

October 10, 2023

John Keeney
ISA Municipal Specialist, ISA Certified Arborist, TRAQ
City of Mercer Island Arborist

Wes Giesbrecht
Atlin Investments, Inc.
Mercer Island, WA 98040

Site: 7414 78th Ave SE
Mercer Island, WA 980404
TPN: 2524049075
Area: 68,825 sq. ft. = 1.6 acre

Re: RFI dated August 18th, 2023, changes itemized below, on the report and on the city response matrix highlighted in yellow

Trees:

1. The arborist report, tree inventory worksheet, and plan set must all match. The tree table on sheet C1.1 of the plans must be updated to indicate which trees are exceptional by grove status.

I added an additional column to identify whether a tree was in a grove, as well which grove 1-3

2. Please provide a separate Tree Inventory and Replacement Submittal Information form as the one that was provided is cut off and illegible due to how it is formatted.

The Tree Inventory form has been scanned and copied to the report; however, it is also provided as a separate document.

3. Please provide justification for the removal of exceptional trees 8118 and 8183 under MICC 19.10.060(A)(3). Removing the trees for detention infrastructure is not justification under the code.

Tree #8183 is now being retained. The applicant hired "Root Causes" to air-evacuate the soil along the north side of the tree where the access roadway and utilities were proposed to be installed to see if the tree could be retained under the original proposal. I observed the excavation and determined that the tree could not be retained with the number of roots that would be lost. The civil engineers revised the roadway access to the south of tree #8183 so that it could be retained.

Tree #8118 is a 40.5" DBH Bigleaf maple originally assessed as being marginally viable. It is proposed to be removed under MICC 19.10.060(A)(3)a* Structurally, it has several co-dominant leaders with included bark, and is covered in ivy to 70'. It has several dead scaffolds and large diameter branches that overhang the powerlines. The tree, in its current condition poses a high risk to the powerlines and roadway access to the site and should be removed. I have not reduced the overall tree health, because currently it is marginally protected by surrounding trees however the removal of surrounding trees and grading will exacerbate wind exposure to a structurally compromised tree.

Tree # 8261 is a 56.6" DBH Western red cedar also in marginal, declining health. The dripline of the tree has been used as an immediate driveway to the garage, and as a result, the soil is very heavily compacted. Recent toxicology studies have revealed that the soil around the base of the tree is contaminated with arsenic.

As a species, the western red cedars root system is comprised of very fine, relatively shallow roots. Removal of the compacted, contaminated soil would be unlikely without the use of heavy equipment or invasive (use of water or air) techniques. I consulted with several state environmental agencies to determine if there were any other methods to remove or mitigate the toxin in the soil without removing it. There was not a solution whereby the applicant could air-evacuate the soil (which would put the toxins back into the air), manually removing the soil to replace it, (tree is in declining health and would not survive the root loss), nor for obvious reasons, encapsulating the soil in concrete or treating it

chemically; for public safety the removal of the arsenic contaminated soil, requires the removal of the tree. Code exception required to remove a tree with a DBH greater than 24" is found in MICC 19.10.060(A)(3)a*

3. Please provide further analysis on whether tree 8314 can be retained or further justification of why it must be removed.
It is now being retained.
4. Trees 8127, 8233, 8277, 8318, and 8325 are said to be in poor condition. Please provide a risk assessment that speaks to MICC 19.10.060(A)(3) to justify their removal.
Completed – see pages 35-44
5. Please provide a preliminary replacement plan to confirm the number of replacement trees that can be planted on site. This plan would also confirm whether fee in lieu would be needed and its amount. If a fee in lieu is required, a bond or assignment of funds would be required at the completion of a site development permit. If exceptional tree removal is justified according to the other tree comments in this letter, 167 replacement trees would be required.
Increased retention reduces the mitigation to 112 trees. The preliminary tree replacement plan has not been provided pending notification that proposed site development can be approved. (Per confirmation email between John Kenney and Wes Giesbrecht on October 10th, 2023 @ 11:22.)
6. Please explain how the limits of allowable disturbance for each tree near disturbance were obtained. Please update the plans once the limit of allowable disturbance for each tree is confirmed.
Because these trees have grown in a natural forested site, the roots are confined more specifically to the area immediately around the tree; therefore, I used the *dripline* as the critical root zone (CRZ) and 50% of the dripline to be the interior critical root zone (iCRZ)- and this became the standard maximum LOD.

For questions about tree requirements, please contact John Kenney, City Arborist, at john.kenney@mercerisland.gov or at 206-275-7713.

* MICC 19.10.060(A)(3): *Retention of exceptional trees.* Development proposals specified under subsection (a)(1) of this section shall retain exceptional trees with a diameter of 24 inches or more. Exceptional trees with a diameter of 24 inches or more that are retained shall be credited towards compliance with the retention requirements of subsection (A)(2) of this section. Removal of exceptional trees with a diameter of 24 inches or more, shall be limited to the following circumstances:

a. Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation.

October 10, 2023

John Keeney
ISA Municipal Specialist, ISA Certified Arborist, TRAQ
City of Mercer Island Arborist

Wes Giesbrecht
Atlin Investments, Inc.
Mercer Island, WA 98040

Site: 7414 78th Ave SE
Mercer Island, WA 980404
TPN: 2524049075
Area: 68,825 sq. ft. = 1.6 acre

Re: RFI dated August 18th, 2023, changes itemized below, on the report and on the city response matrix highlighted in yellow

Dear John:

Thanks for providing the detailed information required to meet the new MICC Tree Retention Code, it's been invaluable for me to slowly walk through the process and begin to better understand the code nuisances.

In summary:

Tree Density Calculations	
Total number of onsite trees	86
Total number of non-viable trees	39
Total number of viable trees	47
Total number of trees removed for site improvements	28
Total number of required tree credits (30% X 47)	14
Total number of retained tree credits (40%)	19
Mitigation:	
Exceptional trees >36" (6: 1) - 2	12
Trees removed from "Exceptional groves" (6:1) -12	72
Large trees 24"-36" (3:1) - 0	0
10"-24" (2:1) - 14	28
Mitigation Total	112

If you have any questions, please contact me. I can be reached on my cell phone: 425.890.3808 or by email: sprince202@aol.com.

Warm regards,



Susan Prince
Creative Landscape Solutions
ISA Certified Arborist #1481
TRAQ Certified Arborist #481
Landscape Designer
425.890.3808

Personal qualifications, scope of work and methodology:

My examination was limited to a visual one, and did not involve any root excavation, trunk or limb coring, or any soil testing. To evaluate the trees and prepare the report, I drew on my formal college education in botany, preparation and training used to obtain my ISA certification in addition to my certification as a Tree Risk Assessor. I have worked in the field of arboriculture since 1994, have been an ISA Certified Arborist since 1999 and have been TRACE/TRAQ certified since 2009.

I followed protocol delineated by the International Society of Arboriculture (ISA) for Visual Risk Assessment (VRA). By doing so, I am examining each tree independently as well as collectively as groups or stands of trees provide stability and can lower risk of independent tree failure. This scientific process examines tree health (e.g., size, vigor, and insect and disease process) as well as site conditions (soil moisture and composition, quantity of impervious surfaces surrounding the tree etc.)

Introduction:

Identifying and managing the risks associated with trees is still largely a subjective process. Since the exact nature of tree failures remains largely unknown, our ability as scientists and arborists to predict which trees will fail and in what fashion remains limited. As currently practiced, the science of hazard tree evaluation involves examining a tree for structural defects, including genetic problems, those caused by the local environmental that the tree grows in and those attributed to man (pruning etc.).

The assessment process involves evaluating three components: 1) a tree with the potential to fail, 2) an environment that may contribute to that failure, and 3) a person or object that would be injured or damaged (the target). A defective tree cannot be considered hazardous without the presence of a target. All trees have a finite life-span though it is not pre-programmed internally in the same manner as annual plantings. As trees age, they are less able to compartmentalize structural damage following injury from insects, disease or pruning. Trees in urban settings have a shorter life span than trees grown in an undisturbed habitat.

Each species of trees grows differently. Evergreen trees have a "reputation" of growing slowly and defensively. These trees allocate a high proportion of their resources to defending themselves from pathogens, parasites, and wounds. As a rule, trees with this type of growth tend to be long lived. Though like all other living things, they have a predictable life span. Examples of this type of tree include the northwest *Pseudotsuga menziesii* - Douglas fir, and *Thuja plicata* - Western red cedar.

Deciduous trees are trees that annually shed leaves or needles. These trees tend to grow quickly and try to "outgrow" problems associated with insects, disease and wounds. They allocate a relatively small portion of their internal resources to defense and rely instead upon an ability to grow more quickly than the pathogens which infect them. However, as these trees age, their growth rate declines and the normal problems associated with decay begins to catch up and compromise the tree's structural integrity. Examples of this type of tree include *Salix*, *Populus* and *Alnus*.

