



Non -Residential Inspection Report

19 Mar 2024 / Built Structures

Complete

Score	18 / 47 (38.3%)	Flagged items	29	Actions	0
--------------	-----------------	----------------------	----	----------------	---

Napolis ID

3241862

Conducted on

19 Mar 2024 2:09 PM NZDT

Inspected by

Built Structures

Location

55 Coote Rd
Hawke's Bay
Napier 4110
New Zealand
(-39.4844785688636,
176.91879268591535)

Property Name

Napier prison

Tenant Name

Toro Waaka

Health and safety Risks on site

1 / 1 (100%)

Is the site safe to enter?

Yes

What are the Risks

Retaining wall-avoid

Released under the Official Information Act 1982

Flagged items

29 flagged

Inspection / External

Roof

Poor

Inspection

Cladding / Brickwork

Poor

Inspection

Walls / Fences

Poor

Inspection

Gutters & Downpipes

Poor

Inspection

Doors

Poor

Inspection

Windows

Poor

Inspection

Fascia

Poor

Inspection

Ceiling & Walls

Poor

Inspection

Windows & Doors

Poor

Inspection

Flooring

Poor

Inspection

Electrical Fittings

Poor

Inspection / Bathroom

Shower

Poor

Inspection

Toilets

Poor

Inspection

Sink & Tapware

Poor

Inspection

Cabinetry

Poor

Inspection

Released under the Official Information Act 1982

Ceiling and Walls	Poor
Inspection	
Windows & Doors	Poor
Inspection	
Flooring	Poor
Inspection	
Electrical Fittings	Poor
Inspection / Kitchen	
Sink & Tapware	Poor
Inspection	
Benchtop	Poor
Inspection	
Cabinetry	Poor
Inspection	
Oven	Poor
Inspection	
Rangehood	Poor
Inspection	
Ceiling & Walls	Poor
Inspection	
Windows & Doors	Poor
Inspection	
Flooring	Poor
Inspection	
Electrical Fittings	Poor
Inspection	
Condition	Poor

Inspection	29 flagged, 17 / 46 (36.96%)
Tenanted	Yes
Tenant Notified	Yes
Tenant Present	Yes
Tenant Cooperative	Yes
External	1 flagged, 0 / 1 (0%)
Roof	Poor
Grounds and Garden	Fair
Driveway	Fair
Cladding / Brickwork	Poor
Walls / Fences	Poor
Gutters & Downpipes	Poor
Doors	Poor
Windows	Poor
Fascia	Poor
Services	
Evacuation Plan	N/A
Didn't see one	
Heating System	N/A
Heating details	Na
HVAC	N/A
Locks	Fair
Smoke Detectors	N/A
Fire Protection	N/A

Fire Equipment	N/A
BWOF	Good
BWOF Displayed	Yes
BWOF Current	Yes
Security System	Fair
Tenant has cameras	
Lifts	N/A
Foyer	
Foyer	N/A
Common Areas	1 / 1 (100%)
Common Areas	Yes
Ceiling & Walls	Poor
Windows & Doors	Poor
Flooring	Poor
Electrical Fittings	Poor
Bathroom	1 flagged, 0 / 1 (0%)
Shower	Poor
Toilets	Poor
Extractor Fan	N/A
Sink & Tapware	Poor
Cabinetry	Poor
Mirror	N/A
Ceiling and Walls	Poor
Windows & Doors	Poor
Flooring	Poor

Released under the Official Information Act 1982

Electrical Fittings	Poor
Bathroom 2	
Areas for Concern	
Na	
Kitchen	1 flagged, 0 / 1 (0%)
Sink & Tapware	Poor
Benchtop	Poor
Cabinetry	Poor
Oven	Poor
Rangehood	Poor
Ceiling & Walls	Poor
Windows & Doors	Poor
Flooring	Poor
Electrical Fittings	Poor
Offices	1 / 1 (100%)
Offices	Yes
Ceiling & Walls	Fair
Windows & Doors	Fair
Flooring	Fair
Electrical Fittings	Fair
Stairwell	
Flooring	N/A
Electrical fittings	N/A
Ceiling & Walls	N/A

