

Christian & Company

MARINE SURVEYORS

C & V SURVEY Condition & Valuation

Client: Removed for privacy

Date of report: January 31, 2023
Our file #: 23 – 20673web

Current owner: Client

Location: Removed for privacy

Dates of inspection: January 26 & 28, 2023

Scope of Services

The vessel was examined by the surveyor and/or surveyor's agents from all accessible areas of the interior without removal of secured panels, destructive testing or disassembly. The hull bottom laminate, plating and/or planking was examined by percussion sounding and visual inspection only. No moisture content readings were taken, and no destructive testing was performed. The surveyor may have used a moisture meter if/when they deemed it useful or if specifically requested by client. Exterior hardware was visually examined for damage and drive components were tested by sight only. The inspection of engines, generators, machinery and related mechanical systems is not within the scope of this survey. Only a brief cursory inspection of the machinery was conducted, and no opinion of their overall condition was formed. Client shall retain the services of a qualified mechanic, engine surveyor or other expert to inspect such engine, generators, machinery and related mechanical systems. Tankage was inspected from visible surfaces only and no opinion was rendered as to their overall condition. On sailing vessels, the rig was not inspected aloft, nor were sails inspected unless they were visible during a sea trial. Client shall retain the services of a qualified rig surveyor or other expert to inspect sails, rigging and equipment. The electrical system was visually inspected where accessible, and electronic and electrical components powered only with permission of or in the presence of the vessel's owner or agent. No in-depth testing or examination of the electrical system or electric schematic was conducted. Specifications were taken from published sources, measurements if made, should be considered approximate. The recommendations are based on federal and state regulations, industry standards, and/or surveyor's own personal experience. The market value is based on research of available new/used comparable vessels, with consideration of geographic area where the vessel is located and reported sale prices where available. The surveyor will refer to and may reference CFRs, NFPA and ABYC recommendations (and/or other services) as the surveyor deems reasonable but not all regulations and recommendations will be applied nor should this report be relied upon as full compliance with the aforementioned entities. Every vessel inspection is different, and limitations may alter the scope of this survey, some limitations will be implied in the text of the report and some will be explicitly detailed. A Marine Survey Agreement which is reviewed and signed by the client details the terms governing this marine survey.

VESSEL DESCRIPTION

Builder:	Unknown	Reg.:	Removed for privacy
Model/type:	Houseboat	Engine/MFG:	None
Year:	2003	Hailing Port:	Oceanside, CA
Length:	20'	HIN:	Unseen
Draft:	Unknown	Name:	Removed for privacy
Beam:	8' 4"	HIN:	Removed for privacy *

* California Vessel Certificate of Number

HULL & STRUCTURE

The vessel was inspected while afloat. Hull construction material is fiberglass over plywood. Deck is constructed of fiberglass over plywood and above deck structures are constructed of fiberglass over plywood. Bulkheads are constructed of plywood. Overall condition of the hull structure appears satisfactory – good. The vessel's weight is unknown. Exterior rails and hardware appear good. Cosmetic condition of vessel appears good externally and internally. Vessel's external colors are white. The vessel is equipped with two Whale 500 electric automatic bilge pumps that appear satisfactory and the bilge is dry and clean. General housekeeping appears good – excellent.

Summary: Good

MACHINE SYSTEMS

The vessel is not equipped with an engine, generator or waste system.

Summary: Not Applicable

ELECTRICAL SYSTEMS

The AC shore cord, inlet and connections appear satisfactory. The AC wiring and outlets appear satisfactory. The AC main feed is protected with a circuit breaker. Battery arrangement appears satisfactory. Battery is equipped with a disconnect switch. DC wiring appears satisfactory. Circuit protection for the AC and DC branch system appears satisfactory. Wire terminations and connections appear satisfactory. Wire organization and arrangement appears satisfactory.

Summary: Satisfactory

FUEL SYSTEM

There is no fuel tank.

Summary: Not Applicable

SAFETY AND LIFE SAVING

Vessel's portable fire extinguisher includes one type B:C size I located in the salon (2021). The vessel includes one combination smoke / CO alarm. The safety components include: two adult type II PFDs and one throwable PFD; distress flares with current certification; suitable first aid kit; no anchor or rode. Navigational and anchor lights appear satisfactory.

Summary: Satisfactory

DOCKING

The vessel was inspected at its normal slip location. Lines condition and arrangement appears good. Boarding hazards appear insignificant. All entry points were found locked.

Summary: Good

ACCESSORIES

Bell, Coca-Cola cooler, Parrot carvings, patio chairs, electric panel starboard forward in the cabin includes branch DC circuit breakers, garbage placard, oil placard, CO placard, overhead lights, galley includes sink, toaster and coffee maker, pull-out sofa, BANGSON freezer, Brightown heater, Lasko box fan, Eemax insta-hot water heater, Hamilton Beach microwave, Magic Chef refrigerator, Farberware two burner portable electric stove, upstairs accommodations include a berth, Dynex TV, guitar, fan, two patio chairs, freshwater pressure inlet, 30A 125V shore power inlet, 30A 125V shore power cord

SUMMARY

The vessel is a homebuilt houseboat. The vessel is not currently equipped with an engine. The vessel can and reportedly will be equipped with a gasoline outboard engine. The vessel was reportedly built in Oregon. The client reported she purchased the vessel on December 14, 2022 in Oceanside, CA. The vessel was inspected while afloat only. The vessel is basically structurally sound and should be suited for its intended purpose as a house boat.

Overall Summary: Satisfactory – Good

Standard form key: We use subsection and overall ratings to summarize conditions found, based upon their appearance. Ratings include: Not examined, Not applicable, Faulty, Marginal, Satisfactory, Good, Excellent.