Knowledge of the growth and failure patterns of individual tree species is critical to effective hazard analysis. Species vary widely in their rates of failure. The hazard tree evaluation rating system used by most arborists was developed by the Colorado Urban Forest Council and recognizes this variation in species failure and includes a species component as part of the overall hazard evaluation.

Methods used to determine tree location and tree health:

Trees were identified previously by numbered aluminum tags attached to the western side of the tree. All the trees on site were examined using the Matheny and Clark¹ criteria for determining the potential hazard of trees in an urban environment as well as the Tree Risk Assessment in Urban Areas and The Urban/Rural Interface by Julian Dunster². Tree diameters were measured at DSH (diameter standard height - 4.5' above ground) using a logger's tape. Tree driplines were measured using a PRO Laser Rangefinder™ from the edge of the longest branch to the tree trunk.

Because of the native, forested area these trees are growing in, the critical root zone (CRZ) of each tree was taken to be the dripline. The maximum intrusion into the dripline was 50% of the CRZ or the interior critical root zone (iCRZ).

Spreadsheet Legend:

1. Tree tag #: Numbered aluminum tags attached to the trees in the field*¹
2. Species: The common name of each tree
3. Species: Species ID: Spreadsheet contains common names of trees which correspond to scientific names as follows:
 - Apple: *Malus sp.*
 - American sycamore: *Plantanus occidentalis*
 - Austrian pine: *Pinus nigra*
 - Bigleaf maple: *Acer macrophyllum*
 - Birch: *Betula nigra*
 - Bitter Cherry: *Prunus emarginata*
 - Blue atlas cedar: *Cedrus atlantica 'Glauca'*
 - Cedar: *Thuja plicata*
 - Cherry: *Prunus sp.*
 - Dawn redwood: *Chamaecyparis nootkatensis*
 - Deodora cedar: *Cedrus deodara*
 - Colorado blue spruce: *Picea pungens*
 - Cottonwood: *Populus trichocarpa*
 - Dogwood: *Cornus nuttallii*
 - Douglas fir: *Pseudotsuga menziesii*
 - English laurel: *Prunus laurocerasus*
 - Filbert: *Corylus avellana var.*
 - Grand fir: *Abies grandis*
 - Hemlock: *Tsuga heterophylla*
 - Holly: *Ilex aquifolium*
 - Japanese maple: *Acer palmatum*
 - Leylandii cypress: *Cupressocyparis leylandii*
 - Lodgepole pine: *Pinus contorta*
 - Mountain ash: *Sorbus americana*
 - Nobel fir: *Abies procera*
 - Pear: *Pyrus sp.*
 - Plum: *Prunus*
 - Red Alder: *Alnus rubra*
 - Red maple: *Acer rubrum*
 - Walnut: *Juglans sp.*
 - Western red cedar: *Thuja plicata*
 - Weeping Alaska cedar: *Metasequoia glyptostroboides*
 - White fir: *Abies concolor*
 - White pine: *Pinus strobus*

4. DBH: Diameter of the tree measured at 48" above grade
5. Adjusted Diameter of the tree: Calculated equivalent for multi-stemmed tree
6. Dripline Radius: Measurement in feet of the tree canopy from tree trunk to outermost branch tip
7. Windfirm: Whether the tree can withstand wind if surrounding grove is changed
8. Health: A measurement of overall tree vigor and vitality rated as excellent, good, and fair or poor based on an assessment of crown density, leaf color and size, active callusing, shoot growth rate, extent of crown dieback, cambium layer health, and tree age
 - Excellent: Tree is an ideal specimen for the species with no obvious flaws
 - Good: Tree has minimal structural or situational defects
 - OK: Tree has minimal structural defects AND minimal environmental concerns
 - Fair: Tree has structural or health issues that predispose it to failure if further stressed, it is not suitable for retention as a single tree but may sometimes be retained if it is retained in a grove
 - Poor: Tree has significant structural and/or health issues. It is exempt from total tree count.
9. Defects/Concerns: A measure of the tree's structural stability and failure potential and rated as good, fair or poor based on assessment of specific structural features, e.g., decay, conks, co-dominant trunks, included bark, abnormal lean, one-sided canopy, history of failure, prior construction impact, pruning history, etc.
10. Proposed action:
 - Retain
 - Remove due to viability
 - Remove due to planned development (tree is otherwise healthy)
11. Limits of disturbance: The area surrounding the tree that defines the area that surrounds the trunk that cannot be encroached upon during construction. This may be a multiple of the trunk diameter (1 -1.5 times the trunk diameter converted to feet.) or it may be related to the width of the canopy. It is always determined by tree species and environment and is up to the discretion of the ISA Certified Arborist to determine
12. Value: The value the municipality assigns a tree with the specific DBH, species or location of the assessed tree; notification of size (exceptional etc.)

13. Mitigation:

C. Size – All replacement trees shall be at least 6' tall for conifers and at least 1.5" diameter at the base for deciduous trees. Shrubs and bushes are not an acceptable replacement for trees. Smaller replacement trees are allowed if the applicant can demonstrate that smaller trees are more suited to the species, site conditions, neighborhood character, and the purposes of MICC 19.10 and that such replacement trees will be planted in sufficient quantities to meet the intent of MICC 19.10.

D. Number of Replacement Trees – Removed trees shall have the following base replacement ratio:

Tree Replacement Ratios	
Diameter of Removed Tree (measured 4.5' above ground)	Number of Replacement Trees Required
Less than 10 inches	1
10 inches up to 24 inches	2
24 inches up to 36 inches	3
More than 36 inches and any exceptional tree(s)	6

E. Maintenance – the applicant must maintain replacement trees in a healthy condition for a period of five years after planting. The applicant shall be obligated to replant any replacement tree that dies, becomes diseased, or is removed during this five-year time period.

Specific Tree Observations:

1	2	3	4	5	6	7		8	9	10			11				12					
						Wind-firm	OK in Grove			Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove	Radius in feet										
Health	Defects/Comments	Removable	Nonviable	Construction	N	W	E	S														
1	8118	Bigleaf maple	40.5	40.5	20		Y	Fair	Ivy @ root crown up to 70', co-dominant leaders with included bark x2 @ 5', dead wood, broken branches, moss and lichen			1	20	20	20	20	E		1	1		6
2	8119	Bigleaf maple	15.8	15.8	4			Poor	Co-dominant leaders with included bark x2 reduced to 1 @ 6', previous top loss @ 12', ivy @ root crown up to 12'		1		4	4	4	4			1			
3	8121	Bigleaf maple	23.8	23.8	15		Y	Fair	Previous ivy @ root crown up to 60', asymmetric canopy towards east			1	15	15	15	15			1	1		2
4	8122	Bigleaf maple	10	10	24		Y	Fair	Moss and lichen, typical of species, previous top loss @ 60', 2 leaders, asymmetric canopy towards west, dead wood, broken branches, dead scaffolds, low live crown ratio <10%			1	24	24	24	24			1	1		2
5	8124	Bigleaf maple	26.1	26.1	20			Fair	Previous ivy @ root crown up to 50', moss and lichen, previous top loss, weak leaders		1		20	20	20	20	L		1			

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
6	8125	Bigleaf maple	17.8	17.8	18			Fair	Ivy @ root crown up to 50', low live crown ratio <10%, moss and lichen		1		18	18	18	18			1			
7	8126	Douglas fir	27.8	27.8	16			Poor	Ivy @ root crown up to 50', abnormal bark, shedding bark, popping bark, woodpecker activity, racoon scat, laminated root rot?		1		16	16	16	16	L		1			
8	8127	Bigleaf maple	31.2	31.2	24			Poor	Large cavity @ root crown up towards north, self-corrected lean towards east, ivy @ root crown up to 60', asymmetric canopy towards east, dead wood, broken branches, dead scaffolds		1		24	24	24	24	E		1			
9	8131	Bigleaf maple	23.2	23.2	20		Y	Fair	Ivy @ root crown up to 20', moss and lichen, cavity @ 2' up to 4' towards east, asymmetric canopy towards north, typical of species			1	20	20	20	20			1	1		2
10	8167	Cherry	20.8	20.8	24			Fair	No taper, girdled root? Previous ivy @ root crown up to 30', moss and lichen		1		24	24	24	24			1			
11	8175	Bigleaf maple	26.4	26.4	24			Fair	Ivy @ root crown up to 40', moss and lichen, cavity @ 3' up to 4' towards east, typical of species		1		24	24	24	24	L		1			

