

## PRE-PURCHASE CONDITION SURVEY REPORT

*Kokah*



Surveyor	Patrick Clissold
Signature	
Date	11/09/25
Report No.	025/PSS/006

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## 1. General Information

This survey report is for the expressed benefit of Abbie & Simon Timms (the client) and may not be relied upon by any other person without written consent of the surveyor or the above client. Acting upon the request of the client, the vessel was attended to August & Sept 2025 in Lyttelton, NZ.

The vessel was seen out of the water at the Naval Point haul out yard and in water in Te Ana Marina.

The vessel was built in 1994 and has had no major modifications or alterations that would significantly affect stability.

The vessel is suitable to operate up to 12nm from shore in its current state, and further offshore with the addition of liferaft.

## 2. Survey Limitations & Exclusions

The survey is subject to the following limitations:

- A. The Surveyor's inspection is a non-invasive visual survey and does not include disassembly, testing of internal components, or invasive inspections. The Surveyor will not be responsible for any hidden or latent defects that are not visible during the visual survey.
- B. It is in the nature of marine vessels for deterioration, wear and accidents to occur and as such, this report represents the condition of the vessel only at the time of this survey.
- C. Inspections of electrical fittings are a visual check only. If any issues are evident, a full electrical survey by a qualified marine electrician is advised.
- D. Inspection of engines is visual only and will include an overview of maintenance carried out. If a more in depth analysis of the engine condition is required, a full survey by that engine manufacturer's representative is advised.
- E. Inspection of rigging is carried out from deck level only. If a more in-depth look at rigging equipment is required a specialist rigging report is advised.

No valuation will be provided as part of this survey.

The survey report represents the condition of the vessel as inspected on the date of the survey. It is based on the inspection of the surveyor as well as information provided to the surveyor at the time.

This report shall not constitute a warranty, guarantee, or assurance of seaworthiness.

## 3. Defect Categories

**DEF A:** Defects which acutely endanger the seaworthiness, navigation safety and/or the safety or health of those onboard. This requires **immediate rectification**.

**DEF B:** Defects that don't pose an acute threat however may develop into a DEF A in the future if left unaddressed. An agreed timeframe for their planned rectification should be put in place.

**DEF C:** Defects that are predominantly cosmetic, however they may affect the value of the vessel.

## 4. Vessel Particulars

Name	Kokah
Make & Model	Beneteau Oceanis 400
Length Overall	12.20 m
Beam	3.91 m
Draft (Max)	1.65 m
Hull Type	Fin with bulb & spade rudder
Material	GRP

<b>Launch Date</b>	1994
<b>Engine</b>	Yanmar 4JH2E 48 hp
<b>Engine Hours</b>	2477

## 5. Summary of Defects

**DEF B:** System has Gas Safety Certificate expired 2023.

**DEF C:** Some hatches and windows crazed.

**DEF C** Hot water system needs new thermostat.

## 6. Overall Condition Appraisal

The following is the accepted marine grading system of condition:

**Excellent Condition** - A vessel that is maintained at new or better than factory condition and equipped with a large amount of extra equipment.

**Above Average Condition** - A vessel that has had above average care and equipped with extra electrical and electronic gear.

**Average Condition** - Ready for purchase and normally equipped for a vessel of her size. May require some maintenance and wear & tear remediation.

**Fair Condition** - Require repair to prepare for sale or after purchase.

**Poor Condition** - Substantial yard work required and devoid of extras.

**Restorable Condition** - Enough hull and engine exists to restore the boat to a usable condition.

*As a result of the surveyor's investigations the overall condition can be rated as **Above Average**.*

## 7. Hull, Coatings & Submerged Fittings

GRP hull had suffered from mild, shallow, osmosis blisters that have all been ground out and repaired leaving a very good finish. No other damage or deformation observed

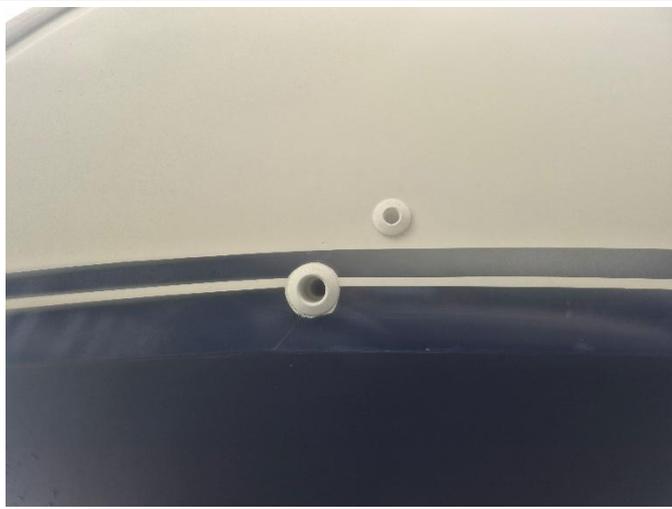
Antifoul recoated in Aug 2025.

