coverings		✓	✓		Refer to media: 34 35
Windows/Window Safety Devices		✓			
Ceiling Fan/Air Conditioner			✓		Refer to media: 36 37
Bathroom 1	✓	✓			**Refer to media:** 38 39 40 41 42 43 44 45
Door		✓			

Floor		✓			
Walls		✓			
Ceiling		✓			
Lighting			✓		
Windows/Window Safety Devices		✓			Refer to media: 46
Sink/Taps		✓			
Toilet		✓	✓		
Shower/Bath/Taps		✓	✓		
Bathroom 2		✓			**Refer to media:** 47 48 49 50 51
Door		✓			
Floor		✓			
Walls		✓			
Ceiling		✓			
Lighting			✓		
Windows/Window Safety Devices		✓			
Sink/Taps				✓	Sink taps looks as though it has a very slow drp Refer to media: 52
Toilet		✓			
Shower/Bath/Taps			✓		
Bedroom 1	✓	✓			**Refer to media:** 53 54 55 56
Door		✓			Refer to media: 57
Floor		✓			
Walls		✓			
Ceiling		✓			
Lighting			✓		
Corded Blinds and Window Coverings	✓	✓			
Wardrobe/Drawers/ Shelves	✓	✓			
Windows/Window Safety Devices		✓			
Bedroom 2	✓	✓			**Refer to media:** 58 59 60 61 62 63
Door		✓			
Floor					

		✓			
Walls		✓			
Ceiling		✓			
Lighting			✓		
Corded Blinds and Window Coverings		✓			
Wardrobe/Drawers/ Shelves		✓			
Windows/Window Safety Devices		✓			
Bedroom 3	✓	✓			**Refer to media:** 64 65 66 67 68
Door		✓			
Floor		✓			
Walls		✓			
Ceiling		✓			
Lighting			✓		
Corded Blinds and Window Coverings		✓			
Wardrobe/Drawers/ Shelves		✓			
Windows/Window Safety Devices		✓			
Kitchen/Meals	✓	✓			**Refer to media:** 69 70 71
Floor		✓			Refer to media: 72 73
Walls		✓			
Ceiling		✓			Refer to media: 74 75
Lighting			✓		
Windows/Window Safety Devices		✓			
Bench		✓			
Cupboard		✓			
Drawer		✓			
Sink		✓			
Oven	✓	✓			
StoveTop	✓				Refer to media: 76
RHood			✓		
D/washer	✓		✓		Refer to media: 77

Corded Blinds and Window Coverings			✓		
Laundry					**Refer to media:** 78
Washing Machine Taps	✓		✓		Refer to media: 79 80
Rear Gardens		✓			
Garden		✓			Tap was dripping, now turned off Refer to media: 81 82 83 84 85 86
Fence		✓			
Patio		✓			Refer to media: 87 88 89 90 91 92
Hot Water System			✓		
Gutters/Downpipes		✓			
Passage/Hallway		✓			**Refer to media:** 93 94 95 96
Floor		✓			Refer to media: 97 98 99 100 101
Walls		✓			Refer to media: 102 103 104
Ceiling		✓			Refer to media: 105 106
Lighting		✓	✓		Refer to media: 107
Exterior					**Refer to media:** 108 109 110 111 112 113 114

Media

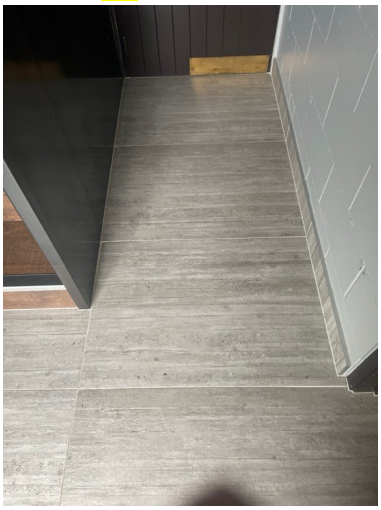
Entry - Door :
Photo: (1) Taken : 22/10/2026



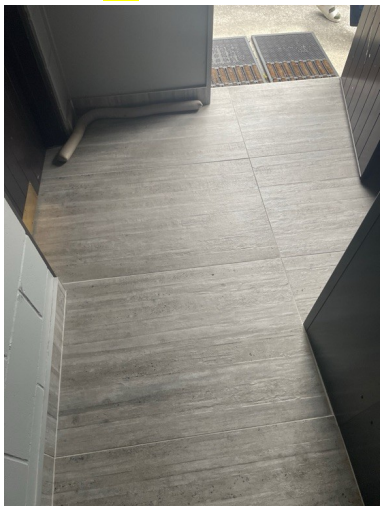
Entry - Door :
Photo: (2) Taken : 22/10/2026



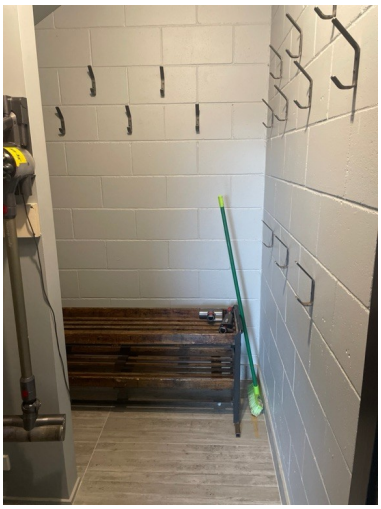
Entry - Floor :
Photo: (3) Taken : 22/10/2026