1	2	3	4	5	6	7		8	9	10			11				12							
						Wind-firm	OK in Grove			Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
												Ret.	Remove		Radius in feet									
												Viable	Nonviable	Construction	N	W	E	S						
12	8178	Red alder	11.1	11.1	13			Poor	Failing towards east		1		13	13	13	13								
13	8179	Leylandii cypress	10.1	10.1	10			OK	Self-corrected lean towards north, exposed roots, hanger, typical of species			1	10	10	10	10			1	1		2		
14	8180	Red alder	11.2	11.2	15	No		OK	Exposed roots, failing towards south, typical of species, average health, structurally OK but not windfirm.		1		15	15	15	15			1					
15	8183	Douglas fir	47.1	47.1	27			OK	Abnormal bark, shedding bark, popping bark, horizontal crack in bark @ 10' towards south, woodpecker activity, elongated branches, coning, co-dominant leaders with included bark x2 @ 50', typical of species		1			27	27	27	27	E		1	1	1		
16	8233	Bigleaf maple	41.4	41.4	22			Fair	Roots cut 1' towards south, decay in roots, Hypoxylon canker, moss and lichen, previous top loss @ 15', multiple strong leaders, galls, dead scaffolds, dead wood, broken branches, light fixture		1			22	22	22	22	E		1				

1	2	3	4	5	6	7		8	9	10			11				12					
										Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
17	8234	Kousa dogwood	14	14	22			OK	Suppressed canopy, asymmetric canopy-west, dead wood, broken branches, typical of species			1	22	22	22	22			1	1		2
18	8238	Western red cedar	18.6	18.6	12			OK	Previous ivy @ root crown up to 50', thin canopy, typical of species	1			12	12	12	12		2	1	1	1	
19	8239	Red alder	12.5	12.5	13		Y	Fair	Exposed roots, serpentine trunk, lean towards north, typical of species	1			13	13	13	10		1	1	1	1	
20	8241	Leylandii cypress	13.5	13.5	9			OK	Typical of species	1			9	9	9	9		1	1	1	1	
21	8242	Leylandii cypress	14.8	14.8	10			OK	Typical of species, dead wood, broken branches	1			10	10	10	10		1	1	1	1	
22	8244	Leylandii cypress	12	12	9			OK	Dead wood, broken branches, typical of species	1			9	9	9	9		1	1	1	1	
23	8245	Leylandii cypress	7, 14	15.5	10			OK	Co-dominant leaders with included bark x2 @ 3', typical of species	1			10	10	10	10		1	1	1	1	
24	8246	Leylandii cypress	11	11	8			OK	Dead wood, broken branches, typical of species	1			8	8	8	8		1	1	1	1	
25	8247	Douglas fir	23.2	23.2	18			OK	Previous light fixture, slight serpentine trunk, typical of species	1			18	18	18	15		1	1	1	1	
26	8248	Douglas fir	16	16	16			OK	Dead wood, broken branches, typical of species	1			16	16	16	12		1	1	1	1	
27	8250	Douglas fir	14	14	14			OK	Dead wood, broken branches, typical of species			1	14	14	14	14		1	1	1		6
28	8251	Douglas fir	13	13	14			OK	Co-dominant canopy, typical of species			1	14	14	14	14		1	1	1		6

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
29	8252	Hemlock	16.1	16.1	14			Fair	Raccoon scat, serpentine trunk, suppressed canopy, dead wood, broken branches, thin canopy, typical of species		1		14	14	14	14		1				
30	8253	Douglas fir	17.9	17.9	16			OK	Typical of species			1	16	16	16	16		1	1	1	6	
31	8254	Bitter cherry	13	13	19			Fair	Ivy root crown to 20', self-corrected lean west, low live crown ratio < 10, gummosis, dead wood, broken branches		1		19	19	19	19		1				
32	8261	Western red cedar	56.6	56.6	28		Y	Fair	Raccoon scat, candelabra @ 10', vertical crack @ 5' up to 15' towards north, multiple 24" diameter branches fused towards south, coning, thin canopy			1	28	23	23	23	E	1	1	1	6	
33	8262	Western red cedar	19.2, 16.3	25	12			OK	Co-dominant leaders with included bark x2 @ root crown, thin canopy, nurse tree, typical of species	1			12	12	12	12	L	2	1	1	1	
34	8263	Western red cedar	17.1	17.1	13			OK	Asymmetric canopy towards south, slight lean towards south, typical of species	1			13	13	13	13		2	1	1	1	
35	8264	European plum	14	14	14			Poor	Mostly dead, decay throughout		1		14	14	14	14		1				

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove	Radius in feet										
										Viable	Nonviable	Construction	N	W	E	S						
36	8265	European plum	8, 12	14.5	20 south only			Fair	Co-dominant leaders with included bark x2 @ root crown, lean towards south, asymmetric canopy towards south		1		20	20	20	20		1				
37	8267	Hemlock	14	14	16			Poor	Self-corrected lean towards north, lean towards north, exposed roots, asymmetric canopy towards south		1		16	16	16	16		1				
38	8269	Grand fir	18.2	18.2	18			OK	Thin canopy, vertical crack in bark root crown up to 30', typical of species	1			11	18	18	18		2	1	1	1	
39	8272	Bigleaf maple	22.9	22.9	20			Fair	Nurse tree, exposed roots, previous top loss, asymmetric canopy towards west, typical of species, dead scaffolds		1		20	20	20	20		1				
40	8273	Bigleaf maple	19.2	19.2	23		Y	Fair	Nurse tree, self-corrected lean towards north, lean towards south, moss and lichen, asymmetric canopy towards south			1	23	23	23	23		2	1	1	6	
41	8274	Bigleaf maple	26	26	18			Poor	Mostly dead, Ganoderma		1		18	18	18	18	L	1				
42	8275	Bigleaf maple	23	23	20			OK	Moss and lichen, exposed roots, ivy @ root crown up to 30', dead wood, broken branches, typical of species			1	20	20	20	20		2	1	1	6	

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
43	8276	Bigleaf maple	27.1	27.1	16			Poor	Taps hollow, Ganoderma @ 3' towards east, ivy @ root crown up to 60', nurse tree, previous top loss @ 50', cavity @ root crown up to 4' towards west, Hypoxylon canker	1			16	16	16	16	L	1				
44	8277	Bigleaf maple	34.4	34.4	24			Poor	Co-dominant leaders with included bark x2 @ 8', ivy @ root crown to top of tree 60', cavity @ root crown up to 4' towards east	1			24	24	24	24	E	1				
45	8279	European plum	14	14	16			Poor	Twisted trunk, large cavity @ root crown up to 4' towards east, dead scaffolds, gummosis	1			16	16	16	16		1				
46	8281	Bigleaf maple	11.5	11.5	24			OK	Moss and lichen, serpentine trunk, typical of species, lean towards north, asymmetric canopy towards north, dominant canopy			1	24	24	24	24		3	1	1		6
47	8283	Bigleaf maple	10.8	10.8	18			OK	Moss and lichen, exposed roots, typical of species			1	18	18	18	18		3	1	1		6
48	8284	Bigleaf maple	21.8	21.8	16		Y	Fair	Ivy @ root crown up to 50', moss and lichen, low live crown ratio <10%, horizontal crack @ 4' towards south			1	16	16	16	16		2	1	1		6

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
49	8285	Bigleaf maple	16.5	16.5	16			Poor	Sweep towards south, moss and lichen, previous top loss @ 40', weak leaders		1		16	16	16	16			1			
50	8286	Bigleaf maple	14.8	14.8	18		Y	Fair	Moss and lichen, serpentine trunk, lead towards east, typical of species			1	18	18	18	18		2	1	1		6
51	8289	Bigleaf maple	20.2	20.2	22			Fair	Moss and lichen, self-corrected lean towards east, dead wood, broken branches, typical of species, racoon scat, Hypoxylon canker @ 1' towards east		1		22	22	22	22			1			
52	8290	Bigleaf maple	14.8	14.8	18			OK	Moss and lichen, typical of species			1	18	18	18	18		3	1	1		6
53	8291	Bigleaf maple	11	11	16 south only			OK	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species			1	16	16	16	16		3	1	1		6
54	8292	Red alder	17.1	17.1	21			Poor	Abnormal bark, shedding bark, previous top loss @ 40', no leaders		1		21	21	21	21			1			
55	8294	Bigleaf maple	12	12	14			OK	Asymmetric canopy towards north, typical of species, no access			1	14	14	14	14		3	1	1		2
56	8295	Bigleaf maple	12	12	16			OK	Typical of species, no access			1	16	16	16	16		3	1	1		2
57	8296	Bitter cherry	19	19	24			OK	Moss and lichen, previous top loss, vertical cracks in bark			1	24	24	24	24		3	1	1		2

