

It is difficult to determine what size boiler is required for this kind of work. From the trial above reported it would appear as if the present one was sufficient; but I am inclined to think, with the Inspector, that it is too small; that it will only do the work readily when extra care is used in working it, and when the drying-chambers are in perfect order. The engineer in charge of the laundry attributes the difficulty of keeping up steam partly to defects in the drying-chambers, which are made to the Inspector's plans. When at the Auckland asylum I understood the same trouble was experienced there, and I observe that the Inspector himself alludes to the subject. Another thing against a small boiler is that the water contains lime and other impurities, which cause rapid-incrustation. Unless carefully attended to, its capacity is soon impaired through this cause. I had, however, no opportunity of ascertaining whether the boiler was incrustated. I cannot condemn the boiler as unfit for the work; still, for the reasons just given, I think it desirable that another should be provided. The cost of the present boiler was £85.

### 2. Larder.

"A very commodious meat-larder has been built behind the kitchen. The money expended here on architectural details would have been better employed elsewhere."—(Inspector's Report, November, 1884.)

The remarks above made with reference to the money spent on architectural effect in the laundry are applicable to the larder. The building is 19ft. long and 16ft. wide, and about 19ft. in average height. It has only cost about £150, so there was not much margin for architectural extravagance.

### 3. Drainage.

"Regarding the main block of buildings, or asylum proper, I have many defects to point out. Some of these were alluded to in my report of the 15th April last, but are not yet remedied. The dampness, or rather wet condition, of the two central portions of the ground-floor, call for immediate remedy. A portion of the floor taken up for my inspection in an attendant's room revealed a body of water some four inches in depth, and reaching above the bottom of the joists. A general odour of mouldiness pervades these two blocks of the building. The effect of the wet upon the woodwork will be prejudicial enough, but the danger to the health of the inhabitants is far more serious. Indeed the Medical Journal furnishes an unusual list of cases of chest affection and rheumatism, which may be fairly traced to this cause. Surely this is a matter worthy of consideration, and not beyond remedy."—(Inspector's Report, November, 1884.)

"The wet condition of the basement remains without alleviation, and will assuredly lead to the rapid decay of the floor-joists. I have grave doubts whether it is proper to occupy these rooms in their present state, which is dangerous to the health of both patients and attendants."—(Inspector's Report, May, 1885.)

With reference to the "odour of mouldiness" complained of, I paid considerable attention to the matter and could detect no such odour. In fact, I remarked that the atmosphere of the basement seemed particularly dry considering the newness of the building.

As to the water under one of the attendant's rooms, it was still there when I visited the asylum on the 27th ultimo, covering about fifteen square yards of ground. Dr. Neill says it has been there ever since he got possession of the building. Mr. Lawson remarks with reference to it, "This item is in itself so trifling that it scarcely merits attention, except in so far as to state that any competent workman could rectify it in the course of a day or so, and why it should be so carefully preserved in this same leaky state is somewhat singular, being at a single spot, and easily got at, and easily made good."

I indorse Mr. Lawson's opinion as to the insignificance of the evil and the ease with which it could be remedied; and, for a more practical proof, may state that on the 10th instant the District Engineer was instructed to have the water taken away. On the 15th he telegraphed: "I have had water removed from under room at Seacliff at a cost of £4 4s. 5d.; time, two men three and a half days, including going and coming." Dr. Neill could have done work himself for £3. I may remark that, although so long in existence and known to the asylum authorities and considered by them so serious, the Public Works Department was not made aware of the existence of this water under the building until some time after the inspection in May last.

In discussing the matter of drainage with me, Dr. Neill said that in his opinion the illnesses mentioned by the Inspector were not due to insufficient drainage, but to the dampness of the new building.

### 4. Leakage in Roof.

"In the large entertainment-hall a leakage through the roof, previously pointed out, is still permitted to deface the walls."—(Inspector's Report, November, 1884.)

"The leakage through the roof of the large hall shows greatly extended damage upon each of my successive visits, and ought to receive immediate attention."—(Inspector's Report, May, 1885.)

This also is a matter which only required mentioning to have rectified; the Public Works Department only heard of it lately, and the necessary repairs to the roof were at once carried out. The leakage was due entirely to broken slates, which is a work of maintenance, not a structural defect. The roof, containing as it does more than an acre and a half of slating, will require constant attention and frequent repairs.

### 5. Fittings in General.

"The woodwork and fittings of windows and doors throughout the establishment continue to show additional evidence of bad material and worse workmanship. Locks, bolts, and hinges are of trumpery character and unsafe; while the beads intended to secure window-frames and shutters can be pulled off with the fingers. Door-frames of single rooms are only held to the brickwork by a wooden wedge or two; and, during my visit, a window-frame in one of the turrets was observed