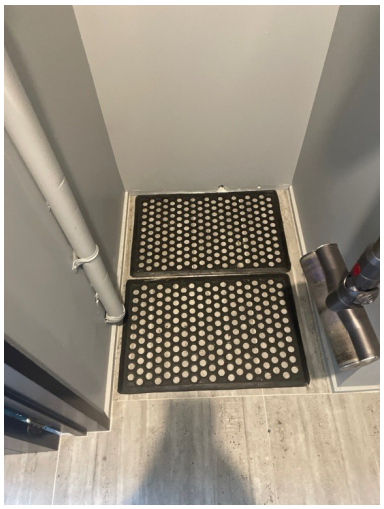
Entry - Floor :
Photo: (4) Taken : 22/10/2026



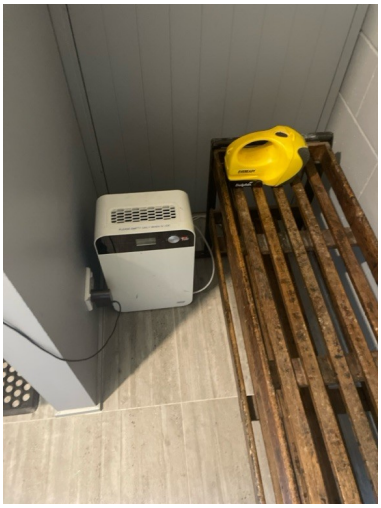
Entry - Floor :
Photo: (5) Taken : 22/10/2026



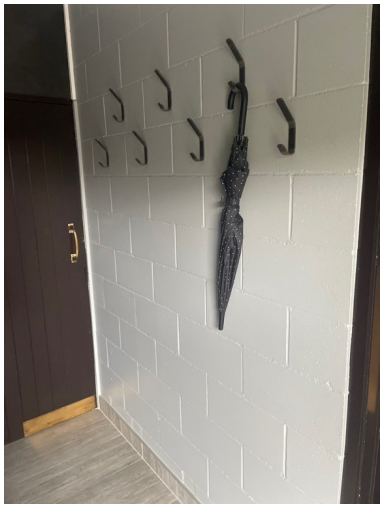
Entry - Floor :
Photo: (6) Taken : 22/10/2026



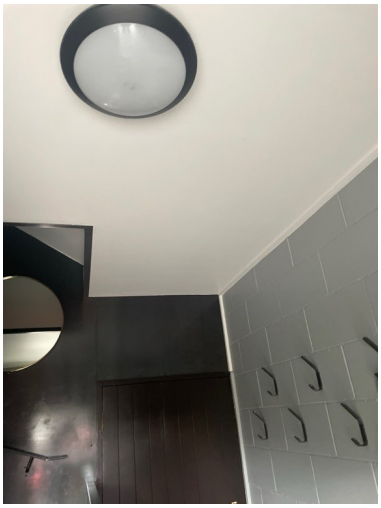
Entry - Floor :
Photo: (7) Taken : 22/10/2026



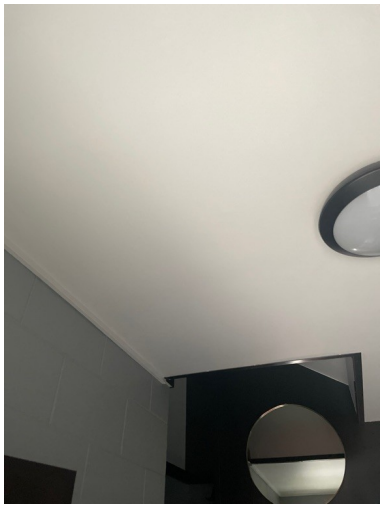
Entry - Walls :
Photo: (8) Taken : 22/10/2026



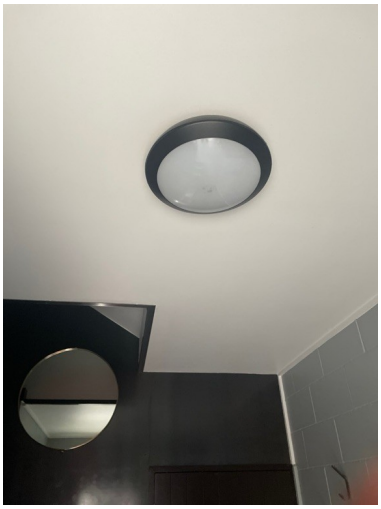
Entry - Ceiling :
Photo: (9) Taken : 22/10/2026