1	2	3	4	5	6	7		8	9	10			11				12					
										Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viability	Nonviable	Construction	N	W	E	S						
58	8298	Bitter cherry	10	10	14			OK	Ivy @ root crown up to 20', typical of species			1	14	14	14	14		3	1	1		2
59	8300	European plum	12	12	26			Poor	Failing towards southeast, lean >45°		1		26	26	26	26			1			
60	8304	Bigleaf maple	16.4	16.4	18			Poor	Abnormal bark, shedding bark, mostly dead		1		18	18	18	18			1			
61	8305	Bigleaf maple	6, 5, 4, 4, 3	10	16			Fair	Co-dominant leaders with included bark x5 @ root crown, moss and lichen, twisted trunks, dead scaffolds		1		16	16	16	16			1			
62	8306	Bigleaf maple	10.4	10.4	20			OK	Moss and lichen, asymmetric canopy towards west, typical of species			1	20	20	20	20		3	1	1		6
63	8309	Bigleaf maple	17.5	17.5	24			Poor	Exposed roots, mostly dead, previous root failure, previous top loss @ 40', weak leader		1		24	24	24	24			1			
64	8312	Bigleaf maple	12	12	20			Poor	Previous top loss @ 15', weak leaders, poor pruning with decay		1		20	20	20	20			1			
65	8313	Bigleaf maple	11	11	12			Fair	Ivy @ root crown up to 45' top of tree, low live crown ratio <5%, dead wood, broken branches, moss and lichen		1		12	12	12	12			1			
66	8314	Western red cedar	45.7	45.7	22			OK	Thin canopy, previous top loss, elongated branches, racoon scat, drought stress	1			22	22	22	22	E	1	1	1		

1	2	3	4	5	6	7		8	9	10			11				12					
										Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
67	8318	Bigleaf maple	39.1	39.1	28			Poor	Ivy @ root crown up to 30', column of decay 7' up to 12' towards north, co-dominant leaders with included bark x2 @ 7', low live crown ratio <10%, moss and lichen, exposed roots, previous top failure @ 40'		1		28	28	28	28	E	1				
68	8320	Red alder	18	18	10			Poor	Previous large trunk failure, resprout		1		10	10	10	10			1			
69	8321	Bigleaf maple	28.2	28.2	12			Poor	Mostly dead, ivy @ root crown up to 70', dead top		1		12	12	12	12	L	1				
70	8323	Bigleaf maple	13.8	13.8	10			Poor	Ivy @ root crown up to 50' top of tree		1		10	10	10	10			1			
71	8324	Bigleaf maple	11.4	11.4	18 west only			Fair	Ivy @ root crown up to 40'		1		18	18	18	18			1			
72	8325	Douglas fir	42	42	24			Poor	Previous ivy @ root crown up to 40', previous top loss @ 80', weak leaders		1		24	24	24	24	E	1				
73	8326	Bigleaf maple	15.6	15.6	23			OK	Asymmetric canopy to south, co-dominant canopy, moss and lichen, typical of species			1	23	23	23	23			1	1		2
74	8327	Bigleaf maple	2, 6.5	7	16 east only			Poor	Co-dominant leaders with included bark x2 @ 3', dead spur, hangers		1		16	16	16	16			1			

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
75	8329	Bigleaf maple	10.5	10.5	15			OK	Moss and lichen, ivy @ root crown up to 60', previous top loss, elongated branches, co-dominant canopy, typical of species			1	15	15	15	15			1	1		2
76	8330	Bigleaf maple	11.1	11.1	14			OK	Serpentine trunk, previous ivy @ root crown up to 40', low live crown ratio <10%, co-dominant canopy, lean towards north			1	14	14	14	14			1	1		2
77	8332	Bigleaf maple	12.3	12.3	12			Poor	Ivy @ root crown up to 40', no visible canopy		1		12	12	12	12			1			
78	8333	Bigleaf maple	16, 17.2	23.5	26			Fair	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 40', previous top loss, moss and lichen, asymmetric canopy towards north, dead wood, broken branches, dead spur, decay in center		1		26	26	26	26			1			
79	8334	Bigleaf maple	14.2	14.2	22			Fair	Ivy @ root crown up to 20', suppressed canopy, previous top loss, asymmetric canopy towards east, moss and lichen, low live crown ratio dying		1		22	22	22	22			1			
80	8340	Bigleaf maple	14	14	14			OK	Ivy @ root crown up to 12', lean towards south, typical of species	1			14	14	14	14			1	1	1	

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet									
										Viable	Nonviable	Construction	N	W	E	S						
81	8347	Bigleaf maple	12	12	18			OK	Serpentine trunk, moss and lichen, typical of species			1	18	18	18	18			1	1		2
82	8356	Douglas fir	37.2	37.2	18		Y	Fair	Previous ivy @ root crown up to 30', abnormal bark, shedding bark, popping bark, previous top loss, elongated branches, dead wood, broken branches, hanger, debris over crown, typical of species	1			18	18	18	18	E		1	1	1	
83	8357	Bigleaf maple	11.4	11.4	12		Y	Fair	Co-dominant leaders with included bark x2 reduced to 1 @ 15', weak leader, previous ivy @ root crown up to 20'	1			12	12	12	12			1	1	1	
84	8358	Bigleaf maple	10.6	10.6	10			OK	Low live crown ratio <30%, asymmetric canopy towards north, suppressed canopy, dead wood, broken branches, typical of species	1			10	10	10	10			1	1	1	
85	8360	Bigleaf maple	14.2	14.2	18		Y	Fair	Ivy @ root crown up to 15', moss and lichen, asymmetric canopy towards north, typical of species			1	18	18	18	18			1	1		2

1	2	3	4	5	6	7		8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove	Construction	Radius in feet									
										Viable	Nonviable		N	W	E	S						
86	8361	Bigleaf maple	23	23	18		Y	Fair	Moss and lichen, ivy @ root crown up to 30', dead wood, broken branches, wrapped by 6" Red alder, dead scaffolds	1			18	12	18	12			1	1	1	

86 19 39 28

86 47 19 112

Offsite Potentially Impacted trees:

1	2	3	4	5	6	7		8	9	10		11			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD			
										Retain		Radius in feet			
										Viable	Non-viable	N	W	E	S
1	8195	Deodora cedar	26	26	12 over fence		Y	Fair	thin canopy, asymmetric canopy south dead wood, broken branches	1		12	12	12	12
2	8196	Hemlock	20	20	2 over fence			Poor	2 large vertical caracks 30-45' East, previous top loss @ 50', coning, thin canopy		1	2	2	2	2

