



Arborist Report

February 22nd, 2021

Prepared for:

Chis Luthi
8151 SE 48th St
Mercer Island, Wa

Prepared by:

Seattle Tree Consulting
Douglas Smith (Certified Arborist PN 6116-A/TRAQ)
117 E. Louisa St. #731
Seattle, Wa. 98102
(206)457-5706
doug@seattletreeconsulting.com

Discussion

Thank you for having us out to assess the condition of the trees at this site. The client has informed me that there are some proposed improvements to this property and that they needed an up-to-date tree inventory.

Generally speaking, most of the trees on this site are exotic species that have had their height reduced for the sake of opening up the view. The trees to the south of the house have all been maintained at approximately 10 foot above grade despite being species that tend to want to mature at a larger size. There are a few exotic trees planted close to the existing structure that are in nice condition that were not included on the original site map. Close to the southeast corner of the property there are several native species that are mature and in excellent condition. There is a ravine/natural area to the east of this property and none of the vegetation in this region will be adversely affected by the described improvements as they were communicated to me.

Data for the following inventory was collected on February 16, 2021 by myself, Douglas Smith, certified arborist number PN6116-A. I used a diameter tape to obtain DSH measurements and a combination of a measuring tape and laser rangefinder to establish drip line radii.

While the repeated height reduction of the woody plants at this site will eventually lead to systems that have structure that is less than desirable, I did not notice any imminent hazards during the time of the site visit or any tree work that was in need of being executed for the sake of maintaining an acceptable level of safety.

Tree Inventory

DSH-Diameter at Standard Height (DSH's of multi-stemmed trees obtained by taking the square root of the sum of the squares of the individual stems), DLR-Drip Line Radius or Limit of Disturbance, CRZ-Critical Root Zone

Condition Ratings

- 1-Natural structure with good proportions, expected amounts of vigor and deadwood, sound attachments, pedestal in good condition, and adequate root zone
- 2-Acceptable overall structure but in need of minor pruning or cabling to enhance health and safety threshold
- 3-Declining specimen in need of serious corrective work and support or a potential candidate for removal
- 4-Tree is at a critical point and must be reduced to a safe habitat snag or removed

*I numbered the trees with steel tags at the time of the site visit.

**For the purpose of this inventory, the DLR will be considered synonymous with the Critical Root Zone radius

1. Western Red Cedar. *Thuja plicata*. 10" DSH. 10' DLR. This tree is being maintained at 10 foot above grade. Condition 2/3.
2. Western White Pine. *Pinus monticola*. 10" DSH. 10' DLR. This tree is not tolerating the height reduction as well as the adjacent Cedar. Condition 3.
3. Western White Pine. *Pinus monticola*. 10" DSH. 10' DLR. Tree number three is all the way dead; a standing snag at the time of the site visit.
4. Vine Maple. *Acer circinatum*. 22" DSH. 15' DLR. Condition 1. Tree number four is a Vine Maple with three main stems that have diameters at standard height of 15", 16", and 6". This tree has some English Ivy growing up the stems that could easily be removed. This tree has not had its height reduced and is in excellent condition. This tree is condition one. This tree has a drip line radius of 15' that is based on a day vision of its overall diameter of 30'.
5. Western Red Cedar. *Thuja plicata*. 42" DSH. 22' DLR. Condition 1. This tree splits into two leaders that have an included bark union approximately 40' above grade. The new iterations are not tall enough to pose a risk.
6. Blue Noble Fir. *Abies procera* 'Glauca'. 17" DSH. 15' DLR. Condition 1. This tree is directly south east of the air conditioning unit that is located on the south side of the property. This tree was not located on the survey map that I was initially provided.
7. Blue Noble Fir. *Abies procera* 'Glauca'. 17" DSH. 15' DLR. Condition 1.
8. Vine Maple. *Acer circinatum*. 15" DSH. 10' DLR. Condition 1. Tree number eight is a vine maple that is located east of the existing structure. This tree has two main stems with diameters at standard height of 11 inches and 10 inches. This tree is condition to because of some defects in the pedestal region and because it is stretching quite a bit for light. This tree has a critical root zone radius of 10 foot that is based on its overall diameter of 20 feet. Because of the existing structure to the west, the majority of this trees root system is likely located to the southeast of the system.
9. Portuguese Laurel. *Prunus lusitanica*. Condition 1. Tree number nine describes a Portuguese Laurel system that is located just over the existing chain-link fence in the southeast corner of the property. This Portuguese Laurel system includes approximately four clumps and a total of between 20 and 30 stems. Diameters of the stems range from 4" to 20" at standard height. This is an appropriate species for height reduction.
10. Catalpa. *Catalpa bignonioides*. 29" DSH. 12' DLR. Condition 3. This tree is likely acquiring more girth than normal because of the repeated height reduction. The tree is being maintained at approximately 12 to 15' above grade. There are no imminent risks associated with this system but the repeated height reduction is shortening the lifespan of this tree. This tree has a drip line radius of 12', but the extent of its canopy is being reduced with heavy pruning.
11. Korean Dogwood. *Cornus kousa*. 13" DSH. 12' DLR. Condition 1. This tree is condition one despite the repeated height reduction.
12. Strawberry Tree. *Arbutus unedo*. Multi-stemmed. 12' DLR. Condition 2. Tree number 12 is a multi stemmed specimen of strawberry tree that is also having its height reduced at approximately 12'.
13. Portuguese Laurel. *Prunus lusitanica*. 8" DSH. 12' DLR. Condition 1. There is a small copse of trees that is located close to the northeast corner of the existing structure that was not on