Entry - Ceiling :
Photo: (10) Taken : 22/10/2026



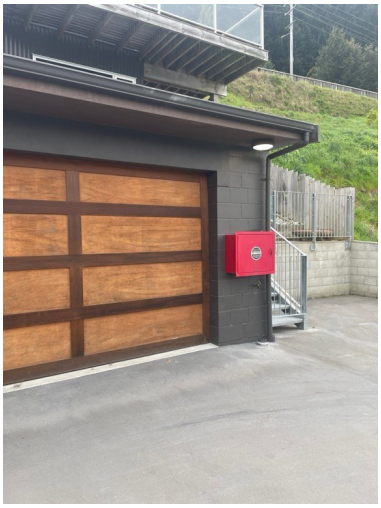
Entry - Entry Lighting :
Photo: (11) Taken : 22/10/2026



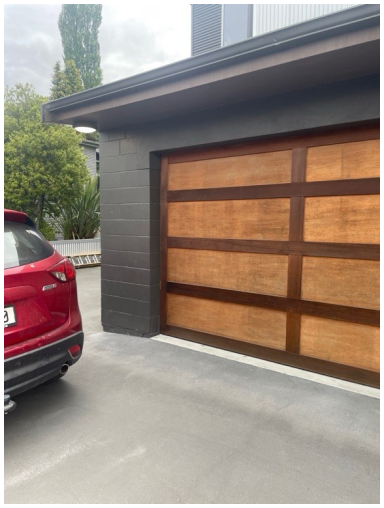
Entry - Points :
Photo: (12) Taken : 22/10/2026



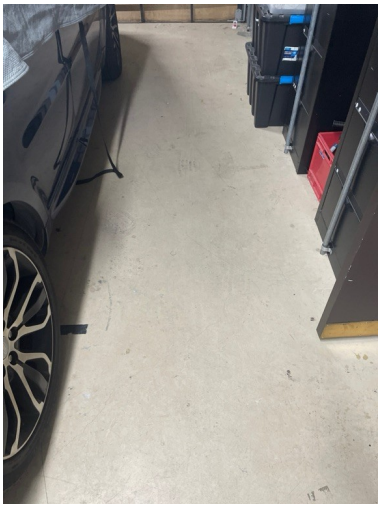
Garage - Outside :
Photo: (13) Taken : 22/10/2026



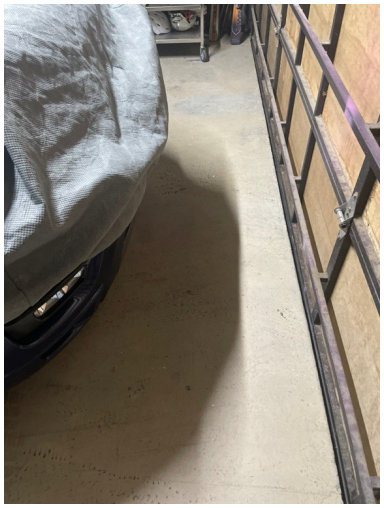
Garage - Outside :
Photo: (14) Taken : 22/10/2026



Garage - Floor :
Photo: (15) Taken : 22/10/2026



Garage - Floor :
Photo: (16) Taken : 22/10/2026



Garage - Walls :
Photo: (17) Taken : 22/10/2026



Garage - Walls :
Photo: (18) Taken : 22/10/2026



Garage - Ceiling :
Photo: (19) Taken : 22/10/2026



Garage - Ceiling :
Photo: (20) Taken : 22/10/2026



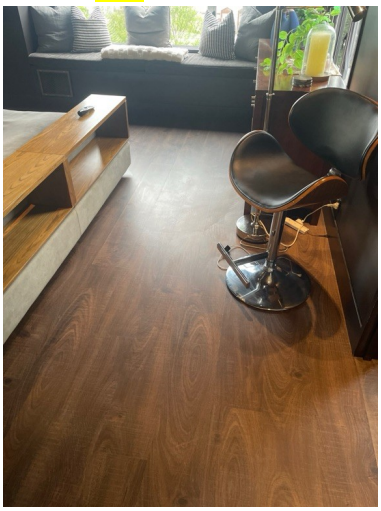
Lounge :
Photo: (21) Taken : 22/10/2026



Lounge :
Photo: (22) Taken : 22/10/2026



Lounge :
Photo: (23) Taken : 22/10/2026



Lounge :
Photo: (24) Taken : 22/10/2026



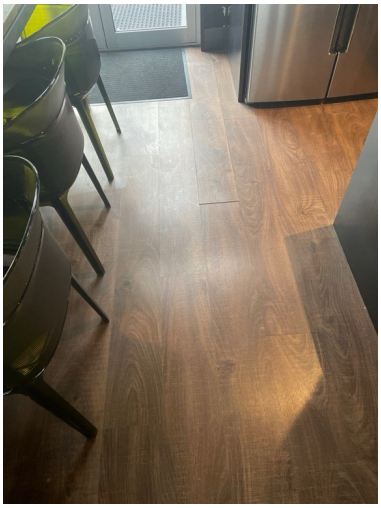
Lounge :
Photo: (25) Taken : 22/10/2026



Lounge - Door :
Photo: (26) Taken : 22/10/2026



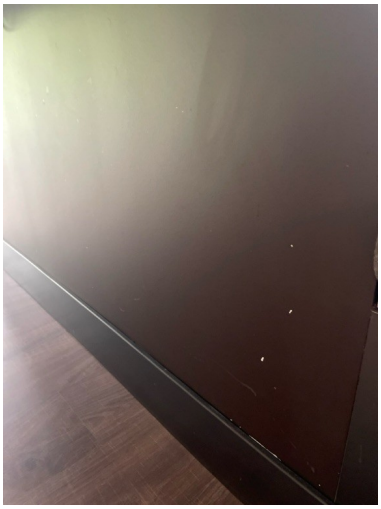
Lounge - Floor :
Photo: (27) Taken : 22/10/2026