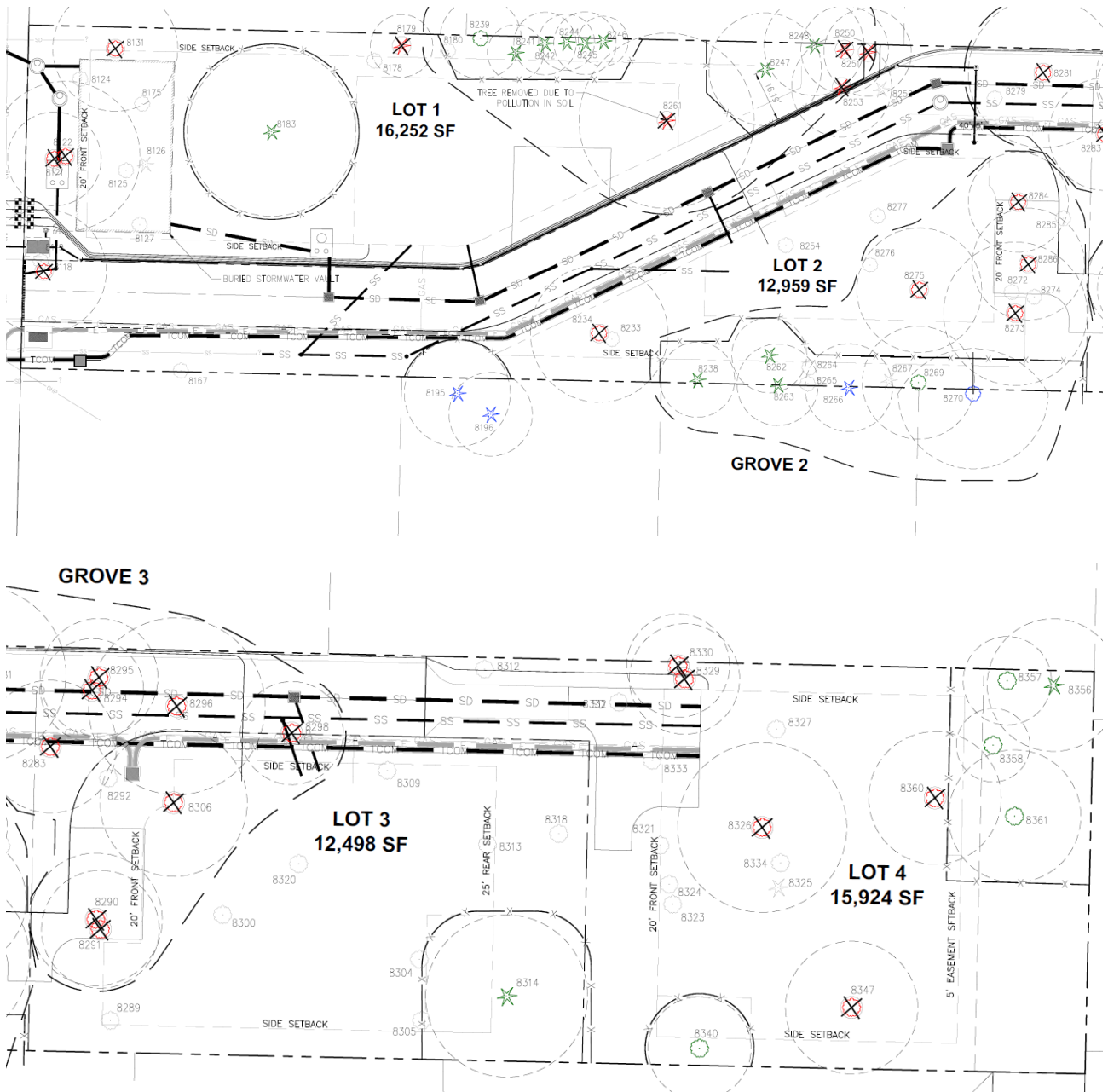
1	2	3	4	5	6	7		8	9	10		11			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD			
										Retain		Radius in feet			
										Viable	Non-viable	N	W	E	S
3	8266	Western red cedar	18	18	14			OK	Thin canopy, typical of species, vertical crack @ root crown up to 6' towards north	1		14	14	14	14
4	8270	Bigleaf maple	36	36	24 over fence			Poor	Cavity @ root crown up to 4' towards east, serpentine trunk, previous large scaffold failure @ 15' towards north resulting in a large cavity		1	13	24	24	24
5	8400	Grand fir	12	12	2 over fence			OK	Suppressed canopy, typical of species	1		2	2	2	2
6	8401	Bigleaf maple	28	28	0 over fence		Y	Fair	Previous top loss, strong leaders, asymmetric canopy towards south, typical of species	1		0	0	0	0
7	8402	Bigleaf maple	26	26	4 over fence			OK	Serpentine trunk, decay @ root crown, lean towards south, typical of species	1		4	4	4	4
8	8403	Hemlock	13	13	9 over fence			Fair	Exposed roots, thin canopy, suppressed canopy		1	9	9	9	9
9	8404	Norway spruce	12	12	0 over fence			Poor	Previous top loss, elongated branches, free flowing sap, lean towards south		1	0	0	0	0
10	8405	Grand fir	18	18	0 over fence			OK	Dead wood, broken branches, co-dominant canopy	1		0	0	0	0

1	2	3	4	5	6	7		8	9	10		11			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD			
										Retain		Radius in feet			
										Viable	Non-viable	N	W	E	S
11	8406	Bigleaf maple	26	26	0 over fence			Poor	Previous top loss @ 70'		1	0	0	0	0

Aerial View of Site:



Proposed site Improvements: (for reference only, see civil plans for details)



Discussion:

Tree Density Calculations	
Total number of onsite trees	86
Total number of non-viable trees	39
Total number of viable trees	47
Total number of trees removed for site improvements	28
Total number of required tree credits (30% X 47)	14
Total number of retained tree credits (40%)	19
Mitigation:	
Exceptional trees >36" (6: 1) - 2	12
Trees removed from "Exceptional groves" (6:1) -12	72
Large trees 24"-36" (3:1) - 0	0
10"-24" (2:1) - 14	28
Mitigation Total	112

The applicant is requesting to short plat the existing 1.6-acre SFR into four (4) SFR parcels. Currently there is a single-family residence on the parcel accessed by a gravel driveway that wraps around the back of the home to the garage area.

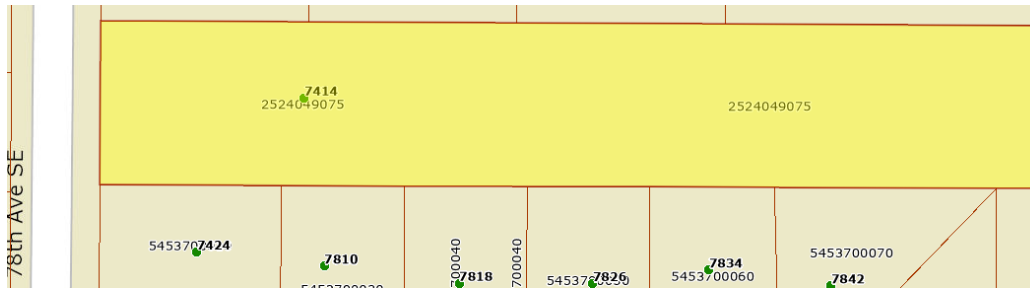
There are eighty-six (86) trees with DBH's 10" or greater on the parcel; thirty-nine (39) are non-viable, forty-seven (47) are viable and suitable for retention.

The trees include nine (9) trees, that are exceptional in DBH: #8118, 8183, 8233, 8261, 8277, 8314, 8318, 8325, 8356 – four (4) are non-viable and five (5) are viable and suitable for retention (#8118, 8183, 8261, 8314, 8356). Of the five viable exceptional sized trees, two (2) are proposed to be removed (8118 and 8261) and three (3) are proposed to be retained (8183, 8314, 8356).

MICC requires that the applicant retain 30% of the existing trees (30% X 47 = 14). Proposed site improvements retain nineteen (19) trees.

There are two (2) retained tree grove areas; the understory of native shrubs and ground-covers in and around the groves of trees should be retained intact. Any work in the area to remove invasive species (especially holly, ivy, and blackberries) should be completely by hand and 4" of arborist bark (or hog fuel) should be applied around any retained tree that has been impacted by site construction. Additional water should be provided three (3) times per week (approximately 1" of water per week) during periods of drought.

I have updated the response letter here with specific answers to your requests, which are itemized below. As is visually obvious, the site has several constraints that make its development more time consuming and costly. The lot is long and narrow with an east/west aspect. It has an existing home on the site located on the west side of the parcel, whose topography is significantly higher than the access road (78th Ave SE).



The previous owners appear to have focused their attention on manicuring the west side of the site and leaving the eastern side as a native area of bigleaf maples, Himalayan blackberries, and heavy ivy (invasive species cover). There are perimeter “privacy” landscape plantings on the north corridor. Zoning allows up to seven (7) SFR on the property though applicant is proposing only four (4) residential lots.

The original proposed access was planned to be on the south side of the property, however, entering at this point required the removal of a large DBH tree (#8261) that served to join two (2) smaller groves. As a result, the site plan was modified to enter on the north side and to impact an exceptional tree #8183. However, the roots of the tree were exposed using air-evacuation of the soil at the point of the proposed impacts, and the impacts would have destabilized the tree and warrant its removal. About the same time, toxicology reported high arsenic levels in the south in the dripline of exceptional tree #8261, and after much discussion with experts on soil remediation, it was determined that the tree would need to be removed to remove the contaminated soil.

After that determination, the roadway access and the utilities were moved back to the south side of the property which allows for the exceptional tree #8183 to be retained without impacts.

The unique weaving of the entrance road from the south to the north preserves the highest number of trees. The result of this is that visually the site has “borrowed” landscape which creates more secluded individual building sites from the neighbors and each other, as opposed to having a clear-cut tract with more typical perimeter planting. I believe this best captures the public’s interest in increased canopy cover, as well as retaining the wooded character of the island.

There are 47 viable onsite trees. MICC requires 30% of the trees to be retained. $47 \times .3 = 14$ trees. Applicant proposes to retain a minimum of 19 trees surpassing the requirement by five (5) trees – retaining 40% of the viable trees prioritizing exceptional sized trees, exceptional tree groves, and opportunities to connect canopies from existing adjacent site trees.

Once the applicant’s tree retention proposal meets MICC, I will request true building pads, and modify/clarify the LOD for each preserved tree accompanied by BMP, ANSI 300 and BMP for excavation around the tree perimeters.

First Tree Comments from John Keeney – City arborist:

1. Exceptional groves are not mentioned in the arborist report. Please confirm if any trees to be removed are part of an exceptional grove. Any exceptional grove trees must be replaced with 6 trees. If the exceptional grove trees are in poor condition, the ratio may be reduced. It appears that from aerial photos that the whole site meets the definition of Grove Tree. The trees will be considered Grove Trees unless you demonstrate that they are not.

Grove Tree (defined in MICC 19.16.010): “A grove means a group of eight or more trees each ten inches or more in diameter that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional trees unless they also meet the definition of a hazardous tree.”

