

Corinne R. Hollister

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

Consulting Arborist Services

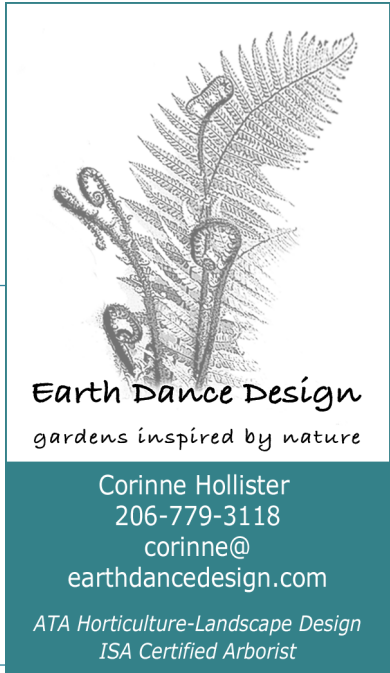
To: Sikander Sekhon  
American Pride Lending

Reference: Tree Assessment

Date: April 9, 2024

Site Address: 212 Todd Road NE, Puyallup, WA

Parcel: 0420222008



Dear Mr. Sekhon,

You contacted me and subsequently contracted my services to inspect and assess one tree on the property referenced above. I received a site plan developed by Veer Architecture, PLLC, dated January 22, 2024. I visited the site on Thursday, April 4, 2024, to inspect the tree.

Summary:

I visually inspected and measured one (1) tree on the parcel. The 42-inch Western red cedar (*Thuja plicata*) is located near the west property line. The tree exhibits signs of stress with low foliage vigor, and an abnormal taper likely due to past topping. There is evidence of grading near the trunk with the installation of a coarse gravel and traffic from heavy equipment. Landscaping west of a chain link fence on the property line includes layers of topsoil and bark applied, likely burying and suffocating roots. In addition, thick ivy is growing on the trunk and up into the canopy.

Given the stressed conditions of the tree, and the proposed design for the site, which includes paving up to the trunk, it is unlikely the tree will survive construction.

Tree #	Species	DBH	Dripline	Notes
1	<i>Thuja plicata</i> Western red cedar	42	24	Low foliage vigor, potential drought stress, ivy on trunk, abnormal taper (likely topped in past), soil disturbance due to landscaping to west, grading and heavy equipment traffic adjacent to tree (west).

SEE: Puyallup tree removal flow chart:

<https://www.cityofpuyallup.org/DocumentCenter/View/17924/Tree-Removal-Flow-Chart>

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## Introduction

I visually inspected one (1) 42-inch Western red cedar to assess existing health and structure. I also reviewed proposed construction plans adjacent to the tree. The focus of this report is a visual tree assessment to determine if the tree would survive planned construction disturbance.

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## Limitations and Use of this Report

This tree report establishes existing conditions of one tree on the property, 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.

### Tree Inspection:

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 results of this inspection are based on what was visible at the time of my site visit.

The inventory table on page 1 reflects the results of my inspection, including the following:

- Number – only one tree onsite.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground, unless otherwise indicated.
- Dripline – outermost branch extension from the trunk, measured as radius in feet from trunk center.
- Category – significant
  
- Ratings – from 1 to 3 (where '1' indicates no visible defects in structure or health; '2' indicates minor to moderate problems that may require action; '3' indicates significant problems or defects and tree removal is recommended).
  
- Visible conditions of concern – Visible structural defects or diseases:

*Ivy – ivy on trunk prevents a thorough inspection, and other defects may be present.*

*Low foliage vigor – low foliage density may indicate stress, or early infection/declining health.*

*Taper – change in diameter over the length of the trunk, branches, and roots. In this case, the lack of gradual taper indicates the tree has likely been topped in the past.*

*Topped – the tree is previously topped and exhibits signs of stress.*

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### 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.

**Consequence:** Outcome of an event.

**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.

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Above, looking south – Tree #1 can be seen on the right. A coarse gravel has been installed and tire tracks are visible within six feet of the trunk. Thick ivy is growing on the trunk. The tree has likely been topped in the past. Recent landscaping to the west includes installation of topsoil and bark within two feet of the trunk. All of these conditions have likely stressed the tree, which exhibits low foliage vigor and an abnormal trunk taper. See more photos on page 9.

## Limits of Disturbance

Limits of Disturbance (LOD) measurements are provided based on the proposed site plan design, developed by Veer Architecture, dated January 22, 2024. LOD are determined with a consideration given to root plate<sup>1</sup>, trunk diameter<sup>2 3</sup>, and ISA Best Management Practices<sup>4</sup>. Those measurements are provided as radii in feet from the trunk center, for the side of the tree to be impacted by construction.

The LOD is equivalent to the Tree Protection Zone (TPZ) which defines the minimum distance from a tree for any soil or root disturbance, and represents the areas to be protected during construction. LOD assumes impact on only one side of the tree and full protection in the remaining tree protection area and are based on ANSI A300 Standards.

A 42-inch Western red cedar requires a minimum 16 feet of protection, meaning no root cuts within 16 feet of the trunk. If the tree were healthy and the design could accommodate permeable paving, avoiding all cuts to roots, the tree would likely survive. Given existing disturbance and signs of stress observed, the project as designed would not provide adequate tree protection.

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<sup>1</sup> Coder, Kim D. 2005. *Tree Biomechanics Series*. University of Georgia School of Forest Resources.

<sup>2</sup> Smiley, E. Thomas, Ph. D. *Assessing the Failure Potential of Tree Roots, Shade Tree Technical Report*. Bartlett Tree Research Laboratories.