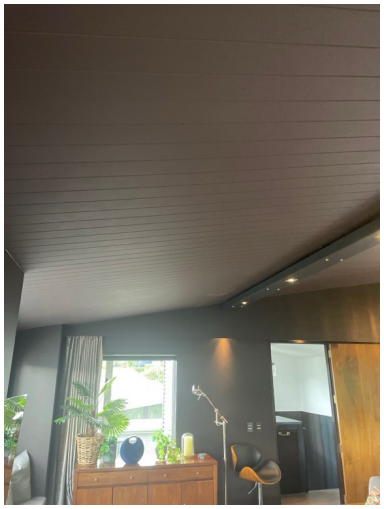
Lounge - Floor :
Photo: (28) Taken : 22/10/2026



Lounge - Walls :
Photo: (29) Taken : 22/10/2026



Lounge - Ceiling :
Photo: (30) Taken : 22/10/2026



Lounge - Ceiling :
Photo: (31) Taken : 22/10/2026



Lounge - Lighting :
Photo: (32) Taken : 22/10/2026



Lounge - Lighting :
Photo: (33) Taken : 22/10/2026



Lounge - Corded Blinds and Window Coverings :
Photo: (34) Taken : 22/10/2026



Lounge - Corded Blinds and Window Coverings :
Photo: (35) Taken : 22/10/2026



Lounge - Ceiling Fan/Air Conditioner :
Photo: (36) Taken : 22/10/2026



Lounge - Ceiling Fan/Air Conditioner :
Photo: (37) Taken : 22/10/2026



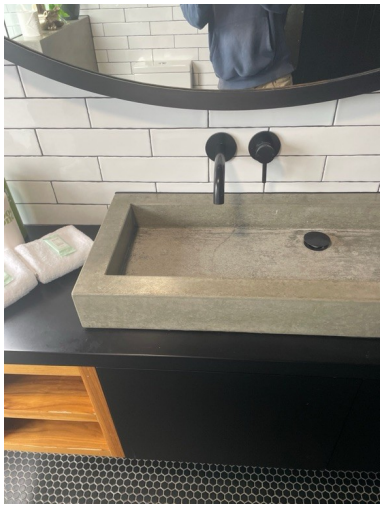
Bathroom 1 :
Photo: (38) Taken : 22/10/2026



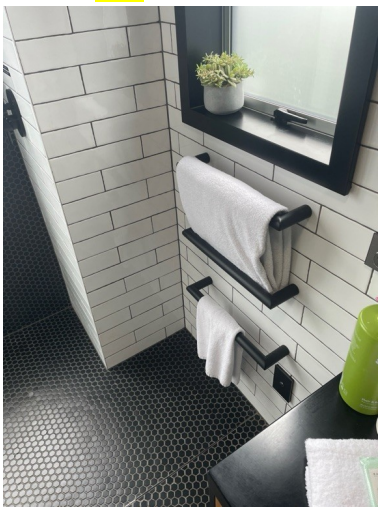
Bathroom 1 :
Photo: (39) Taken : 22/10/2026



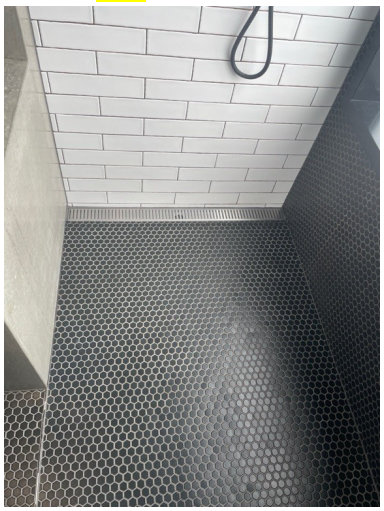
Bathroom 1 :
Photo: (40) Taken : 22/10/2026



