Corinne R. Hollister

ISA CERTIFIED ARBORIST — *PN-6981A*
ISA TREE RISK ASSESSMENT QUALIFIED
American Society of Consulting Arborists, Member

Consulting Arborist Services/Seattle Tree Service Provider LIC-TSP-18629

To:	Fran Biddle Peter Secan, MNMuM Studio
Reference:	Tree Inventory Report
Date:	January 22, 2024
Site Address:	6539 44th Ave SW, Seattle 98136
Parcel:	7625704385

Dear Fran,

Your architect, Peter Secan of MNMuM Studio, contacted me and you subsequently contracted my services to develop a tree inventory report for the property referenced above. I visited the site on December 21, 2023, to collect data on all regulated trees, both on and adjacent to the parcel. The focus of this report is to present the results of my inspection.

Summary:

I visually inspected and measured or estimated measurements on three (3) trees. There are two (2) trees located on the parcel, one (1) of those is not regulated, with a DBH of 5.5 inches. The one (1) regulated tree on the property is a Tier 2, 22-inch Orchard apple (*Malus sp.*). There is also one offsite tree on the parcel to the north with overhanging branches – a Thundercloud plum (*Prunus cerasifera 'Thundercloud'*), with an estimated DBH of 10 inches.

While the apple tree meets the threshold of a protected Tier 2 tree under SMC 25.11 and Director's Rule 7-2023, it is not a viable tree for retention due to significant decay and extreme stress from over-pruning. I recommend the tree be removed and a new tree included in the development proposal to meet the requirements of tree replacement. I did not review a site plan or tree replacement as part of my assignment.

SMC 25.11 amended

"Tier 2 tree" means any tree that is 24 inches in diameter at standard height or greater, tree groves, each tree comprising a tree grove, and specific tree species below 24 inches in diameter at standard height as provided by Director's Rule." Orchard apple is Tier 2 at 20 inches DBH.

Contents

Introduction

I visually inspected the trees on site and identified one (1) regulated tree – a Tier 2, 22-inch Orchard apple located behind the existing home. The tree contains significant decay and has been severely pruned, as mentioned, and is not a viable tree for retention. There is one (1) offsite tree with overhanging branches, a 10-inch Thundercloud plum, located on the parcel to the north.

Limitations and Use of this Report

This tree report establishes existing conditions of two (2) regulated trees, both on and offsite, utilizing the most practical means available. This report is based solely on what is readily visible and observable, without any invasive means. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time.

There are several factors that can affect a tree's condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. Hidden or concealed conditions may include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

There were no barriers preventing access to tree inspection on the parcel. Data for one (1) offsite tree is estimated because permission to access the tree was not provided.

Tree Inspection:

I visually inspected the trees from the ground. I performed the equivalent of a Level 1 tree risk assessment.[1] This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory.

This inspection identifies both the health and the structure of the tree. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure. The intent of this report is to identify any unhealthy trees based on existing health conditions and tree structure, and to specify which trees are most suitable for preservation.[2] No invasive procedures were performed on any trees at the time of my inspection. The results of this inspection are based on what was visible at the time of the inspection.

The inventory table on page 8 reflects the results of my inspection, including the following:

- Number – as shown on the annotated survey attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground.
- Dripline – average branch extension from the trunk, measured as radius in feet from trunk center.
- Category – Tier 1, Tier 2, Tier 3 or Tier 4 as defined by SMC 25.11 amended.
- Visible defects – Visible structural defects or diseases:

  Asymmetrical canopy – The tree has an asymmetrical canopy from space and light competition from adjacent trees.

  Decay – process of wood degradation by micro-organisms resulting in weak and defective structure.

  Multiple leaders – tree has multiple stem attachments, which may lead to tree failure and require maintenance or monitoring over time.

  Over-pruned – extensive watersprouts and poor branch attachments exist from aggressive routine pruning.

  Suckers – shoots arising from the roots, can sometimes indicate stress.

  Watersprouts – upright, epicormic growth from trunk or branches often resulting from aggressive and inappropriate pruning.

[1] Smiley, Matheny, Lilly: Companion publication to the ANSI A300 Part 9: Tree Shrub and Other Woody Plant Management – Standard Practices, Tree Risk Assessment. 2017. ISA.