Inlets and discharges in good condition and free from biofouling. Suitable backflow protection in place.

Echo sounder transducer appears in sound condition.

Keel and bulb seen in good condition with no signs of cracking between keel and hull.





## 8. Decks & Superstructure

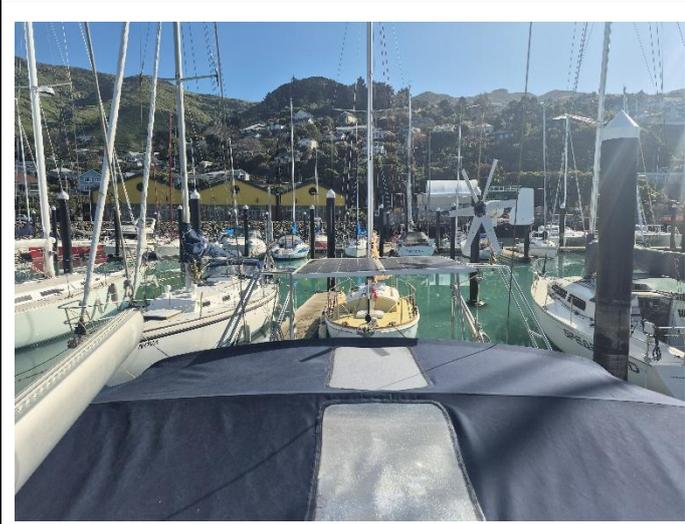
Top deck and superstructure in good condition with no signs of damage or deformation.

Good anti slip properties on deck.

Guard rails and stanchions seen in good condition and secure.

Bimini fitted and seen in good condition.



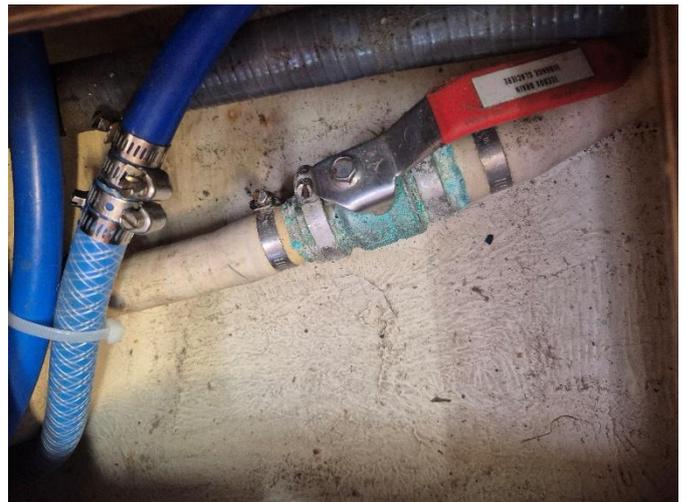


## 9. Internal Hull

Internal hull in good condition where seen with no signs of damage, deformation or rot to hull or structure. Bilges seen clean and dry.

Keel bolts seen and appear in good condition.

Sea cocks in good condition and operate with ease.





## 10. Doors, Hatches & Windows

Companionway in good condition.

All windows are in sound condition with no signs of leakage.

All hatches in good condition with no signs of leakage. All securing arrangements are working correctly.

**DEF C:** Some hatches and windows crazed.





## 11. Drive Train & Steering

Shaft seen in good condition. No undue play in bearings.

Propeller seen in good condition and freshly coated in prop speed.

Rudder seen in good condition with no undue play observed in bearings.

Helm arrangement seen in good condition. Vessel fitted with autohelm, reported in working order.

Shaft seal seen in good condition with no signs of leakage.

Gearbox and coupling seen in good condition.