Bathroom 1 :
Photo: (41) Taken : 22/10/2026



Bathroom 1 :
Photo: (42) Taken : 22/10/2026



Bathroom 1 :
Photo: (43) Taken : 22/10/2026



Bathroom 1 :
Photo: (44) Taken : 22/10/2026



Bathroom 1 :
Photo: (45) Taken : 22/10/2026



Bathroom 1 - Windows/Window Safety Devices :
Photo: (46) Taken : 22/10/2026



Bathroom 2 :
Photo: (47) Taken : 22/10/2026



Bathroom 2 :
Photo: (48) Taken : 22/10/2026



Bathroom 2 :
Photo: (49) Taken : 22/10/2026



Bathroom 2 :
Photo: (50) Taken : 22/10/2026



Bathroom 2 :
Photo: (51) Taken : 22/10/2026



Bathroom 2 - Sink/Taps :
Photo: (52) Taken : 22/10/2026



Bedroom 1 :
Photo: (53) Taken : 22/10/2026



Bedroom 1 :
Photo: (54) Taken : 22/10/2026



Bedroom 1 :
Photo: (55) Taken : 22/10/2026



Bedroom 1 :
Photo: (56) Taken : 22/10/2026



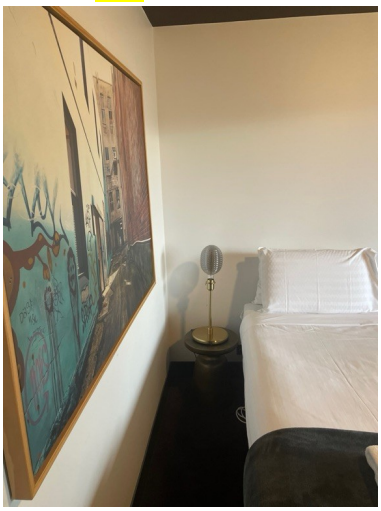
Bedroom 1 - Door :
Photo: (57) Taken : 22/10/2026



Bedroom 2 :
Photo: (58) Taken : 22/10/2026



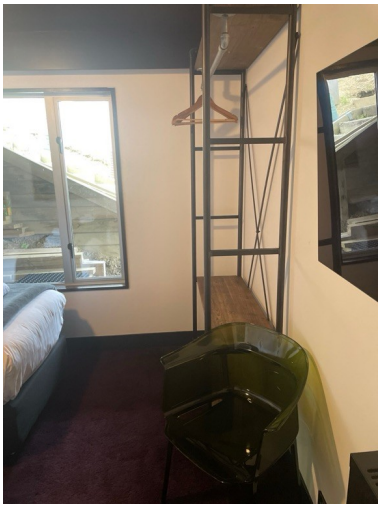
Bedroom 2 :
Photo: (59) Taken : 22/10/2026



Bedroom 2 :
Photo: (60) Taken : 22/10/2026



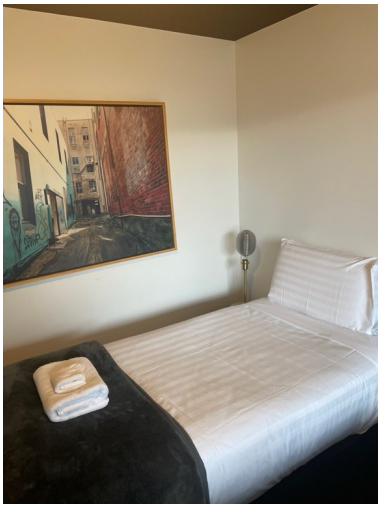
Bedroom 2 :
Photo: (61) Taken : 22/10/2026



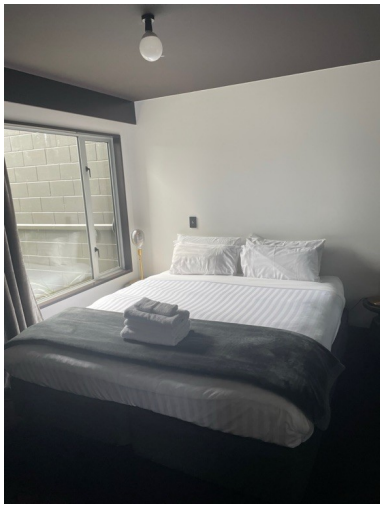
Bedroom 2 :
Photo: (62) Taken : 22/10/2026



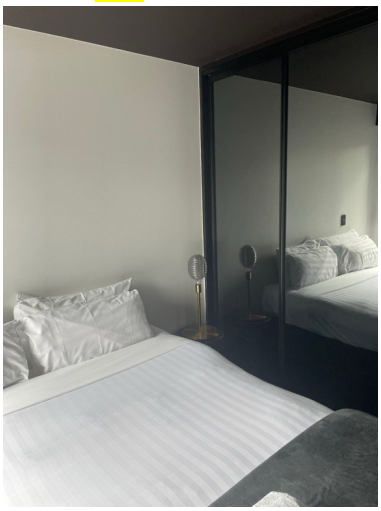
Bedroom 2 :
Photo: (63) Taken : 22/10/2026



Bedroom 3 :
Photo: (64) Taken : 22/10/2026



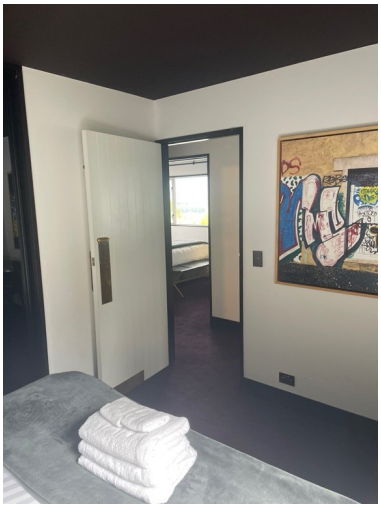
Bedroom 3 :
Photo: (65) Taken : 22/10/2026



