

GENERAL YACHTS JB

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Shaun Jennings

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OUT OF WATER SURVEY & VALUATION REPORT

‘LOTTE’

OWNER: Richard Montgomery

SLIPPING DATE: 22/12/2021

ADDRESS: [REDACTED]

CONTACT NUMBER: [REDACTED]

INSPECTED AT: Jervis Bay Boat Storage yard.

EMAIL ADDRESS: [REDACTED]

VESSEL NAME: Lotte

HIN NO: AUWWA047968BR8

REGISTRATION/SAIL NO. FT990N

BUILDER/DESIGN: Adams 45

AFLOAT: **SLIPPED OUT OF WATER:** Yes

DATE LAUNCHED: 1987

LOA: 11 Meters

CONSTRUCTION MATERIAL – HULL: Steel **DECK:** Steel **KEEL:** Steel section welded to the hull

This is to certify that I the undersigned, Shaun Jennings Shipwright, of Huskisson NSW, at the request of Mr. Richard Montgomery of Woollamia conducted an out of water survey and valuation of the above named vessel for insurance purposes on 21/12/2021.



Valuation Australian Dollars \$ 100,000

This valuation includes hull and permanent fittings, machinery, safety equipment, domestic equipment, navigation & electronic equipment, rigging & other equipment.

HULL CONSTRUCTION/CONDITION

		NON	
	ACCEPT		COMMENTS/DETAILS/DESCRIPTION
Keel	Yes		Large steel keel, Sand blasted and epoxy primed Applied All welds appeared sound no defects found
Keel bolts			N/A, Welded on incorporated into the hull.
Surface U/W	Yes		Excellent Condition, Sandblasted with a thick coating of epoxy applied, No rust visible, All new anodes sighted,Antifouling to be applied over the weekend.
Surface A/W	Yes		Excellent condition, Sandblasted, Epoxy coated and top coat applied. No defects found
Deck	Yes		Sandblasted back to steel, Epoxy coated and new top coat rolled on, no signs of rust or leaks present, All new fittings fixed down
Cockpit	Yes		Large aft draining center cockpit with a full dodger and bimini cover fitted
Coach-House	Yes		Incorporated into the deck of the vessel new port light installed and insulation installed, No defects
Frames	Yes		All frames were made up of steel flat bar 8mm x 60mm welded to the hull, all welds appeared to be of a good bond to the hull
Stringers	Yes		As above
Bulkheads	Yes		Plywood bulkheads were bolted to the steel frames then varnished over
Cabin/Interior	Yes		Spacious interior with no signs of leaks present, some headliner panels were down being upholstered, new marine carpet to be installed
Marine Toilet	Yes		New 12v TMC marine toilet fitted and in working order with holding tank and overboard discharge
Seacocks	Yes		All new stainless steel seacocks fitted
Skin Fittings	Yes		All new stainless steel skinfittings mounted
Cockpit Drains	Yes		Two large drains connected running out through the hull
Propeller	Yes		Two blade folding prop in good condition
Propeller Shaft	Yes		Stainless steel in great condition
Propeller Skeg	Yes		Solid steel skeg with good internal bracing and a tight bearing, No defects
Stern gland	Yes		New P.S.S seal fitted during refit

Rudder	Yes		Large Steel rudder sandblasted and epoxy coated Great condition
Rudder Mounts	Yes		Very solid top and bottom bearing both of good condition
Rudder Stock/Gland	Yes		Stainless steel stock good with Gland packing
Steering Linkages	Yes		Pedestal with mounted wheel and cable steering all sighted and well connected
Auxiliary Steering	Yes		Emergency tiller can be fitted through a deck plate
Chain Plates	Yes		Large steel solid bar running through the deck and internally welded to supporting gussets, Good condition
Stemhead Fitting	Yes		Solid welded plates to the stem with bow rollers incorporated

Recommendations/comments: Over the past seven years this vessel has had a major refit while out of the water it has been completely sandblasted externally and epoxy coated, New top coat above the water line applied, New deck fittings, The motor was lifted out and painted along with the engine bay. All new systems have been fitted throughout.

MOTOR INSTALATIOIN/CONDITION

PETROL: DIESEL: Yes INBOARD: Yes OUTBOARD: STERN
DRIVE: JET:

BRAND: Ford Lehman MODEL: 2712E SERIAL NO.: Not Sighted H.P.:8 0
AGE: 1980, Serviced and painted 2021

NON ACCEPT ACCEPT COMMENTS/DETAILS/DESCRIPTION

Installation	Yes		Good engine beds and motor mounts, Secured well
Controls	Yes		All connected and in good working condition
Exhaust	Yes		All new exhaust system installed
Fuel Lines/Fittings	Yes		Al new with no signs of leaks present
Filler	Yes		On deck filler
Fuel Tank	Yes		Two original steel tanks and a keel tank that appear in good condition, cleaned out with new fittings fitted
Venting	Yes		Connected and secure

Connections & Lines	Yes		All connections were made and clamps fitted. Lines were in as new condition
Electrical Harness	Yes		All new wiring to new fitted and secured in place and tested in working condition
Electrical Fitting	Yes		All new wiring run throughout vessel from marine grade tinned copper wire. All wires were sleeved in protective casing and appeared very neat and well presented and all in good working order
Stove	Yes		Mariner 3 burner stove and oven fitted
Gas Bottles	Yes		One new 9kg fitted
Connections & Lines	Yes		All new 2021
Position	Yes		To be mounted on the aft rail. The rail is off for vessel transport to the water considering height restrictions
Venting	Yes		Open on deck
Gas Detector	Yes		Fitted and connected to a stop solenoid on the regulator tested and working
Batteries	Yes		Two AGM 100ah batteries and One lead acid
Mounting	Yes		Secured by a plywood box
Bilge Pump-Manual	Yes		One new manual pump tested working
-Electrical	Yes		Two new 12 volt pumps on float switches tested working

Recommendations/Comments:

Excellent condition of the motor and engine bay. All systems were new and installed in a professional manner.

