



Pre-Purchase C & V Report

2021 CNB Lagoon 42 - 2





Prepared For: Kells Christian
2520 La Costa Avenue, Carlsbad, California 92009
Prepared By: Bradley A. Destache, S.A.M.S. AMS #1275

Scope of Inspection of the Vessel

Date of Inspection: March 30, 2024

Location: San Diego, California

Weather During Inspection: Sunny

Inspection Conducted by: Bradley A. Destache, S.A.M.S. AMS #1275

- The vessel was inspected afloat and in travel lift slings.
- Underwater fittings were inspected.
- A sea trial was conducted during the survey.
- Hull and deck fittings were subjected to close visual inspection.
- The deck, cockpit sole, and coach roof were subjected to random percussion soundings.
- The interior structure of the vessel was closely inspected and subjected to percussion soundings where relevant.
- Certain parts of the vessel's structure, systems, and equipment could only be inspected by destructive means and therefore no tools or machinery were used for this survey. In addition, there were no core samples taken or inspected unless noted.
- The installation and external condition of machinery, plumbing, electrical systems, and electronics were visually inspected and operated with permission of the owner or their representative. There has been no disassembly of any components mentioned above.
- Mechanical tests were performed on this survey for the propulsion machinery.
- No compression tests were conducted (gas engines only).
- Fluid samples were taken.
- The plumbing, wiring, and casings were only inspected visually.
- Batteries and their installation were visually inspected and only load tested if noted.
- Electronic and electrical equipment were tested by powering up and observing basic function.
- There was no calibration or adjustments made to this equipment.
- If this report did not discuss a specific item, equipment, or machinery, it was not covered by this inspection. Small defects such as loose hinges, minor scratches, or chips in the cosmetic finish where regular wear and tear took place will not be included in this report.
- Issues not affecting the value of the vessel will not be included in the report.



Scope of Market Analyses

Valuation was determined by the following:

- Comparisons with other similar vessels recently sold and/or listed in current publications.
- Standard industry pricing guides such as Soldboats.com and BUC ValuProfessional.
- Current asking prices on brokerage sites or YachtWorld.com.

Adjustments were made for differences in equipment and condition.

Limiting Conditions

Descriptions are based on visual examination as set forth in the section “Scope of Inspection of the Vessel” of this report. The assigned valuation assumes that components, systems, and equipment not accessible or proven during the inspection were in fact in good condition and operational. If this is not true, then the value of the vessel may be significantly lower.

There is no guarantee or warranty, expressed or implied, as to the suitability of the vessel, or equipment.

This report can only be of value considering the condition of the vessel on the day of inspection. Having delivered this survey there are no more obligations and concludes the obligation of the request for survey.

Tankage will be inspected from visible surfaces only and no opinion of their overall condition will be rendered. The condition and age of the fuel (and water) and the integrity of the tanks (fuel, water and holding) is beyond the scope of this survey. Please consider filling all tanks for a simple, practical test of their integrity. Accuracy of tank level gauges is beyond the scope of this survey.



VESSEL SPECIFICATIONS

Name of Vessel Proximity	Hull ID Number CNBZW082K021 [Documented: IRIZW082K021]	Hailing Port San Diego, California
Documentation Number 1317081	Builder Lagoon Catamaran	Model Lagoon 42-2
Type Catamaran	Designer Van Peteghem	Beam 25 feet 3 inches
Model Year 2021	LWL 41 feet	Sail Area 968 ft ²
LOA 42 feet	Ballast Not applicable	Potable Water Capacity 79 gallons
Draft 4 feet 1 inch	Fuel Capacity 79 gallons	Output 41.9 kW
Gross Weight 34,305 pounds	Engine Diesel	Black Water Capacity Unknown
Last Hauled December 2022		

DESIGN AND CONSTRUCTION OF VESSEL – See Secondary

Design Molded fiberglass production sailboat	Propulsion Inboard diesels, sail drives, bronze propellers
Hull Fiberglass unknown core, white gel coat	Interior Structure Plywood bulkheads with fiberglass bilge structures
Decks Fiberglass unknown core, molded non-skid	Cockpit Fiberglass unknown core, teak overlay
Coach Roof Fiberglass unknown core, molded non-skid	Hull to Deck Joint Mechanically and chemically fastened
Toe Rail Raised fiberglass	



ACCOMMODATIONS

Layout

Port hull – forward and aft cabins with heads, amidships salon and galley, starboard hull - forward head, amidships office, aft cabin