Bedroom 3 :
Photo: (66) Taken : 22/10/2026



Bedroom 3 :
Photo: (67) Taken : 22/10/2026



Bedroom 3 :
Photo: (68) Taken : 22/10/2026



Kitchen/Meals :
Photo: (69) Taken : 22/10/2026



Kitchen/Meals :
Photo: (70) Taken : 22/10/2026



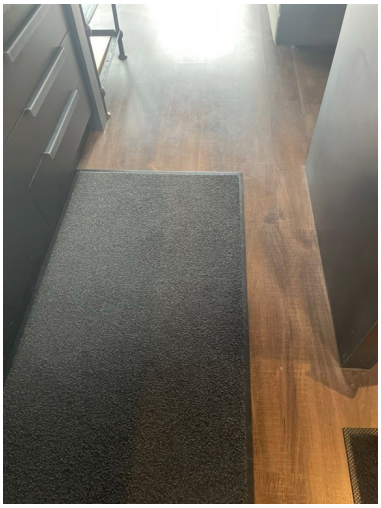
Kitchen/Meals :
Photo: (71) Taken : 22/10/2026



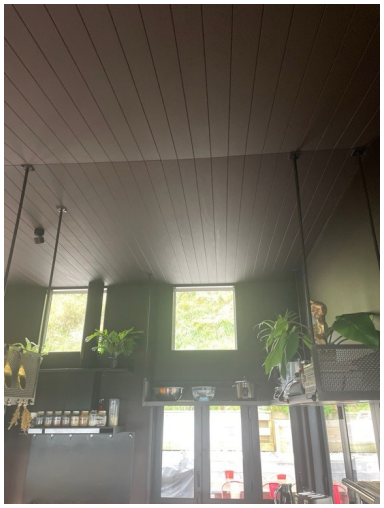
Kitchen/Meals - Floor :
Photo: (72) Taken : 22/10/2026



Kitchen/Meals - Floor :
Photo: (73) Taken : 22/10/2026



Kitchen/Meals - Ceiling :
Photo: (74) Taken : 22/10/2026



Kitchen/Meals - Ceiling :
Photo: (75) Taken : 22/10/2026



Kitchen/Meals - StoveTop :
Photo: (76) Taken : 22/10/2026



Kitchen/Meals - D/washer :
Photo: (77) Taken : 22/10/2026



Laundry :
Photo: (78) Taken : 22/10/2026



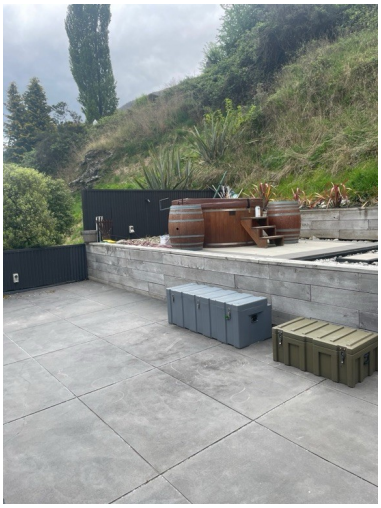
Laundry - Washing Machine Taps :
Photo: (79) Taken : 22/10/2026



Laundry - Washing Machine Taps :
Photo: (80) Taken : 22/10/2026



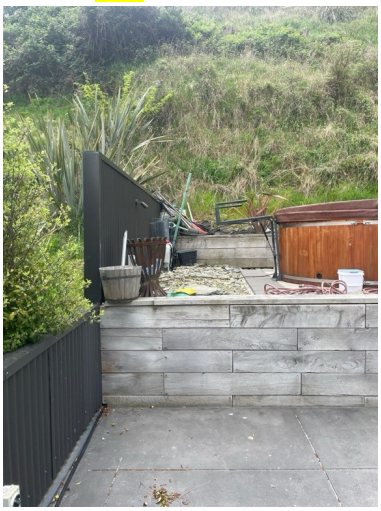
Rear Gardens - Garden :
Photo: (81) Taken : 22/10/2026



Rear Gardens - Garden :
Photo: (82) Taken : 22/10/2026



Rear Gardens - Garden :
Photo: (83) Taken : 22/10/2026



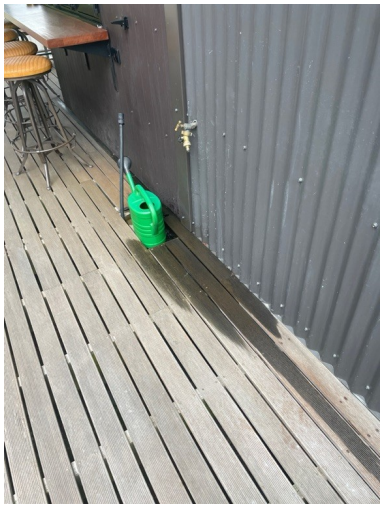
Rear Gardens - Garden :
Photo: (84) Taken : 22/10/2026



