

Arborist Report

~ Pre-construction Tree Inventory ~

Client

Dheeraj Koneru
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Mercer Island, WA 98040

cc: Jed Murphey, JMK Homes LLC

Consultant

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To Whom it May Concern:

Tree133 LLC was hired to prepare a pre-construction inventory of trees at 6610 East Mercer Way, Mercer Island, WA. A site visit was performed on the afternoon of Monday, March 1.

This report presents my findings. Please review Assumptions & Limitations at end of report.

Scope of Work

The purpose of this project was to provide the client(s) with an accurate inventory of regulated trees within and overhanging a residential site. Per Mercer Island City Code (MICC), this includes all trees 10 inches diameter (dsh) and larger.

All trees were measured using industry standard methods. Single-stem trees were measured at 4.5 feet above grade (dsh, diameter at standard height). Trees with unions/swelling that interfere with measurement were measured at the narrowest point below 4.5 feet. Multi-stem trees were measured using "square root of the sum of the squares" method.

Tree numbers and locations are identified on the site map included with this report. As the property is not currently owned by Mr. Koneru, tree identification tags were not installed.

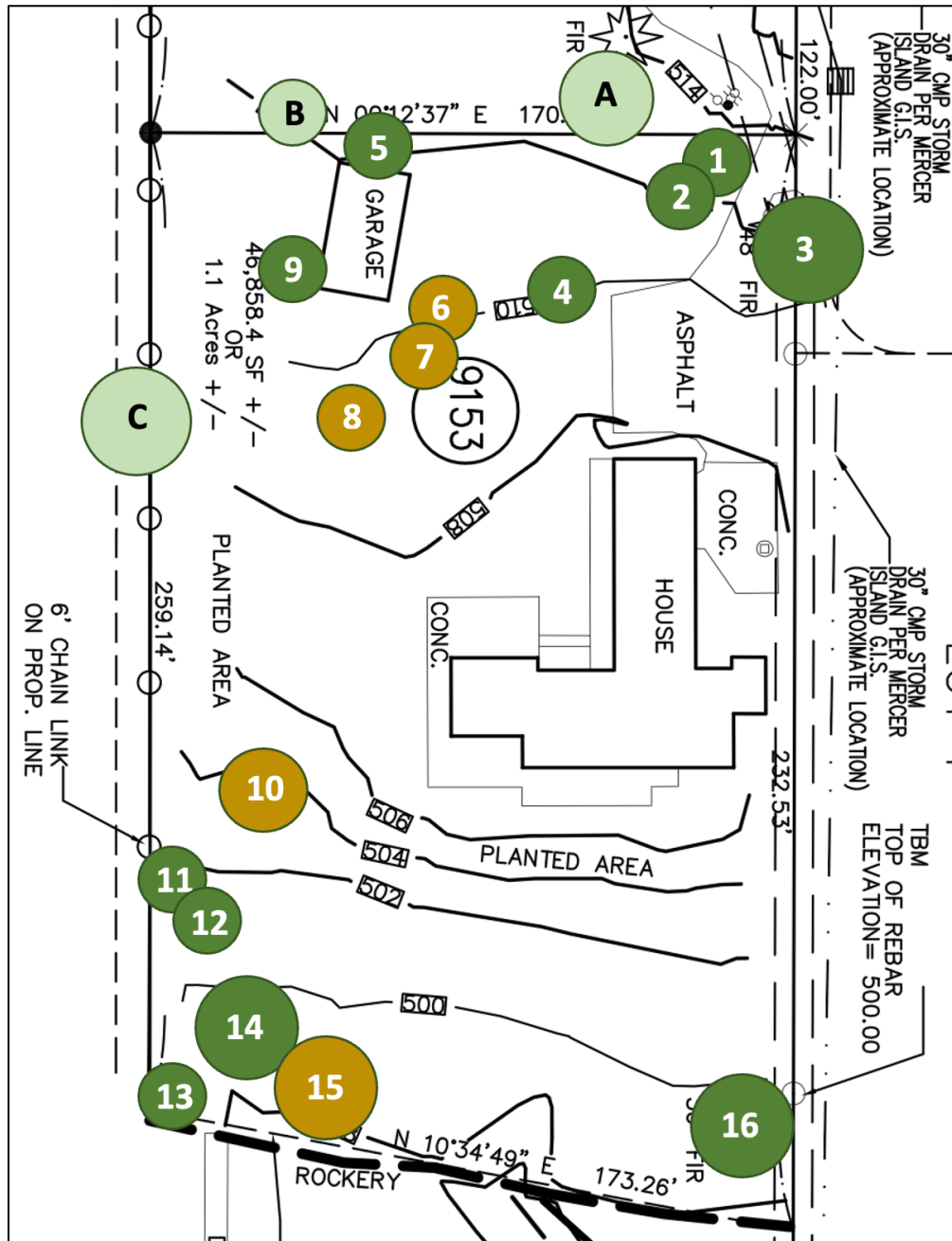
This inventory collected limited data for each tree, including species, diameter (dsh), health/condition and protection status. Based on this data, each tree was evaluated to determine whether it qualified as Exceptional, according to the definition and data table in MICC 19.16.010 (Definitions: Tree, Exceptional).