KEEL AND BALLAST

Keel Design

Fiberglass unknown core – fin

Keel Bolts

None

RUDDER AND STEERING GEAR

Rudder Type

Fiberglass unknown core – spade

Rudder Stock

Stainless steel with steel tiller arms

Skeg

None

Bearings/Packing Gland

Plastic/none

Steering Gear

Chain to cable with aluminum tie rod

Auto Pilot

12 volt driven hydraulic pump and ram

Emergency Tiller

Steel – stored in central cockpit locker

THROUGH HULL FITTINGS AND PLUMBING – See Secondary

Through Hulls

Stainless steel and plastic above the waterline, plastic, and bronze below the waterline

Valves

Bronze ball – not bonded

Hoses

Reinforced with stainless steel clamps

Transducers

Airmar Smart tri-ducer – starboard hull



HATCHES, WINDOWS, AND PORT LIGHTS – See Secondary

Deck Hatches

[2] Fiberglass – transoms, [2] fiberglass – cockpit, [5] aluminum framed polycarbonate escape/vent – port and starboard decks, [2] fiberglass – bow, [2] escape inner hulls

Opening Ports/Portholes

[2] Aluminum framed – cockpit, [2] aluminum framed – coach roof, [5] aluminum framed – hull

Fixed Port Lights/Portholes

[2] Polycarbonate – cockpit, [7] polycarbonate – coach roof, [4] polycarbonate – hull

Companionway

[3] Aluminum framed sliding glass doors - aft

RAILS, STANCHIONS, LIFELINES, AND LADDERS – See Secondary

Lifelines

Double row stainless steel cable

Swim Ladder

Stainless steel and wood

Pulpit and Railing

No pulpit, stainless steel bow and stern railing, raised fiberglass cockpit bulwarks

Stanchions

[20] Stainless steel

Gates

Port and starboard side decks and transoms

Grab Rails

Stainless steel

MAST COLLAR, MAST STEP, AND CHAIN PLATES

Mast Step

Aluminum plate on coach roof

Chain Plates

Stainless steel

Compression Post

Fiberglass structure



FRESH WATER SYSTEM – See Secondary

Tanks

[2] Plastic rotomolded – amidships

Remote Level Reading

Digital at the electrical panel

Pumps

Jabsco Par-Max Plus with accumulator tank – port

Piping

Soft wall hose and steel braided hose

Manifold

None

City Water Connection

Whale – port inner transom

Hot Water

Quick 40L – AC and engine coolant exchange – port aft cabin

LPG SYSTEM

Gas

Propane

Drain Overboard

Yes

Pressure Gauge

Tested at 90-psi

Tanks

[2] Aluminum

Solenoid Valve

Yes

Fuel Lines

Soft wall high pressure hose with swagged ends

Locker

Starboard/forward cockpit

Regulator

Yes

Warning Label

Yes

HEADS AND SANITATION (MSD) – See Secondary

Heads

Jabsco Electric [salt or fresh water] [2] port hull and [1] starboard hull

Discharge

Into the tank

Waste Pump

Gravity discharge

Holding Tank

Plastic rotomolded – [2] port and [1] starboard

Level Indicator

None



BILGES AND BILGE PLUMBING – See Secondary

Electric Bilge Pump

Condensation pumps for air handlers, Rule Mate 1100 automatic – port and starboard

Sump Pump

[2] Whale Gulper 320 – port and [1] starboard

High Bilge Water Alarm

None

Manual Bilge Pump

Whale – port and starboard inner transom

Discharge Hoses

Suitable for intended purpose

ENGINE

Make

Yanmar

Model

4JH57

Output

56 hp at 3000 RPM

Starboard Serial Number/Engine Hours

E187732/322.7 hours

Cooling System

Closed cooling system with raw water exchange

Transmission

Yanmar sail drive, SD60-5, 2.49 to 1 ratio

Engine Control

Push pull cables, dual function levers, single station

Number of Cylinders

Four

Type

Inboard diesel

Port Serial Number/Engine Hours

E18793/326.4 hours

Aspiration

Natural

Gauges

Analog tachometers, digital oil pressure, coolant temperature, alternator voltage