<sup>3</sup> Fite, Kelby and E. Thomas Smiley. 2009. *Managing Trees During construction; Part Two*. Arborist News. ISA.

<sup>4</sup> Companion publication to the ANSI A300 Series, Part 5: *Managing Trees During Construction*. 2019. ISA.

#### Attachment 1: Assumptions and Limiting Conditions

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1. A field examination of the site was made on March 29, 2024. 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 a survey developed by Allied Land Surveying, Inc., dated August 12, 2019. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey. For any tree not on the survey, locations provided in annotation are approximate.
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

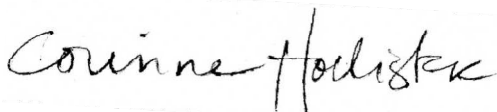
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I, Corinne Hollister, certify that:

- 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).

Signed,

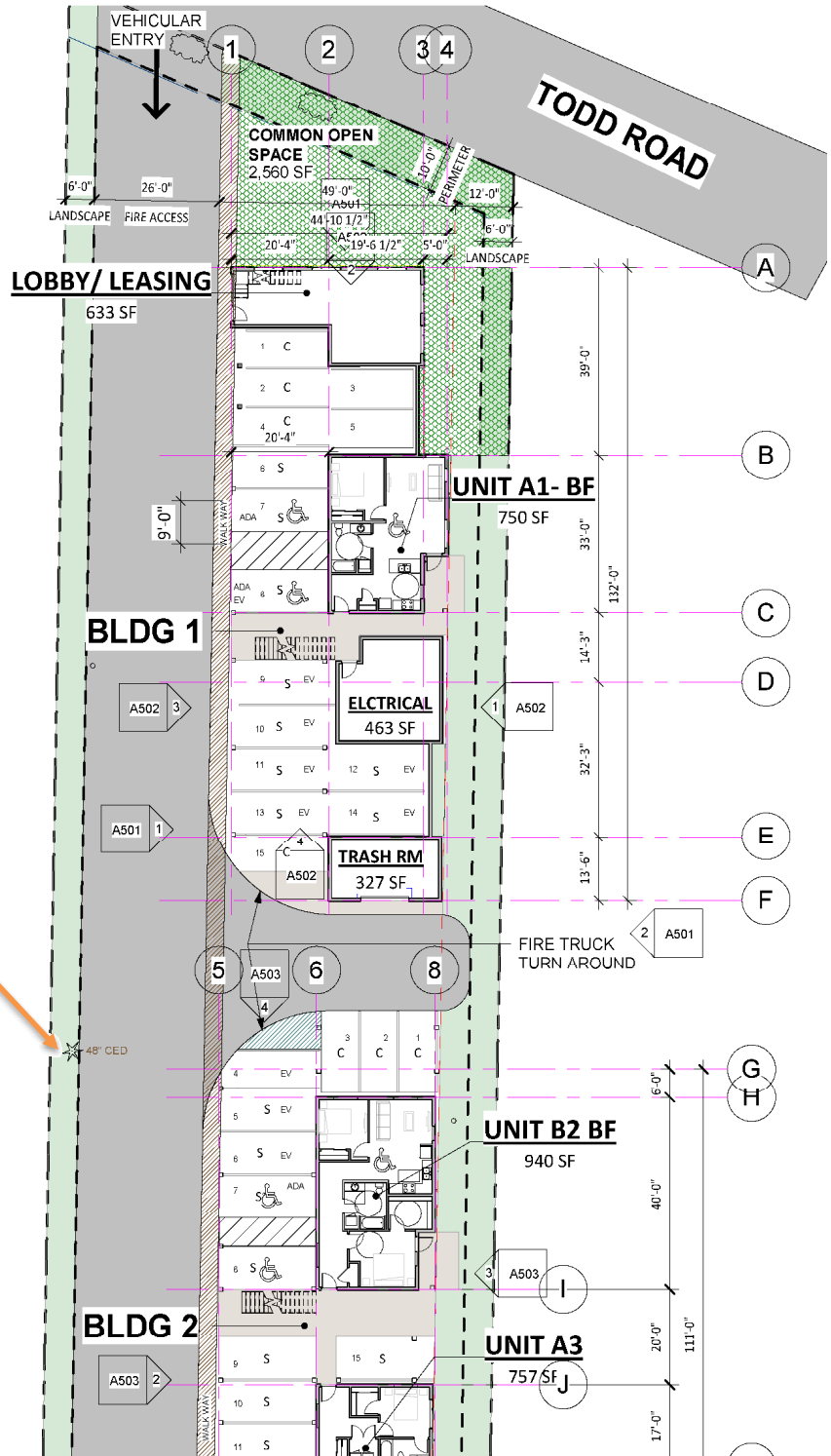


Corinne Hollister

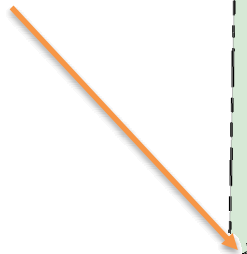
**Corinne R  
Hollister** Digitally signed by  
Corinne R Hollister  
Date: 2024.04.09  
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Date: April 9, 2024

Attachment 4: Site Plan



Tree #1 – a 42-inch Western red cedar. The tree would likely not survive proposed construction given existing stress and disturbance adjacent to the tree.





Attachment 5: Photos of Site

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Above left, looking south – Tree #1. Abnormal taper of the trunk indicates the tree has likely been topped in the past. Ivy is growing on trunk and up into canopy.

Above right – Detail of trunk base with landscape cloth close to trunk, topsoil and bark placed over roots.



Left, looking up into canopy of the 42-inch Western red cedar. Lack of taper in trunk and low foliage vigor are clearly visible.

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