[2] Fite, Smiley: Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction. 2016. ISA.

Tree Risk Assessment Notes

I did not perform a complete tree risk assessment due to lack of target. The likelihood that one of the main trunks would fail is probable, but the likelihood of impact is very low. The tree, however, contains significant decay and is not viable for retention. I recommend the tree be removed. Because it is not a high-risk or "hazard" tree, it is my understanding that code requires tree replacement.

Tree Risk Assessment Terms

Risk: The combination of the likelihood of an event and the severity of the potential consequences.

Likelihood: The chance of an event occurring. In the context of tree failure, the term may be used to specify: 1) the chance of a tree failure occurring; 2) the chance of impacting a specified target; and 3) the combination of the likelihood of a tree failing and the likelihood of impacting a specific target.

Target: People, property or activities that could be injured, damaged, or disrupted by a tree.

Failure: Breakage of stem, branch, or roots, or loss of mechanical support in the root system.

Hazard: Situation or condition that is likely to lead to a loss, personal injury, property damage, or disruption of activities; a likely source of harm.

Tree Replacement

"Replacement must include one or more new trees, to result, upon maturity, in a canopy cover that is at least roughly proportional to the canopy cover prior to tree removal. If tree removal is approved, the applicant may elect to make a voluntary payment in lieu of tree replacement on-site. See Director's Rule 8-2023, Payment in lieu of tree replacement pursuant to the Tree Protection Code. While each tree must be mitigated by either replacement or a payment in lieu, a combination of planting trees on site, planting trees off-site and/or payment in lieu is allowed when more than one tree is removed from a site."

SMC 25.11.090 and Tip 242A

I did not review a tree replacement plan.

Attachment 1: Assumptions and Limiting Conditions

1. A field examination of the site was made on December 21, 2023. My observations and conclusions are as of that date.

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

3. I am not a qualified land surveyor, and this tree inspection is based on aerial photos from King County iMap and a survey developed by Terrane, dated October 26, 2023. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey.

4. I, the consultant/appraiser, shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

5. Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.

6. Unless required by law otherwise, 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 prior written or verbal consent of the consultant.

7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.

8. Construction activities can impact trees in unpredictable ways. All retained trees, including all right-of-way and off-site trees, should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

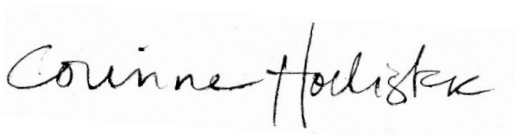
Attachment 2: Certificate of Performance

I, Corinne Hollister, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current industry standards, scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-6981A) and am Tree Risk Assessment Qualified. I also am a member of the American Society of Consulting Arborists (ASCA) and I am registered as a tree service provider with the City of Seattle – LIC-TSP-18629.

Signed,



Corinne Hollister

Corinne R Hollister Digitally signed by Corinne R Hollister Date: 2024.01.22 23:15:41 -08'00'

