



# FLOTATION SERVICES



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## Houseboat Inspection Report

<u>Site address:</u>	<u>Report prepared for:</u>	<u>Contact info:</u>
23548 NW Saint Helens Rd, Portland, OR 97231 N-8	David Jacob-Daub	503-816-1733 david@salmonhat.com

This survey is a structural inspection of the floating home's decks, supports, porches, and stringers. Log raft and flotation pack. Mooring structures and utility connections.

On Oct 25<sup>nd</sup> 2014 a float survey was done on the above address, from which we made the following observations.

### Id Numbers # N-8

Length of Houseboat/ Boat house 60.11ft

Width: of Houseboat/ Boat house 37ft

Corner Elevations: Se=22.in Ne=22.in Nw=22.in Sw=24.in. Home is out level. Home will have to re-balance after new owners move in their possessions.

Water Depth: 18 ft. with no obstructions, on the west side; 16ft. on the shore side. Water depth measured from the lowest part of the flotation.

Stringers: Supporting the home on top of the logs are 14 / 12 inch iron beams which run the full length of the home. All I-beam stringers are in good condition and all well anchored.

Deck is constructed of treated 2x8 surface boards and 2x6 joints. The joints and deck boards are in good condition.

Waterline ; is in good condition, well braced & insulated.

**Outflow/Sewer:** hose is in good condition, back-flow preventer is present. The contained sewer tank is in good condition and the float & discharge pump are in working order.

**Ground wire** is present.

**Electrical umbilical** is mounted from dock to home. Its in good condition has ample slack for river movements.

**Moorings.** Consists of heavy galvanized chain west side on the east & south side that is in good condition.

**House spacing.** There is ample space between the home and its neighbors.

**Spring lines.** . Good condition

**Log pack.** The float is made up of 18 large old growth logs. Formation is single rows and in a stable configuration, running north to south. No cable wrap present. These foundation logs are in good condition.

**Floating Decks:** Good condition, well built & well anchored

**Flotation.** Supplementing the logs own flotation consists of a large amount of white Styrofoam blocks; through out the entire log pack. The flotation logs are shrink-wrapped and up to code. The flotation is in a stable condition, and matches the weight of the floating home. No air barrels present.

- Scale rating for float is a 5. See scale below.
- Float's life span will surpass the length of a 30 year loan.

**Overview** The float is solid and stable. Its width, length and stance are proportionate. The log float is sound. The flotation pack matches the current weight of the home. The float is more than structurally adequate for this river.

#### **Recommendations:**

- Re balance the floating home after new owners move in their possessions.
- Place bumpers along floating dock on shore side of home .

#### **RATING DESCRIPTION**

**5** Overall the structural components of this float were found to be compliant with todays' building codes and standards of construction practices. Could be considered for "long term" financing.

**•4** Acceptable as collateral in its' present condition. This may be an older float that has been fairly well maintained. May need a few minor

**improvements. A serviceable life of (20) years can be expected under normal conditions.**

**. 3 "Average condition for its' age". May have structural distortions due to its' age and or past construction techniques that were performed. The float would be considered acceptable and serviceable for (15) years under normal conditions. Any recommended repairs described will need to be completed.**

**2 Major repairs or replacements are required for the structural components of this float. The repairs will require permits and approval by the Local Building Department of the City of County in which the property is located.**

**1 This float would be considered beyond repair. Total reconstruction would be advised. Not recommended for collateral.**

**0 Special circumstances exist to where the float could not be rated as described above. The inspector will need to be contacted to review the findings and or solutions for repairs.**

**(-) The minus sign would be used when a float rates slightly lower than its' given number yet not quite as low as the next number.**

**Example; 5- or 4- may need some minor Improvements.**

**(+) The plus sign is used when a float rates slightly above its' given number yet not quite up to the next higher number. Example; a 3+ would be no required repairs.**

**This Report Is Based Only On The Existing Structure, To The Best Of Our Knowledge On This Date. Any Changes Or Modifications In Width, Length, and Height & Weight Would Void This Report.**

**This inspection was performed with diving. All structural components were accessed from above, side to side and end to end. The recommended repairs are not limited to what is listed. During repair, the Contractor of choice may discover hidden or other details that did not arise during this inspection. This inspection & opinion of conditions found was performed without removing, cutting into or drilling any portion of the structure or float. Be advised, that any time frames given, noted conditions found and warranties of any component of a float or structure on the float that have been described within this report are not guaranteed without proper care, regular and on-going maintenance as floating homes require such due to their nature and condition to which they exist**

**in and are around . Flotation Services Inc., does not warrant or inspect any boarding ramps or platforms.**

**INSPECTORS  
Greg Johnston  
Diver /James Roberts**

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