## 12.Engine & Associated Systems

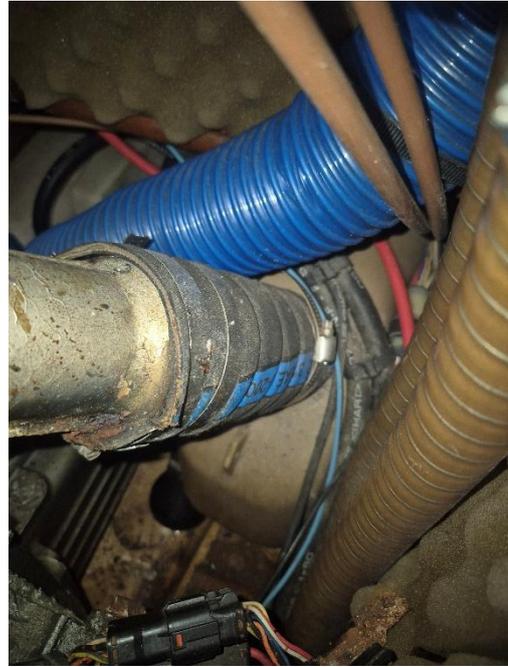
Yanmar 4JH2E 48 hp fitted. Seen in good condition with 2477 hrs.

Engine box with acoustic linings seen in good condition.

Exhaust system appears in good order with no signs of leakage.

Fuel tanks (150l total) observed externally with no leakage evident. Fuel hoses and filters in good order.





### 13. Electrical Systems

Electrical system seen in good order. Vessel in date for EWOFF. Expires 4/11/25

No damage to wiring observed where seen.

All breakers, switches and fuseboards seen in good order and properly labelled.

All lighting tested and working correctly.

Batteries in good visual condition. Suitably housed and secured.

Solar panel system installed and working correctly.

Wind generator installed, but no working at time of survey.



## 14. Galley, Bilge & Sanitary Systems

Small kitchenette appears in good condition. Cooker gimbaled.

Gas bottles stored on upper deck.

**DEF B:** System has Gas Safety Certificate expired 2023, however system appears in good condition.

Fresh water tanks (530l in total) seen externally in good condition.

Sinks and fresh water working correctly in galley and bathrooms.

Fridge and refrigeration system working correctly.

Toilet system in working order.

Shower reported to be in working order.

**DEF C** Hot water system needs new thermostat.

Submersible bilge pump installed. In working order.

1 x manual bilge pump installed. Tested and working correctly.





## 15.Accommodation

Bunk spaces in good condition. No signs of mould or dampness.

Mess square in clean condition, upholstery in good condition. No signs of damp or mould.



## 16.Mast, Sails & Rigging

Vessel underwent rigging survey in Aug 2025. All running and standing rigging seen in good condition. Mast, boom and spars appear in good order from deck level. Mast step observed in good condition.

Chain plates seen in good condition.

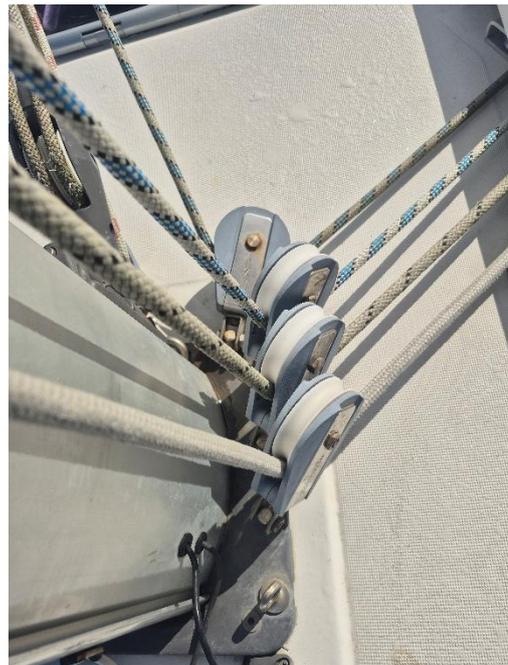
Mast securing arrangements appear in good order.

All winches appear in fair condition.

All blocks, cleats and chain plates appear in fair condition.

Head sail on furler seen in good condition and working correctly.

Vessel equipped with main sail (2019), headsail (2017) on furler, storm jib, 1 x spinnaker, 1 x spare head sail (unknown age). Main and head sail seen in good condition.





## 17. Anchoring Equipment

Fairlead in good condition.

Plough anchor carried and seen in good condition.

Chain carried, seen in good condition.

Windlass tested from local controls and working correctly.



## 18. Navigation & Communication Equipment

1 x VHF and 1 x handheld VHF carried. Working correctly.

Vessel fitted with GPS plotter, AIS transceiver, wind and depth displays. All working correctly.

Navigation lights tested and working correctly.





## 19. Safety & Miscellaneous Equipment

Carbon Monoxide detector installed and in working order.

EPIRB carried with battery in date (Sep 2029)

Life jackets carried, seen in good condition.

3 x fire extinguisher carried, all fully pressurised.

1 x fire blanket carried.

1x horseshoe life ring with light

Tender carried and seen in good condition. Tender davits seen in good condition.