Based on my brief inspection of each tree during the inventory process, I have identified whether it appears to be suitable for retention during/after redevelopment of the property.

Please note, this inventory does not constitute a tree risk assessment.

Site Map

The image below identifies the location of all trees included in this inventory. Tree location(s) and canopy size(s) are not to scale and for reference only.



Key

- Dark green circles with numbers represent live trees within the site boundaries
- Brown circles with numbers identify dead or girdled/de-barked trees within site boundaries
- Light green circles with alpha characters identify trees overhanging from adjacent properties

Inventory Findings

Per the scope of work, Tree133 completed an inventory of trees within and overhanging the site and identified the following:

Tree #	Species	Common Name	dsh (in)	Exceptional	Suitable to Retain	Condition
1	<i>Thuja plicata</i>	Western red cedar	23.4	No	Yes	Generally good condition, asymmetric canopy, utility pruning on west side, impermeable asphalt driveway within dripline
2	<i>Thuja plicata</i>	Western red cedar	27.1	No	Yes	Codominant structure beginning at 5 feet, asymmetric canopy, foliage appears chlorotic with heavy cone crop, long-term viability uncertain
3	<i>Pseudotsuga menziesii</i>	Douglas-fir	48.5	Yes	Yes*	Canopy appears in good condition, previously raised to 30+ feet, majority of dripline area covered by impermeable asphalt, large roots lifting/cracking asphalt surface * Driveway on both sides of trunk, large/heavy vehicles during construction expected to negatively impact root zone immediately adjacent to tree
4	<i>Magnolia x soulangeana</i>	Saucer magnolia	16.7	No	Yes	Generally good condition, multi-stem structure, severe phototropic asymmetry
5	<i>Robinia pseudoacacia</i>	Black locust	11	No	Yes	Generally good condition, some visible deadwood, rooted on/near property line, dsh estimated due to blackberry brambles
6	<i>Chamaecyparis pisifera</i>	Sawara cypress	14.5	No	No	Tree girdled in multiple locations, bark stripped to 6 feet, not expected to survive
7	<i>Chamaecyparis pisifera</i>	Sawara cypress	11.0	No	No	Tree girdled, multiple 1/2-inch holes drilled, bark stripped to 6 feet, not expected to survive
8	<i>Prunus cerasifera</i>	Flowering plum	20.7	No*	No	Tree girdled in multiple locations, not expected to survive * Measured dsh is less than 1/2-inch below MICC Exceptional threshold
9	<i>Robinia pseudoacacia</i>	Black locust	12.7	No	Yes	Generally good condition, rooted adjacent to old garage structure, anticipate asymmetric root zone
10	<i>Thuja plicata</i>	Western red cedar	20.2	No	No	Bark stripped to 8 feet, multiple 1/2-inch holes drilled, not expected to survive
11	<i>Thuja plicata</i>	Western red cedar	12.7	No	Yes	Generally good condition, growing in close proximity to tree 12
12	<i>Thuja plicata</i>	Western red cedar	13.6	No	Yes	Generally good condition, growing in close proximity to tree 11
13	<i>Acer negundo</i>	Box elder	13.0	No	Yes	Heavy phototropic lean toward lake and existing dock, no visible indication of instability
14	<i>Thuja plicata</i>	Western red cedar	37.5	Yes	Yes	Generally good condition, codominant structure beginning at 4 feet, significant ivy growth on trunk
15	<i>Thuja plicata</i>	Western red cedar	36.1	Yes	No	Tree dead, bark stripped to 3-4 feet, multiple 1/2-inch holes drilled