Other Notes

Prison used for tours and escape rooms. [s 9(2)(k)]
Issues tenant termination notice



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

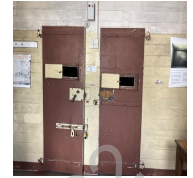


Photo 6



Photo 7



Photo 8

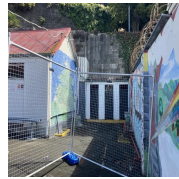


Photo 9



Photo 10



Photo 11



Photo 12

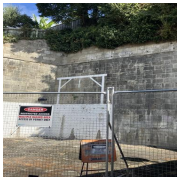


Photo 13

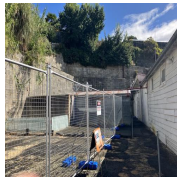


Photo 14

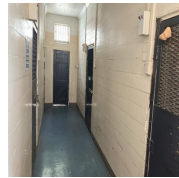


Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

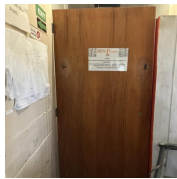


Photo 20

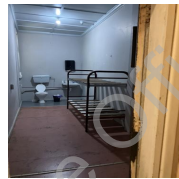


Photo 21

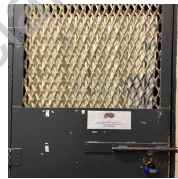


Photo 22

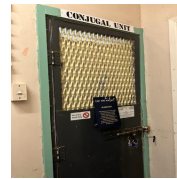


Photo 23



Photo 24



Photo 25



Photo 26

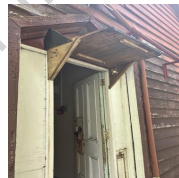
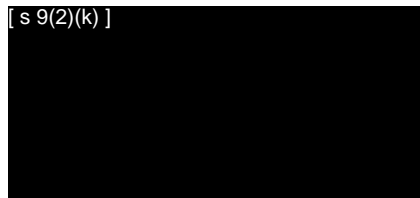


Photo 27



[s 9(2)(k)]

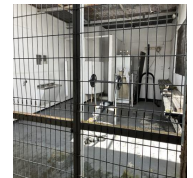


Photo 30

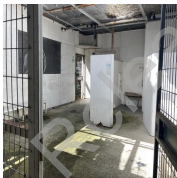


Photo 31



Photo 32

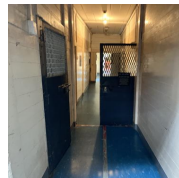


Photo 33

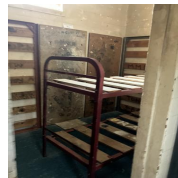


Photo 34



Photo 35

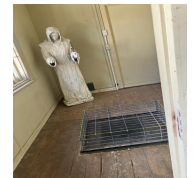


Photo 36

Other Notes

Additional buildings

Additional Buildings

How many Buildings

Condition

Poor

Referrals

Strategic Intent

Released under the Official Information Act 1982

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Official Information Act 1982