the original site map that I was provided. This is small copse includes trees number 11, 12, and 13.

14. Flowering Plum. *Prunus serrulata*. 18" DSH. 15' DLR. Condition 1/2.
15. Apple. *Malus domestica*. 9" DSH. 6' DLR. Condition 3/4. This tree is condition 3/4 because of repeated height reduction. It is located just west of the chain-link fence in the middle of the backyard.
16. Western Hazelnut. *Cornus cornuta*. Tree number 16 describes a small clump of Western hazelnut that is just to the north of the Apple which is tree number 15. This clump of Western hazelnut includes approximately 20 stems that are between 1-4" diameter.

There is some vegetation that runs along the northern edge of the property. There are some insignificant stems of Photinia, as well as some Ceanothus. There are no significant woody plant systems that belong on this tree inventory.

Tree Protection (Standard Language)

- For the trees being retained, tree protection fencing should be installed at the outer edge of the drip line or as close to it as is practically possible.
- Fencing should be installed prior to construction activities and remain in place for the duration of the project. Fencing should only be moved temporarily if minor disturbances must occur within the drip line and the fencing should be replaced immediately once that portion of the work is completed.
- The tree protection area is designated to be an area of no impact, no storing of materials, no encroachment and no staging of debris.
- The tree protection fencing should have signs every 8' facing access that indicate the area is a tree protection zone.
- Trenching through the CRZ for utilities is not permitted (tunneling is the preferred method).
- Grade changes in the CRZ are not permitted.
- Vehicle maintenance and washing of equipment (especially concrete), is not permitted.
- No attaching anything to the tree with cinching knots or hardware.
- Root flare should be protected with chips so that lawn maintenance equipment does not have to work close to the system.
- Proper clearances should be monitored.
- The Drip Line Radius is equal to the CRZ or critical root zone that needs to be protected. The Inner CRZ is 50% of the radius of the DLR and there should be zero disturbance in this zone. A disturbance of up to 33% of the Outer CRZ is permissible provided that any heavy digging equipment works toward the tree, and that any roots encountered that are over 1" in diameter are excavated around with hand tools and cut clean with a sharp saw behind the excavation zone so that the root can bifurcate and continue to grow. In some cases, if excessive pruning has been done, the CRZ can be larger than the Drip Line Radius, as much as 1 1/1" DSH.

Photos of the Site



Trees #1-#3 are in this Hedge Row



Tree #4 with Tree #5 behind it



Tree #6



Tree #8



Tree #10



Trees #11-#14



Trees #15 and #16

Summary

There are 16 significant woody plant systems on this site. Many of the systems have had their height reduced. Many of the systems have compromised health and structure but there are no imminent hazards.

Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters of legal character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible, however, the consultant/appraiser can neither guarantee nor be responsible for accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described in the fee schedule and contract engagement.

Loss or alteration of any of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any person other than to whom it is addressed, without prior written consent of the consultant/appraiser.

Neither all nor any part of the content in this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent of the consultant/appraiser--particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.