Date: January 22, 2024

Attachment 3: Tree Inventory Table

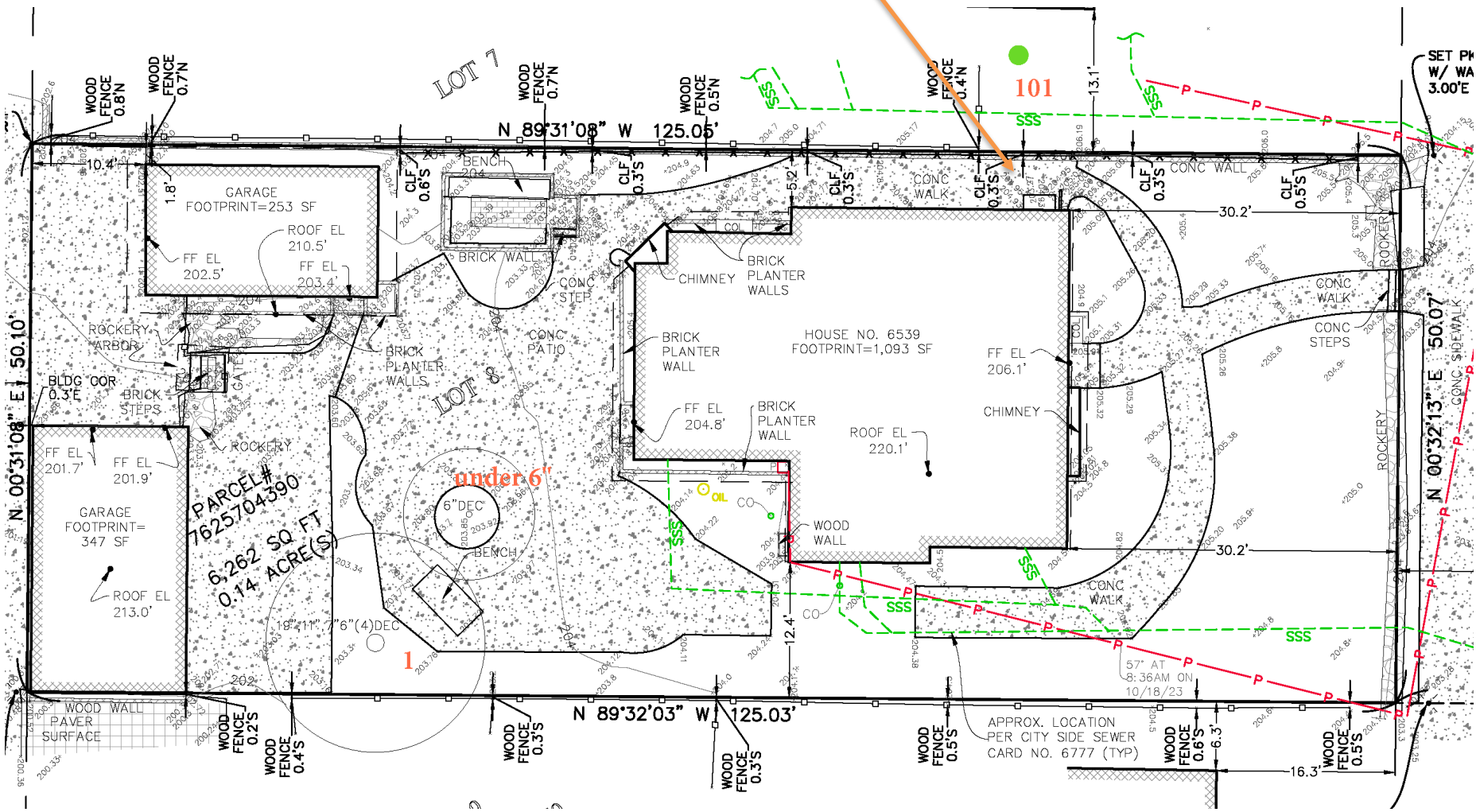
Tree #	Species	DBH inches	Dripline radius in ft	Category	Health	Structure	Notes
1	*Malus sp.* Orchard apple	22	10	Tier 2	2	3	Multiple leaders. Significant decay at trunk base and throughout main stems and branches. Over-pruned with numerous watersprouts and poor branch attachments.
101	*Prunus cerasifera 'Thundercloud' Thundercloud plum*	10	9	Tier 4	2	2	Estimated measurements. Located on north parcel. Branches overhang 4 feet, toward existing home. Several suckers at base of tree. Asymmetrical canopy.

Health and Structure ratings – '1' indicates none to minor visible health-related problems or structural defects, '2' indicates moderate to major visible problems or defects that may require attention if the tree is retained, and '3' indicates significant visible problems or defects and tree removal is recommended.

Category as defined by SMC 25.11 amended.

Attachment 4: Annotated Survey

Possible Tree Protection Area (TPA) – work zone may be required



Attachment 5: Photos of Site

Right: The 22-inch Tier 2 Apple tree located behind the existing home. Significant decay in trunk base and throughout main stems.

Below: Looking east toward existing home. Watersprouts from aggressive pruning iare evident, along with decay in trunk base and main stems.

Above: The 22-inch Tier 2 Apple tree located behind the existing home, and close to the south property line. The small, unregulated apple tree can be seen on the right. It measures 5.5 inches, below branching.

Right: Looking west, offsite Tree #101 with branches overhanging the property line, and existing chainlink fence.