Per MICC 19.16.010 definition of a tree grove, there are three (3) separate groves located on site. The criteria used to describe a grove was any viable tree, 10” or larger that has a canopy that touches or overlaps the canopy of another tree. All trees assessed as non-viable are

considered to meet the ISA standard criteria spreadsheet of a high risk of failure, immediately, in the near future or when the site is built, and the targets are new homes.

The first grove is located on the NW portion of the site and includes twelve (12) trees: 8239, 8241, 8242, 8244, 8245, 8246, 8247, 8248, 8250, 8251, 8253, and 8261. The grove is comprised of non-native landscape trees, as well as six native, large trees. Five (5) are Douglas fir trees with DBH measurements between 13-23.2", as well as one (1) 56.6" DBH western red cedar.

Arsenic contamination that exceeded recommended standards was discovered on the NW side of the dripline of tree #8261, an exceptional tree originally proposed to be retained. However, soil removal and mitigation will require that 25% of the roots in the top 12" of soil be removed. Because of the dense fibrous root system of the species, and the fact that air excavation is not recommended for the removal of the soil (potentially making the arsenic airborne), I recommend that the tree be removed. It is senescent, already thinning due to long-term drought conditions. It is unlikely to survive long term (5 years) with the removal of 25% of the surface roots. Per mitigation code, each tree must be replaced by six (6) supplemental trees.

Per MICC 19.10.060(B.3): The following trees shall be prioritized for retention:

A. Exceptional trees.

b. Trees with a diameter of 24 inches or more.

c. Trees that have a greater likelihood of longevity.

d. Trees that are part of a healthy grove. A grove means a group of eight or more trees each 10 inches or more in diameter that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional trees unless they also meet the definition of a hazardous tree.

A second tree grove was identified per code on the southwest side of the lot. It contains eight (8) viable onsite trees with touching or over-lapping canopies including trees: 8238, 8262, 8263, 8269, 8273, 8275, 8281, 8283, 8284.

Again, the selection of retained trees was determined per code priority of retaining Exceptional trees first. This site is heavily constrained by roadway access which has previously been moved from the south side of the lot to the north side of the site to accommodate more tree retention.

I have recommended saving native evergreens over deciduous trees; therefore, the following deciduous trees are proposed to be removed for a future building pad: 8273, 8275, 8281, 8283, and 8284. None of these trees are 24" in diameter or larger, so they do not need an exemption to be removed (MICC 19.10.060(A)(3)).

Lastly, a third grove is created on the north middle portion of the site by the following nine (9) viable trees: 8281, 8283, 8290, 8291, 8294, 8295, 8296, 9298, 8306. The trees are young pioneer species trees (bigleaf maple); none are large enough to require an exception per MICC code. However, they are proposed for removal to site access and lot development.

Overall Tree Distribution:

Tree Distribution Summary			
Exceptional Trees by Size (30"DBH or <)			
Total	Nonviable	Removed	Retained
9	4	2	3
Large (24"-30" DBH)			
8	7	0	1
Regulated not large or exceptional			
69	28	26	15
Total			
86	39	28	19

Grove 1 Located on the NW portion of site:																					
1	2	3	4	5	6	7	8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Value	Healthy Trees	Retained trees	Replacement
										Ret	Remove		Radius in feet								
										Viability	Nonviable	Construction	N	W	E	S					
1	8239	Red alder	12.5	12.5	13		Y	Fair	Exposed roots, serpentine trunk, lean towards north, typical of species	1			13	13	13	10		1	1	1	
2	8241	Leylandii cypress	13.5	13.5	9			OK	Typical of species	1			9	9	9	9		1	1	1	
3	8242	Leylandii cypress	14.8	14.8	10			OK	Typical of species, dead wood, broken branches	1			10	10	10	10		1	1	1	
4	8244	Leylandii cypress	12	12	9			OK	Dead wood, broken branches, typical of species	1			9	9	9	9		1	1	1	
5	8245	Leylandii cypress	7, 14	15.5	10			OK	Co-dominant leaders with included bark x2 @ 3', typical of species	1			10	10	10	10		1	1	1	
6	8246	Leylandii cypress	11	11	8			OK	Dead wood, broken branches, typical of species	1			8	8	8	8		1	1	1	
7	8247	Douglas fir	23.2	23.2	18			OK	Previous light fixture, slight serpentine trunk, typical of species	1			18	18	18	15		1	1	1	
8	8248	Douglas fir	16	16	16			OK	Dead wood, broken branches, typical of species	1			16	16	16	12		1	1	1	

Grove 1 Located on the NW portion of site:																					
1	2	3	4	5	6	7	8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Value	Healthy Trees	Retained trees	Replacement
										Ret	Remove		Radius in feet								
										Viable	Nonviable	Construction	N	W	E	S					
9	8250	Douglas fir	14	14	14			OK	Dead wood, broken branches, typical of species			1	14	14	14	14		1	1		6
10	8251	Douglas fir	13	13	14			OK	Co-dominant canopy, typical of species			1	14	14	14	14		1	1		6
11	8253	Douglas fir	17.9	17.9	16			OK	Typical of species			1	16	16	16	16		1	1		6
12	8261	Western red cedar	56.6	56.6	28		Y	Fair	Raccoon scat, candelabra @ 10', vertical crack @ 5' up to 15' towards north, multiple 24" diameter branches fused towards south, coning, thin canopy			1	28	23	23	23	E	1	1		6

Grove 3 Located on the North-mid portion of site:																					
1	2	3	4	5	6	7	8	9	10			11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove	Construction	Radius in feet								
										Viable	Nonviable	Construction	N	W	E	S					
1	8281	Bigleaf maple	11.5	11.5	24			OK	Moss and lichen, serpentine trunk, typical of species, lean towards north, asymmetric canopy towards north, dominant canopy			1	24	24	24	24		1	1		6
2	8283	Bigleaf maple	10.8	10.8	18			OK	Moss and lichen, exposed roots, typical of species			1	18	18	18	18		1	1		6
3	8290	Bigleaf maple	14.8	14.8	18			OK	Moss and lichen, typical of species			1	18	18	18	18		1	1		6
4	8291	Bigleaf maple	11	11	16 south only			OK	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species			1	16	16	16	16		1	1		6
5	8294	Bigleaf maple	12	12	14			OK	Asymmetric canopy towards north, typical of species, no access			1	14	14	14	14		1	1		6
6	8295	Bigleaf maple	12	12	16			OK	Typical of species, no access			1	16	16	16	16		1	1		6
7	8296	Bitter cherry	19	19	24			OK	Moss and lichen, previous top loss, vertical cracks in bark			1	24	24	24	24		1	1		6
8	8298	Bitter cherry	10	10	14			OK	Ivy @ root crown up to 20', typical of species			1	14	14	14	14		1	1		6

Grove 3 Located on the North-mid portion of site:																					
1	2	3	4	5	6	7		8	9	10			11		12						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Value	Healthy Trees	Retained trees	Replacement
										Ret.	Remove		Radius in feet								
										Viabile	Nonviable	Construction	N	W	E	S					
9	8306	Bigleaf maple	10.4	10.4	20			OK	Moss and lichen, asymmetric canopy towards west, typical of species			1	20	20	20	20		1	1		6

2. Please submit a separate tree inventory worksheet. This will be used to confirm that the trees listed for removal in the arborist report match what is shown for removal on the plans. The worksheet would also be able to be updated if the plan changes. The worksheet should be completed once the viability of trees has been confirmed.