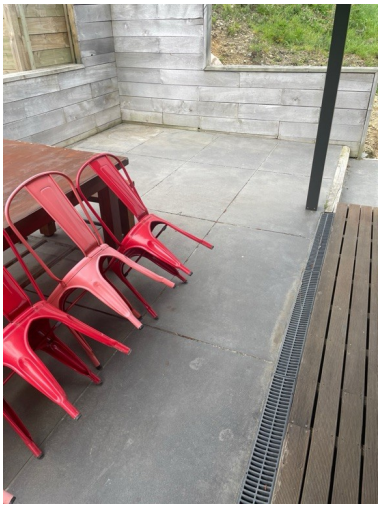
Rear Gardens - Garden :
Photo: (85) Taken : 22/10/2026



Rear Gardens - Garden :
Photo: (86) Taken : 22/10/2026



Rear Gardens - Patio :
Photo: (87) Taken : 22/10/2026



Rear Gardens - Patio :
Photo: (88) Taken : 22/10/2026



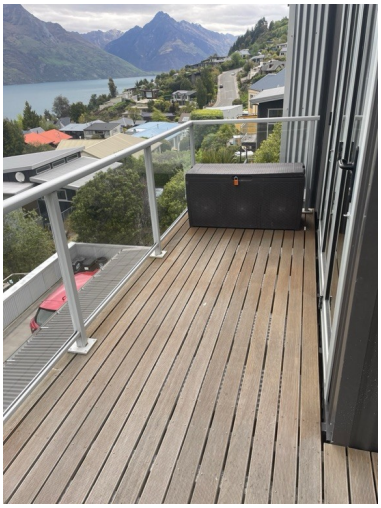
Rear Gardens - Patio :
Photo: (89) Taken : 22/10/2026



Rear Gardens - Patio :
Photo: (90) Taken : 22/10/2026



Rear Gardens - Patio :
Photo: (91) Taken : 22/10/2026



Rear Gardens - Patio :
Photo: (92) Taken : 22/10/2026



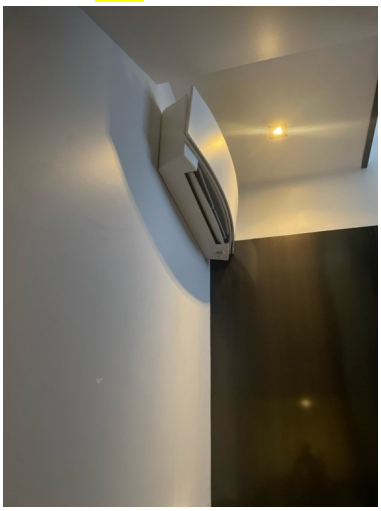
Passage/Hallway :
Photo: (93) Taken : 22/10/2026



Passage/Hallway :
Photo: (94) Taken : 22/10/2026



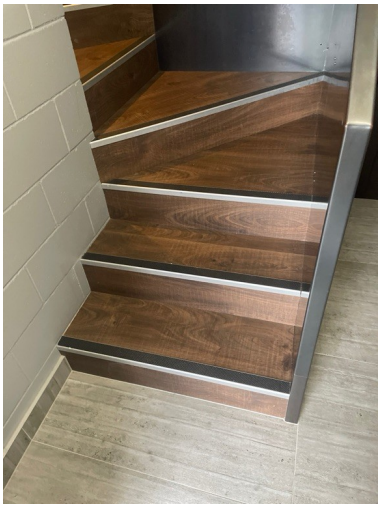
Passage/Hallway :
Photo: (95) Taken : 22/10/2026



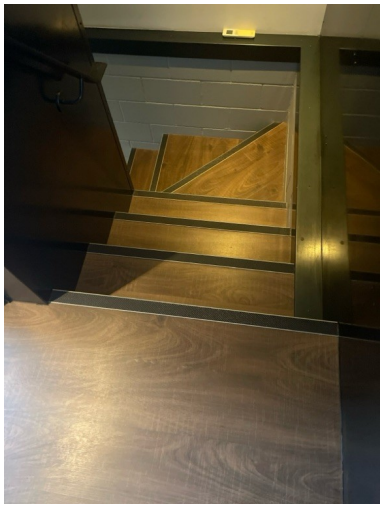
Passage/Hallway :
Photo: (96) Taken : 22/10/2026



Passage/Hallway - Floor :
Photo: (97) Taken : 22/10/2026



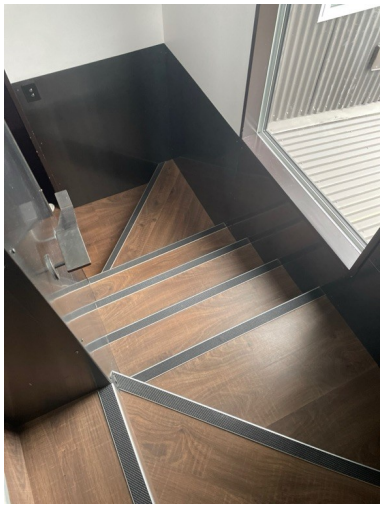
Passage/Hallway - Floor :
Photo: (98) Taken : 22/10/2026