Released Under



Photo 13



Photo 14

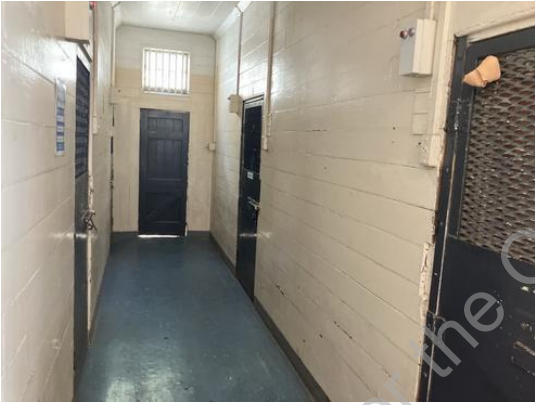


Photo 15



Photo 16

Released under the Official Information Act 1982

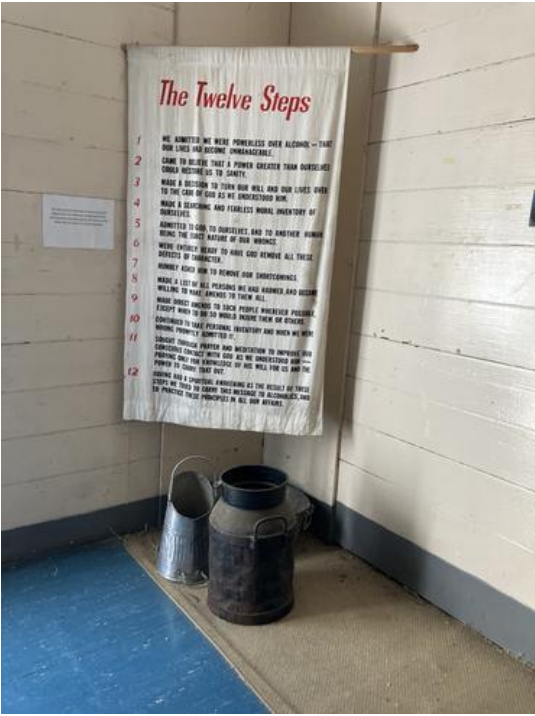


Photo 17



Photo 18



Photo 19



Photo 20

Released under the Official Information Act 1982



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

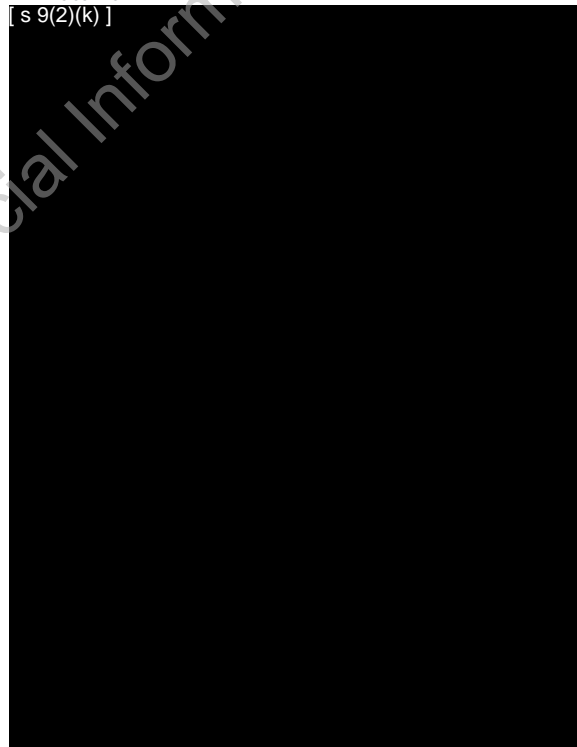


Photo 28

[s 9(2)(k)]

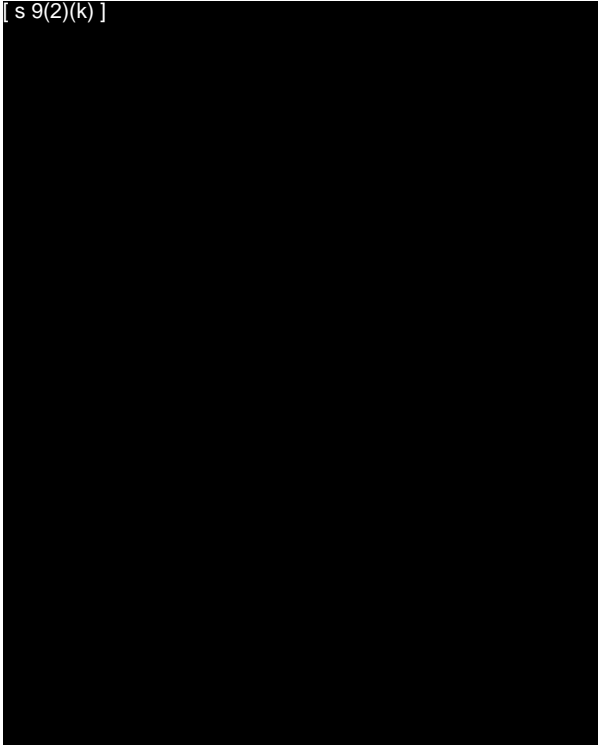


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36