I have copied and pasted a copy of the tree inventory guideline below and provided it as separate PDF. Please note that there is an additional sheet included to show the onsite trees and trees to be removed more clearly.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION

Property Owner

Name: Saintfield2 LLC

Site Address or

Parcel Number: 2524049075

Project Contact

Name: Wes Giesbrecht

Contact Email

Address: atlin@qwestoffice.net

Contact Phone

Number: 206.769.1888

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater 8 (3 non viable*)

List tree numbers: 8261, 8183, 8314, 8325*, 8233*, 8118, 8318*, 8356

Number of trees 24" or greater (including 36" or greater) 17 (10 nonviable*)

List tree numbers: 8261, 8183, 8314, 8356*, 8233*, 8118, 8318*, 8356, 8277*, 8127*, 8321*, 8126*, 8276*, 8175*, 8124*, 8274*, 8262

Number of trees from Exceptional Tree Table (MICC 19.16) 10 (5 nonviable*)

List tree numbers: 8127*, 8183, 8233*, 8234, 8261, 8277*, 8314, 8318*, 8325*, 8356

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site 86 (39 nonvisible*)
List tree numbers: see attached sheet

Number of Large Regulated Trees on site proposed for removal 67 (39 nonvisible)
List tree numbers: see attached sheet

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30% 19/47 = 40%

RIGHT OF WAY TREES

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way N/A
List tree numbers:

Number of Large Regulated Trees in right of way proposed for removal N/A
List tree numbers:
Reason for removal:

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
Less than 10"*	1	N/A	N/A
10" up to 24"	2	14	28
Greater than 24" up to 36"	3	0	0
Greater than 36" and any Exceptional Tree	6	14	84
TOTAL TREE REPLACEMENTS			112

*no replacement tree is needed if the tree fits all of the following;
Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. *

Large Regulated Trees Onsite					
8118	8233	8254	8281	8305	8330
8119	8234	8261	8283	8306	8332
8121	8238	8262	8284	8309	8333
8122	8239	8263	8285	8312	8334
8124	8241	8264	8286	8313	8340
8125	8242	8265	8289	8314	8347
8126	8244	8267	8290	8318	8356
8127	8245	8269	8291	8320	8357
8131	8246	8272	8292	8321	8358
8167	8247	8273	8294	8323	8360
8175	8248	8274	8295	8324	8361
8178	8250	8275	8296	8325	
8179	8251	8276	8298	8326	
8180	8252	8277	8300	8327	
8183	8253	8279	8304	8329	

Large Regulated Trees Proposed to be Removed					
8118	8281	8329	8180	8285	8323
8121	8283	8330	8233	8289	8324
8122	8284	8347	8252	8292	8325
8131	8286	8360	8254	8300	8327
8179	8290	8119	8264	8304	8332
8234	8291	8124	8265	8305	8333
8250	8294	8125	8267	8309	8334
8251	8295	8126	8272	8312	
8253	8296	8127	8274	8313	
8261	8298	8167	8276	8318	
8273	8306	8175	8277	8320	
8275	8326	8178	8279	8321	

Tree Risk Assessment Forms:

ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
 Address/Tree location 7414 78th Ave SE Tree no. 8325 Sheet 1 of 2
 Tree species Douglas fir dbh 42" Height 80' Crown spread dia. 48'
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used sape, mallet, binoc, hypsometer

Target Assessment							
Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		target within drip line	target within 1x H.	target within 1.5x H.			
1	Future Homes	<input checked="" type="checkbox"/>			4	No	No
2							
3							
4							

Site Factors

History of failures Yes Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe Typical PNW

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 40 % Chlorotic _____ % Necrotic 60 %
 Pests Carpenter ants Abiotic _____
 Species failure profile Branches Trunk Roots Describe branches, then trunk lastly roots

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss ivy
 Recent or planned change in load factors site clearing and grading

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole _____ % circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 Main concern(s) Wind, continued decline

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) wind
 Previous large top failure at 80'
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Main concern(s) Wind
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

8325 2/2

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Risk rating of part (from Matrix 2)				
							Failure				Impact				Failure & Impact (from Matrix 1)					Consequences			
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely		Negligible	Minor	Significant	Severe
1	Trunk	High wind	42	80	4	No	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	High				
2							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
3							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
4							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

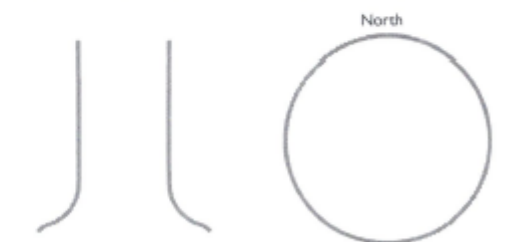
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options Remove tree Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme Work priority 1 2 3 4
 Overall residual risk Low Moderate High Extreme Recommended inspection interval _____
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____

ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
 Address/Tree location 7414 78th Ave SE Tree no. 8277 Sheet 1 of 2
 Tree species Bigleaf maple dbh 34.4 Height 65' Crown spread dia. 48'
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame Immediate Tools used tape, mallet, binoc, hypsometer

Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Driveway	<input checked="" type="checkbox"/>			3	No	No
2	Future home	<input checked="" type="checkbox"/>			4	No	No
3							
4							

Site Factors
 History of failures Yes Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe Typical PNW _____

Tree Health and Species Profile
 Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 40 % Chlorotic _____ % Necrotic 60 %
 Pests Carpenter ants Abiotic _____
 Species failure profile Branches Trunk Roots Describe branches, then trunk lastly roots _____

Load Factors
 Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss Ivy _____
 Recent or planned change in load factors site clearing and grading

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole _____ % circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 Main concern(s) Wind, continued decline
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) 4' tall cavity of decay at root crown
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Main concern(s) Wind
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

8277
4/2

Risk Categorization																			
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood								Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)				
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	
1	Trunk	High wind	34.4	100	3	No	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	High
2							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
4							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

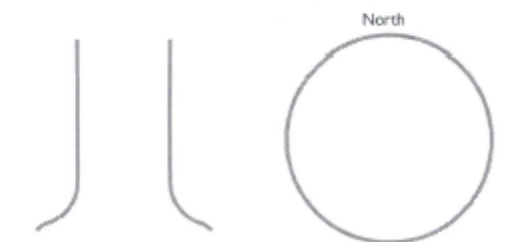
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options Remove tree Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme Work priority 1 2 3 4
 Overall residual risk Low Moderate High Extreme Recommended inspection interval _____
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____

ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
 Address/Tree location 7414 78th Ave SE Tree no. 8318 Sheet 1 of 2
 Tree species Bigleaf maple dbh 39.1" Height 85' Crown spread dia. 56'
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame Immediate Tools used tape, mallet, binoc, hypsometer

Target Assessment							
Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Driveway	✓			3	No	No
2	Future homes	✓			4	No	No
3							
4							

Site Factors

History of failures Yes Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe Typical PNW

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 40 % Chlorotic _____ % Necrotic 60 %
 Pests Carpenter ants Abiotic _____
 Species failure profile Branches Trunk Roots Describe branches, then trunk lastly roots

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss ivy
 Recent or planned change in load factors site clearing and grading

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR <10 %
 Dead twigs/branches % overall _____ Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Main concern(s) Wind, continued decline

Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____ % circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole 50 % circ. Depth 24" Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) 4" tall cavity of decay at root crown
 Previous large top failure _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth Exposed roots
 Main concern(s) Wind
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

8127
1/2

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
 Address/Tree location 7414 78th Ave SE Tree no. 8127 Sheet 1 of 2
 Tree species Bigleaf maple dbh 31.2" Height 80' Crown spread dia. 48
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Roadway	✓			3	No	No
2	Powerlines	✓			3	No	No
3							
4							

Site Factors

History of failures Yes Topography Flat Slope % Aspect W
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe Typical PNW

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 40 % Chlorotic _____ % Necrotic 60 %
 Pests carpenter ants Abiotic _____
 Species failure profile Branches Trunk Roots Describe branches trunk common, uncommon roots

Load Factors

Wind exposure Protected Partial Full Wind funnelling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss ivy to 60
 Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches 10 % overall Max. dia. 10"
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Main concern(s) Sudden limb failure, or trunk

Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole 50 % circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole 50 % circ. Depth _____ Poor taper
 Lean 5 ° Corrected? East, yes
 Response growth _____
 Main concern(s) Trunk collapse @ root crown

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity % circ. _____
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

8127
2/2

Risk Categorization																								
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood											Risk rating of part (from Matrix 2)						
							Failure				Impact				Failure & Impact (from Matrix 1)				Consequences					
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat Likely	Very likely		Negligible	Minor	Significant	Severe		
1	trunk	wind	30"	50'	3	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High	
2							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme Work priority 1 2 3 4
 Overall residual risk Low Moderate High Extreme Recommended inspection interval _____
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason Remove tree
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____

ISA Basic Tree Risk Assessment Form

8233
1 of 2

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
 Address/Tree location 7414 78th Ave SE Tree no. 8233 Sheet 1 of 2
 Tree species Bigleaf maple dbh 41.4 Height 80' Crown spread dia. 44'
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1x HL	Target within 1.5x HL			
1	<u>Roadway</u>	<input checked="" type="checkbox"/>			3	No	No
2	<u>future home</u>	<input checked="" type="checkbox"/>			4	No	No
3							
4							

Site Factors

History of failures yes Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe 1' from trunk
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe typical PNW

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 100 % Chlorotic _____ % Necrotic 40 %
 Pests carpenter ants Abiotic hypoxylon canker
 Species failure profile Branches Trunk Roots Describe primarily by branches/trunk

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Main concern(s) sudden limb drop

Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____ % circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) previous top failure → scuffole failure

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth decay in roots @ 1' from root crown
 Main concern(s) root failure after heavy rain & strong wind

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

8283
2/2

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood								Consequences				Risk rating of part (from Matrix 2)				
							Failure				Impact				Failure & Impact (from Matrix 1)								
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely		Negligible	Minor	Significant	Severe
1	roots	heavy rain & strong wind → root failure	4	100'	3	N	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	High
2							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme
 Overall residual risk Low Moderate High Extreme
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason Remove tree
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____

Tree Protection Fencing: Tree Protection fencing should be erected prior to any site grading.