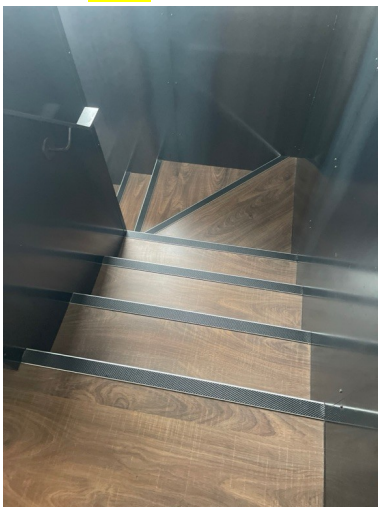
Passage/Hallway - Floor :
Photo: (99) Taken : 22/10/2026



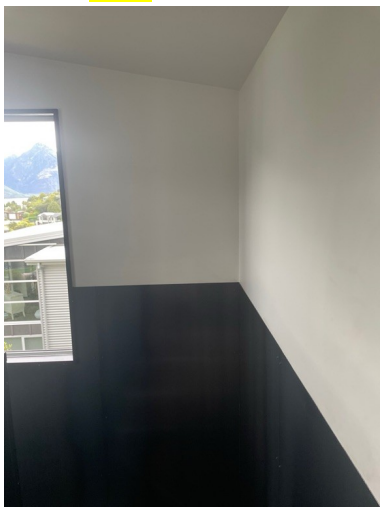
Passage/Hallway - Floor :
Photo: (100) Taken : 22/10/2026



Passage/Hallway - Floor :
Photo: (101) Taken : 22/10/2026



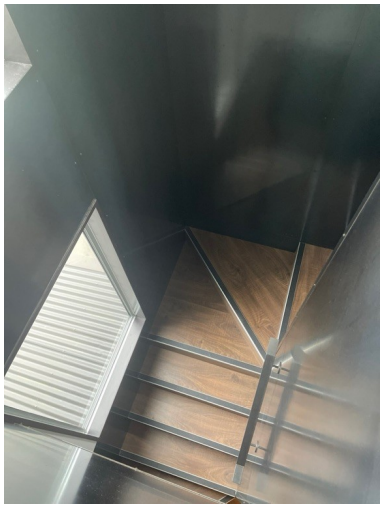
Passage/Hallway - Walls :
Photo: (102) Taken : 22/10/2026



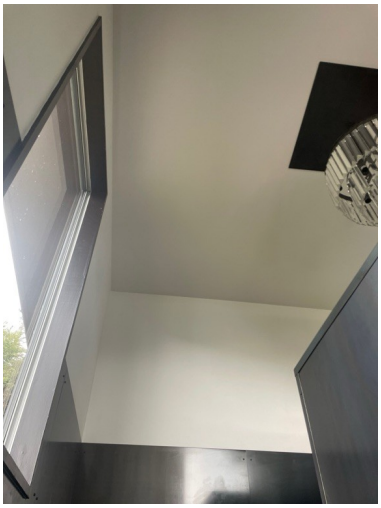
Passage/Hallway - Walls :
Photo: (103) Taken : 22/10/2026



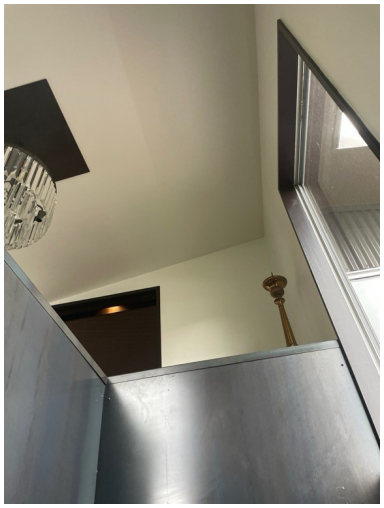
Passage/Hallway - Walls :
Photo: (104) Taken : 22/10/2026



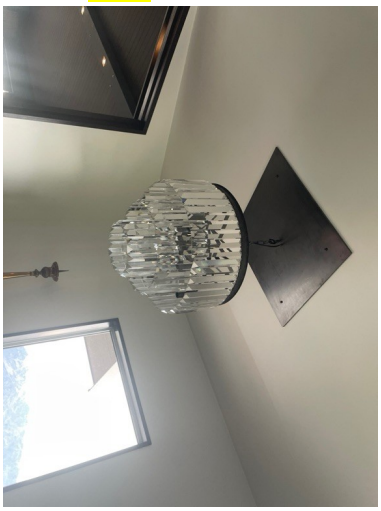
Passage/Hallway - Ceiling :
Photo: (105) Taken : 22/10/2026



Passage/Hallway - Ceiling :
Photo: (106) Taken : 22/10/2026



Passage/Hallway - Lighting :
Photo: (107) Taken : 22/10/2026



Exterior :
Photo: (108) Taken : 22/10/2026



Exterior :
Photo: (109) Taken : 22/10/2026



Exterior :
Photo: (110) Taken : 22/10/2026



Exterior :
Photo: (111) Taken : 22/10/2026



Exterior :
Photo: (112) Taken : 22/10/2026



Exterior :
Photo: (113) Taken : 22/10/2026



Exterior :
Photo: (114) Taken : 22/10/2026