Alternator

125-amp

Engine Compartment Blower

12-volt Plastimo

GENERATOR – None



FUEL SYSTEM

Tanks

Plastic rotomolded – port aft cabin

Filters

Canister

Vent Hoses

Fuel rated

Fuel Shut Off

On each tank

Fuel Gauges

Digital at the electrical panel

Fuel Fill Hoses

Fuel rated – double clamped

Fuel Distribution

On each tank

Grounding

Yes

EXHAUST SYSTEM

Type

Wet exhaust exits aft hulls

Vented Loop with Siphon Break

Vetus

Hoses

Reinforced – double clamped

Muffler

Plastic

DRIVETRAIN

Propeller

18x14 three-blade bronze Flex-o-Fold folding

ELECTRICAL SYSTEM – See Recommendations

Power Source/Voltage

[2] Group 27 sealed, [4] 270 Ah LifePO/12-volt

Secured

Yes

Location

Port engine space

Battery Cables

Multi-strand

Distribution

Factory panel – starboard salon, breakers and fuses behind navigation desk area panels, breakers in starboard cabin cabinet

Charging System

AC to DC chargers, engine alternators, solar panels

Battery Switches

Port engine space, starboard engine space

Battery Monitor

Digital

Terminal Covers

Yes



AC SYSTEM – See Recommendations

Power Sources

2000-watt inverter, [1] 115-volt 30-amp

Shore Power Cords

[1] 30-amp

Reverse Polarity Indicator

Yes

Inverter

Mastervolt 12/2000

Distribution

Factory panel – starboard salon

Main Shore Power Breaker

Port engine space

Circuits

[1] 115-volt

Galvanic Isolator

Guest 30-amp

Charger

[2] Cristec Y Power 12/40-amp

Receptacles

GFCI protected

WIRING

Reverse Polarity

Checked – good

Ground Neutral Connection

Checked – good

GROUND TACKLE AND MOORING EQUIPMENT

Anchor Roller

[2] Stainless steel and plastic – bow

Anchors

Delta plow style

Mooring Equipment

Aluminum cleat sets

Windlass

Quick TG 50

Rhode

3/8" chain with 5/8" braided line



SPARS, RIGGING, AND SAILS – See Secondary

Rig

Fractional sloop

Manufacturer

VMG Soromap

Standing Rigging

1x19 stainless steel cable

Turnbuckles

Plated bronze

Running Rigging

Average condition

Mast

Aluminum extrusion single spreader

Boom

Aluminum extrusion

Terminals

Stainless steel swaged

Sail Furlers

Facnor LS 200 – jib

Sail Inventory

Main sail, jib, gennaker

SAILING HARDWARE

Winches

[2] Harken #46 ST 2-speed electric, [2] Harken

#46 ST

Sheet Tracks

None

Traveler

Harken self-tending headsail, Harken

aluminum T-track mainsail

Vang

None

CANVAS

Dodger

Gray canvas with Isinglass

Covers

Cockpit table, main sail, skiff, winches

FIRE FIGHTING EQUIPMENT – See Secondary

Portable Fire Extinguishers

[4] ABC dry chemical B1 manufactured 2021

Fire Port

Port and starboard aft cabin

Smoke Detector

One in each accommodation space

CO Detector

None



SAFETY EQUIPMENT – See Recommendations

Personal Floatation Devices

[4] Adult Type II, [1] child Type II, [3] Type III,
[1] Type V

Flares

Expired handheld

First Aid Kit

Orion Offshore and Be Smart

Throwable

Type IV ring, Type IV cushion, Life Sling II

Distress Flag

None

NAVIGATION INSTRUMENTS/ELECTRONICS

Compass

Plastimo Offshore 95

GPS

B&G

Wind Point/Wind Speed

B&G multi

Auto Pilot

B&G NAC-3

Radar

B&G Halo 20+

Tri-data

B&G multi

VHF

B&G V60

Multi-function Display

[2] B&G Zeus 3S with AIS

NAVIGATION EQUIPMENT – See Recommendations

Navigation Lights

Separate side, stern, steaming and anchor

Sound Producing Device

Portable air horn

Radar Reflector

None



MISCELLANEOUS EQUIPMENT

- Flojet 40-psi raw water pump
- Swim step shower
- Cockpit cushions
- CT-340C-12-volt water maker
- Wisker pole
- [2] Rigid solar panels
- Spinlock rope clutches
- Inmar skiff [HIN: IMG3YR47H021]
- Stack Pac main sail retainment
- Cabin fans
- LG TV
- B&G H60 remote
- Eno oven
- Fusion MS-RA70NSX
- [1] Unknown size air handler – salon
- Victron MPPT 100/50 solar controller
- [2] Unknown size air handlers – port
- [2] Battery isolators
- Dingy crane
- Spectra water maker
- Bow deck light
- [3] Soft solar panels
- [2] Isotherm 12/24-volt mini-fridge
- Honda 20 hp outboard [s/n: BAMJ-1610118]
- Windex
- Radar mast mount
- [2] Unknown size air handlers – port
- Vitrifrigo freezer
- Eno stovetop
- Danby microwave
- [2] Buck Boost voltage controllers
- [1] Unknown size air handler - starboard
- Victron MPPT 100/30 solar controller

COMMENTS

This 2021 Lagoon 42-2 is a molded fiberglass production sailboat, built in France. The owner was available for comment about any incidents, accidents, or submersions.

