

Christian & Company

MARINE SURVEYORS

C & V SURVEY Condition & Valuation

Client: Removed

Date of report: August 13, 2023

Our file #: 22 – 20524web

Current owner: Removed

Location: Cruiseport Marina
Ensenada, B.C., Mexico

Date of inspection: August 12th, 2022

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:	B&R Construction / custom	Doc. #:	1290377
Model/type:	Floating home	HIN:	2012MARA2012MARB
Length:	48'	Name:	"Coconut"
Draft:	10'	Hailing port:	Miami, FL
Beam:	20'	Year:	2013

HULL & STRUCTURE

The vessel was inspected while afloat. Hull construction material is steel. Lower deck is constructed of steel and upper deck is constructed of wood. Above deck structures are constructed of steel frames, galvanized siding and spray in foam insulation. Overall condition of the hull structure appears excellent. The vessel's weight is reportedly 94,000 lb. (travel lift's scale). Exterior rails and hardware appear excellent. Cosmetic condition of vessel appears good externally and excellent internally. Vessel's external colors are galvanized steel with white painted trim. Below waterline through hull fittings appear good. The water maker is plumbed to a through hull, a second through hull is connected to a capped tube and the valve is shut. The bilge is clean and dry. The ventilation system consists of natural ventilation and appears good. General housekeeping appears excellent.

Summary: Excellent

ELECTRICAL SYSTEMS

The AC shore cord, inlets and connections appear good. The AC wiring and outlets appear good. The AC main feeds are protected with a circuit breaker. Circuit protection for the AC and DC branch system appears excellent. Wire terminations and connections appear excellent. Wire organization and arrangement appears excellent.

Summary: Excellent

SAFETY AND LIFE SAVING

Vessel has six type A size II, type B:C size I portable fire extinguishers with August 2022 inspection dates. Vessel has no fixed fire suppression system. The vessel includes one CO alarm. The safety components include: no wearable PFDs and one throwable PFD; no distress flares; one Danforth 40 lb. anchor with chain and line rode. Other safety equipment includes first and second floor smoke detectors, spare mooring line, fenders and 300 feet of yellow floating poly line for towing.

Summary: N / A

LP GAS SYSTEMS

Marine Claims Assistance - Vessel Inspections
1276 Scott Street – San Diego, CA 92106
TEL 619.223.7380 800.944.4789 FAX 619.223.7390
office@themarinesurveyors.com - themarinesurveyors.com

Vessel is equipped with LP gas, which fuels the galley range. Tanks are contained in a locker designed and adjacent to the kitchen. Ventilation appears satisfactory. Tank valves were opened and an odor was noticed. Feed line is equipped with a reducing regulator and an electric shut off solenoid and feed line is not visible.

Summary: Good

DOCKING

The vessel was inspected at its normal slip location. Line condition and arrangement appears good. Boarding hazards appear insignificant. All entry points are reportedly kept locked. Other security consists of marina personnel.

Summary: Good

ACCESSORIES

Two sets of sliding doors, hydraulic lifting table, sofa, two chairs, television on elevator, Mitsubishi HVAC system with five units and two condensers, Electrolux dishwasher, stainless steel sink with garbage disposal, 60 gallon plastic holding tank, GE five burner lp gas range, XO vent hood, two Frigidaire beverage refrigerators, LG refrigerator, Rheem water heater, Pentair water pressure pump with pressure accumulator tank, 100 gallon plastic water tank, water maker, head on first floor includes shower, sink and head, kitchen island, upper head includes tub, shower enclosure, head, bidet and two sinks, LG clothes washer and dryer, UV tinted windows, Finsulate bottom applique

SUMMARY

The clients built this floating home, mostly on a design by Heather Wendell. The barge style bottom was a purpose built component, built by B&R Construction in Illinois. The bottom is reportedly ¼" steel plate and is comprised of two ten foot by 38 foot by 3.5 foot pieces, attached to form the structure. The sides are constructed of steel frames with galvanized siding and spray foam insulation. The middle deck and roof are constructed of wood on steel beams. The clients consulted with a structural engineer and designed the vessel to withstand 150 mile per hour winds. The vessel was constructed from 2013 through 2016. The vessel was well thought out, well built and is well maintained. The vessel has no means of propulsion and is designed to be towed when it has to be moved. The vessel was assembled in La Paz, Mexico and transported to Ensenada on a ship. The vessel is well suited for its intended purpose as a floating home.

Overall Summary: Excellent

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**

\$ Removed

**NEW REPLACEMENT
VALUE**

\$ Removed

INVESTMENT

\$ Removed

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 information below that was obtained from various sources including realtor.com and soldboats.com. Most of the floating homes were listed on real estate websites. The value is fairly well bracketed by the data below. The variable in the valuation is the location, with the higher value floating homes having more sought after urban locations and the lesser values in more rural areas. We valued this floating home without a location. The value is also influenced by the like new condition of the vessel.