VALUES

ACTUAL CASH VALUE

XXX

**NEW REPLACEMENT
VALUE**

XXX

INVESTMENT

XXX

The actual cash value is the value that our research approximates the selling price of this vessel should be, at the time and place of our inspection. Consideration is given to vessel's condition, geographic location, published listings and guides, comparable sales and listings, and market conditions. The new replacement value is the cost of this or a similar, new vessel, comparably equipped. The investment is the reported investment including purchase price and significant upgrades. No values include maintenance costs, storage or tax. The most relevant data found while researching the value is included below. We primarily use market value analysis methodology for determination of value.

Explanation of value opinion: The value is based on the Soldboats.com reported sales prices and boattrader.com current listings below. The 2003 custom house boat that sold for \$41,000 in June 2020 in Oceanside, CA is the surveyed vessel, making it the best comparable vessel in our data. Our comparable data also includes vessels that are outside of California; vessels that sell on the East Coast typically hold less value than those that sell on the West Coast. The surveyed vessel was sold with the slip, increasing its sale price. The values of vessels have continued to be influenced upward by the Covid-19 induced demand; the future of which is uncertain.

Length ft	Boat	Year	Sold Date	Sold Price	Listed Price	Boat Location
30	Catamaran Cruisers Lil Hobo 30	2002	15-Jul-21	13,750	15,900	Tuckerton, NJ, USA
30	Catamaran Cruisers Lil Hobo 30	2001	16-Sep-20	10,500	15,900	Iuka, MS, USA
20	Custom House Boat	2003	8-Jun-20	41,000	44,500	Oceanside, CA, USA
28	Adventure Craft AC2800	1999	18-Feb-20	25,000	35,000	Darien, GA, USA
26	Catamaran Cruisers Lil Hobo 26	2002	17-Jan-20	14,000	15,700	Conway, SC, USA

28	Adventure Craft 3510 trailerable Houseboat	2006	6-Jun-19	40,000	41,900	Tonawanda , NY, USA
26	Catamaran Cruisers 26	2001	16-Jan-19	11,000	11,995	Oviedo, FL, USA

1. Save **1989 Custom Houseboat**

1989 Custom Houseboat

\$15,000

Anastasia Island, FL 32080

Offered By: Private Seller

CONTACT

1.

Save Price Drop: \$11,500 (Jan 3)

2007 Sun Tracker 31 Party Cruiser

2007 Sun Tracker 31 Party Cruiser

\$28,500

Elysian, TX 75642

Pop Yachts

2. Save 2007 Sun Tracker 32 Party Cruiser

2007 Sun Tracker 32 Party Cruiser

\$39,000

Junction City, OR 97448

Pop Yachts

1. Save 1973 Burns Craft 32

1973 Burns Craft 32

\$50,600

Henrico, NC 27842

Pop Yachts

1. Save2001 Home Built 34

2001 Home Built 34

\$30,990

Pullman, WA 99163

Pop Yachts

1. Save1998 Godfrey Custom Houseboat

1998 Godfrey Custom Houseboat

\$45,000

Crandon, WI 54520

Pop Yachts

1. Save**2002 Catamaran Lil hobo 35**

2002 Catamaran Lil hobo 35

\$55,000

Islamorada, FL 33036

Offered By:Private Seller

CONTACT

This survey is for the express purpose of insurance, entering a marina and/or financing. It is not meant as a buyer's survey.

RECOMMENDATIONS

These recommendations are the surveyor's ideas and suggestions for addressing deficiencies with damaged or suspect components or systems found during survey or general improvements. The primary recommendations address safety items, structural issues, operational issues or deficiencies which the surveyor determines are of greater importance or more expense than secondary deficiencies. For instance, items that pose a risk to passenger safety or immediate property damage are listed under primary deficiencies and cosmetic concerns are addressed under secondary deficiencies. Most of the recommendations have been addressed in the comments and usually they are discussed at the time of the inspection.

PRIMARY

1. We did not see the HIN displayed. Assure the HIN is displayed on the transom per federal regulations.

SECONDARY

1. Properly label the bilge pump circuit breaker.
2. We recommend installing a hose onto the water heater's pressure relief fitting that drains directly into the bilge.
3. There is an area of soft wood on the ceiling to starboard forward. The client knows of this area and has stated her intention of having a carpenter determine the significance of the soft area and perform a repair. Address the soft area as necessary.

This survey sets forth the condition of the vessel and components, as specifically stated only, at the time of inspection and represents the surveyor's honest and unbiased opinion. No part of the vessel was disassembled or removed and no assumptions should be made as to the condition of concealed components. Specifics were obtained from sources available at the time of inspection and are believed correct, but are not guaranteed to be accurate.

I/we certify that, to the best of my/our knowledge and belief:

The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my/our personal, unbiased professional analyses, opinions, and conclusions. I/we have no present or prospective interest in the vessel that is the subject of this report, and I/we have no personal interest or bias with respect to the parties involved. My/our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. I/we have made a personal inspection of the vessel that is the subject of this report. This report should be considered as an entire document. No single section is meant to be used except as part of the whole. This report is submitted without prejudice and for the benefit of whom it may concern. This report does not constitute a warranty, either expressed, or implied, nor does it warrant the future condition of the vessel. It is a statement of the condition of the vessel at the time of survey only. The submitting of this report creates no liability on the part of Christian & Company or the individual surveyor. This survey report is not intended for use as a "buyer's survey".

Christian & Company, Marine Surveyors, Inc.



January 31, 2023

By: Mr. Kells Manthei, SAMS SA

Date