The owner stated that he has owned the vessel since 2022 and there have been no major incidents, accidents, or submersions.



SECONDARY RECOMMENDATIONS

The **exterior** of the vessel is in average condition.

1. There is a void at the port forward bow railing and a small crack at the port forward hull deck forward of the bow railing. Consider repairing and restoring the finish.
2. There was a 3" area of irregular soundings at the deck above the aft inner trampoline corner. Determine the significance and service or repair if necessary.
3. There is a gel coat pop out port aft cockpit coaming. Consider repairing and restoring the finish.

The **interior** of the vessel is in above average condition.

The **mechanical systems** are in average condition.

1. Aft gate/lifeline turnbuckle jam nuts are loose. Tension the lifelines to industry standards and tighten the jam nuts.
2. The port side aft stern railing is loose. Tighten the inner fasteners ensuring appropriate sealant is used.
3. The starboard coach roof opening port hinges are loose. Service or replacement to restore integrity.

The **plumbing systems** are in average condition.

1. There is standing water on top of the starboard water tank. It was stated by the buyer that water was sighted weeping from a water maker hose connection inboard of the water maker. Service the connection to restore integrity.
2. There are running water stains/patina at the port forward toilet saltwater flushing saltwater supply through hull valve. Service the valve and or hose connection to restore integrity.
3. The port forward head salt/fresh water "Y" valve weeps water. Service or replacement to restore integrity.

The **electrical systems** are in average condition.

1. There are unsecured battery cables in the port central bilge. Secure the cables per ABYC standards.
2. The Buck Boost voltage controllers do not function as intended. Have a reputable service provider adjust the programming to have effective charge controlling.

The **safety systems** are in fair condition.

1. The starboard cabin closet is tagged indicating a fire extinguisher is present where none exists. Supply the cabinet with a current fire extinguisher or remove the tag.
2. There is no carbon monoxide monitor installed. Consider adding a marine/RV rated carbon monoxide monitor in each hull.
3. Port cabin closets are tagged indicating fire extinguishers are present where none exist. Supply the cabinets with a current fire extinguisher or remove the tags.



4. The forward salon seat is tagged indicating a fire extinguisher is present where none exists. Supply the cabinet with a current fire extinguisher or remove the tag.
5. There are no high bilge water alarms. Install high bilge water alarms per ABYC standards.

The **sailing systems** are in average condition.

1. Main sail traveler control lines chafe on underside of the solar panels. Reroute or protect the lines to protect from chafe.

Overall, the vessel is in satisfactory condition and with recommendations attended to it should be suitable for its intended purpose.

RECOMMENDATIONS

1. The starboard navigation light doesn't illuminate. Service or replace and prove operational per Federal regulations.
2. The AC electrical outlet for the water heater is not GFCI. Replace the outlet with a GFCI unit and retain or replace the weather cover or hard wire the power supply per ABYC standards.
3. DC electrical bus bars at the air handlers are not covered. Cover the bus bars to minimize potential for short circuiting.
4. The flares are expired. Have aboard current flares and daytime distress devices per Federal regulations.
5. See Mechanical Survey for further recommendations.

The mandatory standards promulgated by the United States Coast Guard (USCG), under the authority of title 46 United States Code, Title 33 and Title 46 Code of Federal Regulations (CFR), the voluntary standards and recommended practices developed by the American Boat and Yacht Council (ABYC) and the National Fire Protection Association (NFPA) have been used as guidelines in the conduct of this survey. Items listed under "recommendations" are repair or deficiency items which are required or recommended by one of these survey standards or practices, or which, in the surveyor's opinion, otherwise affect the soundness of the hull, the general seaworthiness of the vessel (considering its' intended use) and/or the safety of the vessel's operators and/or passengers.



MARKET ANALYSIS

If there is a wide divergence between actual prices of vessels sold and asking prices of vessels offered for sale, estimates provided by industry pricing guides have also been used in arriving at the market value of the surveyed vessel.