- 2bed
- 1.5bath
- 1,152sqft1,152 square feet
- 1acre lot1 acre lot

2394 Mariner Square Dr Unit C1,
Alameda, CA 94501

- Property Type

Single Family

- Year Built

1973

- Last Sold

\$630K in 2021

- Price per sqft

\$547

- 1bed
- 720sqft720 square feet
- 544sqft lot544 square foot lot

2040 Westlake Ave N Unit 2,
Seattle, WA 98109

- Property Type

Single Family

- Year Built

2009

- Last Sold

\$674K in 2021

- Price per sqft

\$936

- 2bed
- 2bath
- 1,562sqft1,562 square feet

7720 S Macadam Ave Apt 28,
Portland, OR 97219

- Property Type

Single Family

- Year Built

1988

- Last Sold

\$650K in 2021

- Price per sqft

\$416

- **2bed**
- **0.5bath**
- **625sqft**625 square feet
- **502sqft lot**502 square foot lot

2143 N Northlake Way Apt 55,
Seattle, WA 98103

- Property Type

Single Family

- Year Built

1984

- Last Sold

\$650K in 2021

- Price per sqft

\$1,040

- **3bed**
- **2bath**
- **2,140sqft**,140 square feet

3939 N Marine Dr Slip 7,
Portland, OR 97217

- Property Type

Single Family

- Year Built

1990

- Last Sold

\$620K in 2021

- Price per sqft

\$290

- Garage

2 Car

- 1bed
- 1bath
- **616**sqft616 square feet
- **616**sqft lot616 square foot lot

1900 Westlake Ave N Unit B8,
Seattle, WA 98109

- Property Type

Single Family

- Year Built

2001

- Last Sold

\$550K in 2021

- Price per sqft

\$893

36 ft 2021 Custom Hauser Boat

\$140,000

West Park, Florida, United States

[View 61 Photos](#)

Listing Information

Previous Price:

\$157,990 (April 5, 2022)

Listing Type:

Central/Exclusive

Co-op Type:

Available for co-brokerage

YW#:

3921876

IMT ID:

8198016

Company:

All Florida Yacht Sales

Contact:

Andrew Hacic

Office Phone:

[Click to Reveal](#)

Mobile Phone:

[Click to Reveal](#)

Active:

125 Days

Listed Date:

January 31, 2022

Sold Date:

June 6, 2022

Listed Price:

Marine Claims Assistance - Vessel Inspections

1276 Scott Street – San Diego, CA 92106

TEL 619.223.7380 800.944.4789 FAX 619.223.7390

office@themarinesurveyors.com - themarinesurveyors.com

\$157,900

Sold Price:

\$140,000

Price Source:

Self-Reported

Boat Details

Make:

Custom

Model:

Hauser Boat

Year:

2021

Length:

36 ft

Condition:

New

Class:

House Boat

Hull Material:

Aluminum

Beam:

10 ft

Boat Location:

West Park, FL, USA

Heads:

1

Fuel Type:

Other



~New-to-the-Market~

~2021 Custom Hauser Boats

~TriToon Construction

~Vessels can be equipped with outboard motors

~Built-in South Florida, our brand new floating home provides additional living space, classroom, and office space, as well as vacation rental units. The materials we use are hurricane-rated and meet the Florida Building Code standards. The vessel is equipped with a Coast Guard-approved sewage treatment system. Our units can be delivered on a trailer to your nearest boat ramp and towed to your dock. Our team provides semi-permanent installations including seawall brackets and dock loading ladders.

1963 Custom Floating Home65ft

US\$320,000

Fort Lauderdale, Florida

BASICS

Year

1963

Make

Custom

Model

Floating Home

Class

House Boat

Length

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65ft
Fuel Type
Gas
Hull Material
Steel

- **3bed**
- **2bath**
- **1,436sqft**1,436 square feet
- **584sqft lot**584 square foot lot

41 E Pier,
Sausalito, CA 94965

- Property Type

Mobile

- Last Sold

\$1.1M in 2022

- Price per sqft

\$769

- **3bed**
- **1bath**
- **2,000sqft**2,000 square feet
- **1,156sqft lot**1,156 square foot lot

2600 Fairview Ave E Slip 1,
Seattle, WA 98102

- Property Type

Single Family

- Year Built

1975

- Last Sold

\$2.5M in 2021

- Price per sqft

\$1,275

- **Studio**
- **1bath**
- **375sqft**375 square feet

2915 NE Marine Dr Unit A17,
Portland, OR 97211

- Property Type

Single Family

- Year Built

1980

- Last Sold

\$70K in 2021

- Price per sqft

\$187

\$297,900

\$15K

Est.Estimated mortgage Payment

\$1,719

/moper month. Click to open monthly payment calculator modal

- **2bed**
- **2bath**
- **1,852sqft**1,852 square feet

535 NE Bridgeton Rd Slip 2, Portland, OR 97211

- Property Type

Single Family

- Time on realtor.com

377 Days

- Price per sqftPrice per square feet

\$161

- Year Built

Last sold for

\$550,000

- 2bed
- 1bath
- 956sqft956 square feet

2394 Mariner Square Dr Apt C3,
Alameda, CA 94501

- Property Type

Single Family

- Year Built

1972

- Last Sold

\$550K in 2022

- Price per sqft

\$575

This survey is for the express purpose of insurance underwriting. 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. The HIN does not follow proper format, we encourage modifying the HIN to the proper format. The client stated that B&R Construction, who built the barge, has manufacturers identification code (BRC). Display the HIN per federal regulations.
2. As the vessel is a US documented vessel, determine what safety and carriage items are required, such as personal flotation devices, distress signal flares or placards, and assure the vessel is so equipped.

SECONDARY

1. Properly secure the propane tanks, though the vessel does not move much, securing the tanks will be simple and add safety. There was a slight propane odor in the locker, it is vapor tight to the atmosphere, address if/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.

Kells Christian

August 12, 2023

By: Mr. Kells Christian, Surveyor SAMS - AMS #301

Date