16	<i>Pseudotsuga menziesii</i>	Douglas-fir	40.8	Yes	Yes	Good condition, may have previously lost top
A	<i>Thuja plicata</i>	Western red cedar	24	No	Yes	Overhangs from neighboring property (west), generally good condition, multi-stem structure, dsh estimated due to property boundary
B	<i>Robinia pseudoacacia</i>	Black locust	11	No	Yes	Overhangs from neighboring property (west), codominant structure beginning at 6 feet, generally good condition, dsh estimated due to blackberry brambles
C	<i>Acer negundo</i>	Box elder	24	No	Yes	Overhangs from neighboring property (south), generally good condition, dsh estimated due to property boundary

Summary

This inventory identified 19 total trees, with 16 within the site boundaries and 3 overhanging from neighboring properties. Within the site boundaries site, five (5) trees were identified as being dead, girdled, de-barked and/or drilled with the apparent intent of causing tree mortality. While some of these trees currently retain green foliage, visual inspection suggests none of these trees are expected to survive. It appears this intentional damage occurred within the past two (2) years.

The site also includes numerous large English laurel (*Prunus laurocerasus*), Rhododendron and Camellia, some with stems exceeding 10 inches diameter. Due to these species typically being characterized as shrubs, they are not included in this inventory.

This inventory identified four (4) Exceptional trees and a total of five (5) large trees greater than 24 inches diameter. One of the exceptional trees (#15) is now dead, likely due to intentional damage.

Mercer Island City Code (MICC) requires retention of at least 30% of regulated trees during/after construction. This inventory identified 11 trees that are suitable for retention. Trees with severe visible damage – as described above – are not included in this figure. At the 30% retention level per MICC, at least four (4) of the trees in good condition are required to be retained.

Assumptions & Limitations

1. Consultant has agreed to undertake Services on the subject Site. Consultant assumes that the Client owns or is the agent for the owner of the Site and that the legal description of the site provided by the Client is accurate. Consultant assumes that Client has granted license for Site access for the limited purpose of providing Services.
2. Consultant assumes that the Site and its use do not violate and is in compliance with all applicable codes, ordinances, statutes or regulations.
3. The Client is responsible for making all relevant records and related information available to the Consultant in a timely manner and for the accuracy and completeness of that information. Consultant may also obtain information from other sources that it considers reliable. Nonetheless, Client is responsible for the accuracy and completeness of that additional information and Consultant assumes no obligation for the accuracy and completeness of that additional information.
4. Consultant may provide report or recommendations based on published municipal regulations. The Consultant assumes that the municipal regulations published on the date of the report/recommendation are current and assumes no obligation related to unpublished city regulation information.
5. Any reports and the analysis and recommendations included represent the opinion of Consultant. Our fee is in no way contingent upon any specified result or occurrence of a subsequent event, nor upon any finding to be reported.
6. Consultant assessments are made in conformity with acceptable evaluation, diagnostic and reporting techniques and procedures as recommended by the International Society of Arboriculture.
7. All Services and reports consider only known targets and visible/accessible tree conditions without dissection, excavation, probing, climbing or coring. Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
8. All observations and conclusions reflect the condition of the tree(s) and Site at the time of inspection, based on observable factors at the day and time of inspection. The timeframe for risk categorization should not be considered a guarantee period for the tree or level of risk. Only those tree(s) specified in the scope of work were assessed. Please keep in mind; any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree of its parts.
9. Tree(s) included in this project are evaluated as though under responsible ownership and competent management.
10. Consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
11. Any documentation/reporting resulting from this project shall be used for intended purposes only and by the parties to whom they are addressed. Possession of this report does not include the right of publication. Loss or alteration of any part of this report invalidates the entire report.
12. Neither all or any part of the contents of resulting documentation/reporting, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without prior expressed written consent of Consultant.
13. Sketches, diagrams, graphs and images in this report are intended as visual aids. They are not necessarily to scale and should be not construed as engineering or architectural reports or surveys.
14. Consultant reserves the right to amend conclusions or recommendations if additional relevant information is made available.
15. Consultant makes no warranty or guarantee, express or implied, that problems or deficiencies of the tree(s) or Site in question may not arise in the future. Any report is based on the opinions of the authoring arborist and does not provide guarantees regarding the future performance, health, vitality, structural stability or safety of the tree(s) described or assessed. Neither the arborist nor Tree Solutions LLC has assumed any responsibility for liability associated with the trees on or adjacent to this project Site, their future demise and/or any damage which may result therefrom. Any changes to an established tree's environment can cause decline, death and/or structural failure.

END OF REPORT