Based on the average actual sale prices reported by Soldboats.com and the adjusted average listing price of Yachtworld.com and considering the condition of the vessel, the market value, not affected by undue stimulus, the Estimate of new replacement value \$700,000.00

Current Retail Value Range	\$557,000-\$612,500 126th edition.
Fair Market Value Adjusted for <u>BUC Condition</u> in the Southern Pacific Coast	\$605,000-\$665,000

42 ft 2020 Lagoon 42, Seas The Moment

\$599,000

Jacksonville, Florida, United States

42 ft 2021 Lagoon 42, Sunshine Daydream

\$674,000Tax: Paid

Awendaw, South Carolina, United States

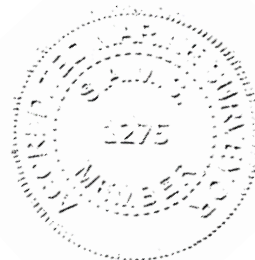
Fair Market Value is estimated at \$670,000.00

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Bradley Alan Destache', is written over a light pink rectangular background.

Bradley Alan Destache S.A.M.S. AMS #1275

March 29, 2024



All specs and items listed in this survey are only a reflection of the day of the inspection and there are no promises implied to the conditions viewed by this company's inspector.

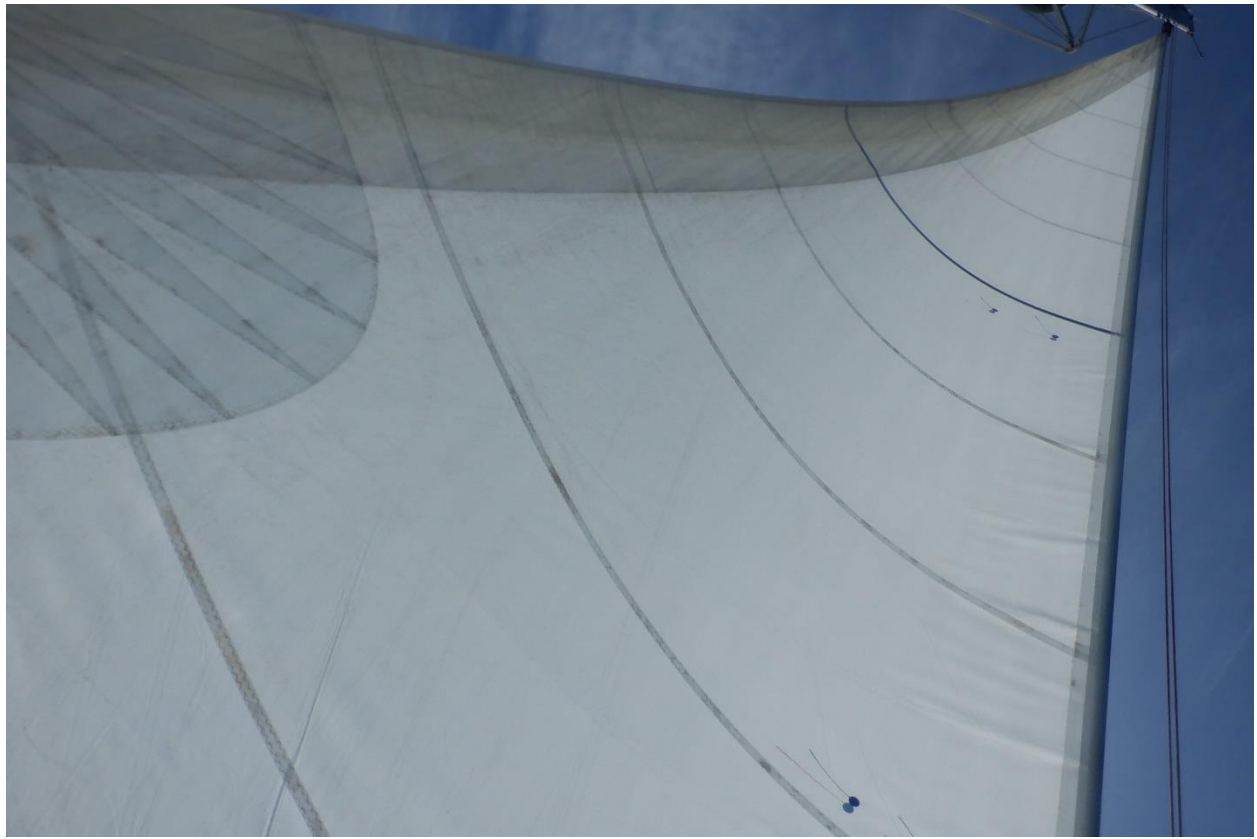




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