MAST/SPARS/RIGGING/SAILS

MAST MATERIAL:

ALUMINIUM: Yes TIMBER. CARBON OTHER: _____

DESCRIPTION: An Aluminum section of great condition, striped back and new 2 pack paint applied. All fittings reattached with new fasteners and duralack

TYPE: MASTHEAD: Yes FRACTIONAL:

WHEN LAST SERVICED: 2021

NON		ACCEPT		COMMENTS/DETAILS/DESCRIPTION
ACCEPT	NON	ACCEPT	NON	
Mast/s O/A	Yes			Excellent condition fully restored with no defects noted

Mast Step	Yes		Large steel mast step welded to bracing at the keel of the vessel, good condition
Boom/s	Yes		Excellent condition fully restored
Spin Pole/Jockey Pole			N/A
Rigging	Yes		New 2012, All in as new condition Please see comments below
Spreaders	Yes		Two sets fixed well to the mast in stainless steel brackets
Base Attachments	Yes		All new Stainless steel turnbuckles
	Yes		
Hydraulics	N/A		

Sail Inventory: Main , Yankee Furling Jib, Stay Sail

Sail Condition: New Main, Jib and Stay Sail are off a fair condition

Date mast & Rigging last serviced & by whom: All new rigging replaced in 2012 by Yacht masts of Breakwater as per invoice, then in 2014 the vessel was taken out of the water for a major refit at which time the rigging was removed and has been in storage in the owners shed only to be put back on in 2021.

I believe the rigging has only had 2 years of service on this vessel

SAFETY EQUIPMENT

NON ACCEPT ACCEPT		COMMENTS/DETAILS/DESCRIPTION
Anchor & Warp	Yes	2 large plough anchors stowed on board with 100m of chain running through a hydraulic windless all in great condition
Flares	Yes	Exp 2024
Fire Extinguisher	Yes	Two marked good mounted inside the vessel
Spot Light	Yes	12 volt hand held spotlight
Lifejackets	Yes	6 Auto inflatable stowed onboard all serviced
Navigation Lights	Yes	All LED tested and working
Life Raft	No	
Pulpits	Yes	Stainless steel Rail bolted solid to deck
Pushpits	Yes	Stainless steel rail Bolted solid
Staunchions/Lifelines	Yes	Stainless stanchions with new Dyneema lifelines

Other:	Yes		Compass, E-Pirb s/n 0160815848V, Bucket and lanyard, First aid kit, Marine radio, V-Sheet, Chart plotter, Fire blanket, Sound signal,

Recommendations/Comments: Safety equipment up to date and in good condition.

OVERALL SUMMARY & RECOMMENDATIONS

RESTRICTED WATERS: OPEN WATERS: Yes

(LOTTE) Is an Adams 45 steel sailing yacht built in the 1980 and said to have been launched in 1987.

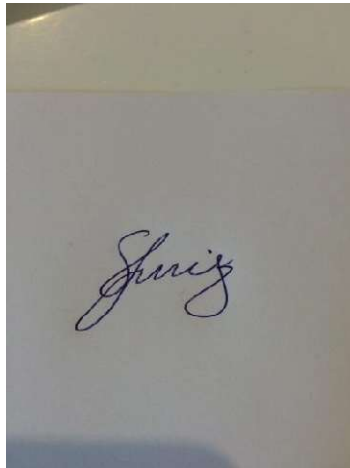
In 2014 the vessel was craned out of the water and onto the hard stand. From 2014 to 2021 the vessel underwent extensive refit/restorations which included steel works, full sandblasting of the exterior then epoxy coatings applied, new top coating of the topsides and deck, new deck fittings fitted. All new systems throughout the vessel including skinfittings and seacocks, Engine repairs and repainting of the engine bay/ systems room,

Striping back the mast and boom then painting the aluminum in epoxy and 2 pack. And There are many more upgrades completed during this restoration.

Upon the inspection I have found no defects with the vessel and am impressed with the quality of the work carried out in a meticulous manner. I would have no hesitation in recommending this vessel for underwriting purposes.

This report on 'LOTTE' has been prepared at the request of Mr. Richard Montgomery of Woollaima NSW for insurance purposes. This report may not be used for any other purpose without the consent of the undersigned. I have not inspected woodwork or other parts of the structure, which are covered, unexposed or inaccessible and I am therefore unable to report that any such part of the structure is free from defect. Scantling sizes and quantities in the report are indications of size and location, and are not to be taken as dimensions or specifications. All reasonable attempts have been made to trace any defects present, however, there can always exist latent defects and those that cannot be discovered without interfering with the vessels structure and fittings. Due to the nature of "Osmosis" and "Teredo Worm" no guarantee can be given that it will not occur on the hull at some time in the future. This report is not intended as a certificate of seaworthiness or guarantee of condition, having been prepared from information available, and is submitted for the benefit of our client. The engine/machinery/electrical and fuel systems can be inspected visually so far as is possible and no guarantee can be given of their satisfactory operations. This survey is valid for the day of inspection only.

Given at Woollamia NSW on 21/12/2021

A photograph of a white rectangular card with a handwritten signature in blue ink. The signature is cursive and appears to read 'Shuniz'.

Signed:

Shaun Jennings – Shipwright – General Yachts JB

ATTACHED PHOTOGRAPHS