First, protect roots that lie in the path of construction. Approximately 90 to 95 percent of a tree's root system is in the top three feet of soil, and more than half is in the top one foot. Construction activities should be avoided in this area. Protect as much of the area beyond the tree's dripline as possible. Some healthy trees survive after losing half of their roots. However, other species are extremely sensitive to root damage even outside the dripline.

Do not disturb the Critical Root Zone (CRZ). The CRZ is defined by its "critical root radius." It is more accurate than the dripline for determining the CRZ of trees growing in forests or that have narrow growth habits. To calculate critical root radius, measure the tree's diameter (DBH) in inches, 4.5 feet above the ground. For each inch, allow for 1 to 1.5 feet of critical root radius. If a tree's DBH is ten inches, its critical root radius is 10 to 15 feet.

In addition to the CRZ, it is important to determine the Limits of Disturbance (LOD) for preserved trees. Generally, this is approximating the CRZ however in previously excavated areas around the dripline the LOD may be smaller, or in the case of a tree situated on a slope the LOD may be larger. The determination of LOD is also subject to the tree species. Some tree species do better than others after root disturbance.

Tree protection is advised throughout the duration of any construction activities whenever the critical root zone or leaf canopy may be encroached upon by such activities.

The Critical Root Zone (CRZ) or LOD should be protected with fencing adequate to hinder access to people, vehicles and equipment. Fencing detail is provided. It should consist of continuous 4 ft. high temporary chain-link fencing with posts set at 10' on center or polyethylene laminar safety fencing or similar. The fencing must contain fencing signage detailing that the tree protection area cannot be trespassed on.

Soil compaction is one of the most common killers of urban trees. Stockpiled materials, heavy machinery and excessive foot traffic damage soil structure and reduce soil pore space. The effected tree roots suffocate. When construction takes place close to the protected CRZ, cover the site with 4 inches of bark to reduce soil compaction.

Tree Protection fencing must be erected prior to soil excavation, boring, grading or fill operations. It is erected at the LOD. If it is necessary to run utilities within the LOD, the utilities should be combined into one cut, as practical. Trenching is not allowed in the LOD. In these areas boring or tunneling techniques should be used. If roots greater than 1" diameter near the LOD are damaged or torn, it is necessary to hand trim them to a clean cut. Any roots that are exposed during construction should be covered with soil as soon as possible.

During drought conditions, trees must be adequately watered. The site should be visited regularly by a qualified ISA Certified Arborist to ensure the health of the trees. Tree protection fencing is the last item to be removed from the site after construction is completed.

After construction has been completed, evaluate the remaining trees. Look for signs and symptoms of damage or stress. It may take several years for severe problems to appear.

If fencing around portions of the CRZ of a tree to be retained are not practical to erect due to construction or obstacles, tree protection fencing should be placed three feet laterally from the obstruction (ex. three feet back of a curb, building, or other existing or planned permanent infrastructure).

Glossary:

ANSI A300: American National Standards Institute (ANSI) standards for tree care

Chlorotic: discoloration caused by lack of chlorophyll in the foliage

Conifer: A tree that bears cones and has evergreen needles or scales

Crown: the above ground portion of the tree comprised of branches and their foliage

Crown raise pruning: a pruning technique where the lower branches are removed, thus raising the overall height of the crown from the ground

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade

Deciduous: tree or other plant that loses its leaves annually and remains leafless generally during the cold season

Epicormic: arising from latent or adventitious buds

Evergreen: tree or plant that keeps its needles or leaves year round; this means for more than one growing season

Increment: the amount of new wood fiber added to a tree in a given period, normally one year.

ISA: International Society of Arboriculture

Landscape function: the environmental, aesthetic, or architectural functions that a plant can have

Lateral: secondary or subordinate branch

Limits of disturbance: The boundary of minimum protection around a tree, the area that cannot be encroached upon without possible permanent damage to the tree. It is a distance determined by a qualified professional and is based on the age of the tree, its health, the tree species tolerance to disruption and the type of disturbance. It also considers soil and environmental condition and previous impacts. It is unique to each tree in its location.

Limited visual assessment: a visual assessment from a specified perspective such as foot, vehicle, or aerial (airborne) patrol of an individual tree or a population of trees near specified targets to identify specified conditions or obvious defects (ISA 2013)

Live crown ratio: the percentage of living tissue in the canopy versus the tree's height. It is a good indicator of overall tree health and the trees growing conditions. Trees with less than a 30% Crown ratio often lack the necessary quantity of photosynthetic material necessary to sustain the roots; consequently, the tree may exhibit low vigor and poor health.

Monitoring: keeping a close watch; performing regular checks or inspections

Owner/manager: the person or entity responsible for tree management or the controlling authority that regulates tree management

Pathogen: causal agent of disease

Phototropic growth: growth toward light source or stimulant

ROW: Right-of-way; generally referring to a tree that is located offsite on a city easement

Reaction wood: Specialized secondary xylem which develops in response to a lean or similar mechanical stress, it serves to help restore the stem to a vertical position

- Self-corrected lean: a tree whose trunk is at an angle to the grade but whose trunk and canopy changes to become upright/vertical
- Significant tree: a tree measuring a specific diameter determined by the municipality the tree grows in. Some municipalities deem that only healthy trees can be significant, other municipalities consider both healthy and unhealthy trees of a determined diameter to be significant
- Snag: a tree left partially standing for the primary purpose of providing habitat for wildlife
- Soil structure: the size of particles and their arrangement; considers the soil, water, and air space
- Sounding: process of striking a tree with a mallet or other appropriate tool and listening for tones that indicate dead bark, a thin layer of wood outside a cavity, or cracks in wood
- Structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure; may be genetic, or environmental
- Tree credit: A number assigned to a tree by a municipality that may be equal to the diameter of the tree or a numerical count of the tree, or related to diameter by a factor conveyed in a table of the municipal code
- Trunk area: the cross-sectional area of the trunk based upon measurement at 54 inches (4.5 ft.) above grade
- Visual Tree Assessment (VTA): method of evaluating structural defects and stability in trees by noting the pattern of growth. Developed by Claus Mattheck (Harris, et al 1999) detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that a tree risk assessor walk completely around the tree trunk looking at the site, aboveground roots, trunk, and branches (ISA 2013)

References

- Dirr, Michael A. Manual of Woody Landscape Plants, Their Identification, Ornamental Characteristics, Culture, Propagation, and Uses. Champaign: Stipes Publishing Company, 1990.
- Dunster & Associates Environmental Consultants Ltd. Assessing Trees in Urban Areas and the Urban-Rural Interface. US Release 1.0. Silverton: Pacific Northwest Chapter ISA, 2006.
- Dunster, J. A. 2003. Preliminary Species Profiles for Tree Failure Assessment. Bowen Island: Dunster & Associates Environmental Consultants Ltd.
- Dunster, Julian A., E. Thomas Smiley, Nelda Matheny and Sharon Lilly. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture, 2013.
- Harris, Richard W, James Clark, and Nelda Matheny. Arboriculture, Integrated Management of Landscape Trees, Shrubs, and Vines. 4th ed. Upper Saddle River: Prentice Hall, 2004.
- Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.
- Matheny, Nelda and Clark, James R. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas. Second Edition. Champaign, IL: The International Society of Arboriculture, 1994.
- Matheny, Nelda and Clark, James R. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: The International Society of Arboriculture, 1998.
- Mattheck, Claus and Breloer, Helge. The Body Language of Trees: A Handbook for Failure Analysis. London: HMSO, 1994
- Schwarze, Francis W.M.R. Diagnosis and Prognosis of the Development of Wood Decay in Urban Trees. Australia: ENSPEC Pty Ltd. 2008
- Sinclair, Wayne A., Lyon, Howard H., and Johnson, Warren T. Diseases of Trees and Shrubs. Ithaca, New York: Cornell University Press, 1987.
- Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly, Tree Risk Assessment Best Management Practices, ANSI A300 Part 9: Tree, Shrub, and Other Woody Plant Management—Standard Practices (Tree Risk Assessment: Tree Structure Assessment). The International Society of Arboriculture Press. Champaign. IL. 2011.
- Thies, Walter G. and Sturrock, Rona N. Laminated root rot in Western North American. United States Department of Agriculture. Pacific Northwest. Resource Bulletin PNW-GTR-349. April 1995.

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
7. Neither all nor any part of the contents of the 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 or verbal 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 her qualification.
8. The report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs and photographs in this report, being intended as visual aid, are not necessarily to scale and should not be construed as engineering or architectural reports or survey.
10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2: the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is not warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.