

Bluegrass Condominiums

Tree Inventory and Conditions

Report & Spreadsheet

April 20, 2015

BEST TREE SERVICE

Bluegrass Condominiums
12404 East Gibson Rd.
Everett, WA 98204
Attn.: Danny Nacu-Palanciuc
Facilities Manager
206-353-3506

April 20, 2015

RE: Tree Inventory and Conditions Spreadsheet

Danny,

At your request Best Tree Service (BTS) has completed a thorough inventory of trees over six inches in diameter at the Bluegrass Condominiums complex and have evaluated their current condition for various aspects as shown in the spreadsheet that follows. Tree species composition is primarily sycamore, pine and fir with minor components of sweet gum, plum and pear. The tree condition evaluation included the following:

1. Tree crowns were examined for vigor. This includes inspecting the crown foliage, buds and branches for color, density, form, annual shoot growth and disease.
2. The main stem or trunk of the trees were inspected for decay, which includes cavities, wounds, fruiting bodies (conks and or mushrooms), seams, insects, bleeding, broken or dead tops and structural defects. Structural defects include crooks, leans, co-dominate and V-shaped stems, multiple attachments and over-weighted lateral branches.
3. The root systems were inspected for the presence of decay, insects, soil conditions, damage and whether tree roots are causing alterations in grade and/ or damaging local structures.

*See Tree Inventory and Conditions Spreadsheet **Legend** for greater detail and explanation of tree examination and condition information; see Attachment 1 – Site Map for Tree # and approximate location; see Attachment 2- Photos for a visual understanding of some structural tree and root system defects.*

Inspection methods include examining the trees with binoculars, probing suspected problem areas with an increment boring tool and where necessary sounding the lower trunks with a mallet. No invasive measures were used to assess the trees condition as part of this project.

A spreadsheet has been produced that lists the trees by Tree #, Species, Location, Trunk Diameter at Breast Height (DBH), Foliage/Crown Condition, Trunk Condition, Root Condition, Current Health Rating, Recommended Action and Timeline.

If there are any questions regarding the contents of this information please don't hesitate to contact me by email or phone.

Sincerely,

Todd Salamonsen
ISA Certified Arborist PN-7480A

Bluegrass Condominiums

Tree Inventory and Conditions Spreadsheet

Legend

Tree #: The number assigned to a tree in order of examination sequence. See Attachment 1 Site Map for tree number and approximate location.

Species: Common name of tree species; scientific names were not used for ease of understanding and customer identification.

Tree Location: Approximate location of tree with respect to building letter and or major structure. See Attachment 1 Site Map for tree number and approximate location.

DBH: Diameter at Breast Height (DBH); Trunk diameter measured at approximately 4.5 feet above average grade level.

Foliage/Crown Condition: General description of foliage, its density, size and color. Crown condition takes into account structure and any damaged or decay areas. The rating system used is Poor, Fair, and Good. This rating is comprehensive for all components listed. A Poor rating indicates tree is in an advanced state of decline and in need of immediate attention or removal; a rating of Fair rating indicates tree is stressed and in need of attention; a Good rating indicates tree is in relatively good health with no immediate attention needed.

Trunk: The trunk is examined externally for wounds, discoloration, insect infestation, fruiting bodies and conks (fungus). Also the trunk is examined for twists, leans, co-dominate main stems and multi-stemmed crowns. The rating system used is Poor, Fair and Good. The rating is comprehensive for all components listed. A Poor rating indicates the tree trunk is compromised with decay, insect infestation, damage or has major structure defects. A Poor rating requires immediate attention or removal. A rating of Fair indicates the tree trunk has some minor defects and should be monitored. A Good rating indicates the tree trunk is sound and is in relatively good health. See Attachment 2, Photos for a visual understanding of some structural type defects found.

Roots: The root system is examined for exposed roots, invasive roots or very invasive roots and soil condition. The rating system used is Poor, Fair, Good, Invasive or Very Invasive. The rating is comprehensive for all components listed however only one rating will be provided that is considered the most severe or accurate. Tree roots are rated by current visible conditions and below ground probing was not performed. Soils are observed for compaction and observable moisture levels, root defects and or damage and color. A Poor rating indicates the tree root system is compromised by too much surface exposure, wounds, fruiting bodies, poor soil conditions and/or topography. This rating requires immediate attention or removal. A rating of Fair indicates the tree root system has some minor defects and should be attended for possible corrective actions. A Good rating indicates the tree root system is in relatively good health and soil condition. See Attachment 2, Photos for a visual understanding of Invasive and Very Invasive root systems found.

Current Health Rating: A rating number between 1 and 10 is assigned to each tree. Number 1 is a dead tree, 2 through 5 are trees dying or in various stages of decline, 6 through 8 are trees in a relatively average state of health and vigor, whereas trees with a rating of 9 or 10 are in good condition and health.

Recommended Action: Recommendations are based on the current overall condition of the tree and what appears to be the best for the future management of it and the location in which it is found. An action of Crown reduction, Prune, Trim, Remove or No-work needed at this time will be used. These actions will vary based on an individual tree basis. Removal would also include grinding the stump and any surface roots below grade where possible.

Timeline/Priority Rating: A time segment is assigned to each tree for the recommended action listed. A number will be indicated that will represent a time segment in years or if immediate action is required.

Discussion:

Some diagnostic ideas concerning tree stress and the poor state of health of many trees near buildings and parking areas at the Bluegrass Condominiums facility:

Tree stress is a term used to describe any condition that may cause a decline in tree health. Some notable causes of tree stress observed at the Bluegrass facility are the following: Light levels (too close to buildings and/or other structures), inadequate soil drainage, excessive soil dryness, excessive soil compaction (poor water penetration into soils), possible excessive fertilization, girdling roots and possible herbicide damage, all of which contribute to stress placed on the subject tree's vigor and the ability to survive and thrive. Soil compaction is a common problem in facilities that have high level occupancy and landscape services. Soil that is compact and without sufficient pore space, water and oxygen will be limited. Root growth and water absorption will decrease, causing the tree to decline or die. Basic factors which promote tree health include sufficient water, air movement, good soil drainage, sufficient light, and nutrient availability. Proper selection of tree species is a key element in planning for long term sustainability and tree growth that will provide for the desired social and economic benefits over time. Planting the wrong species such as large pine, fir or sycamore tree in small confined areas or next to large building structures will only result in tree failure, infrastructure damage and excessive maintenance costs; not to mention the management stress and time necessary in dealing with the associated problems over the years.

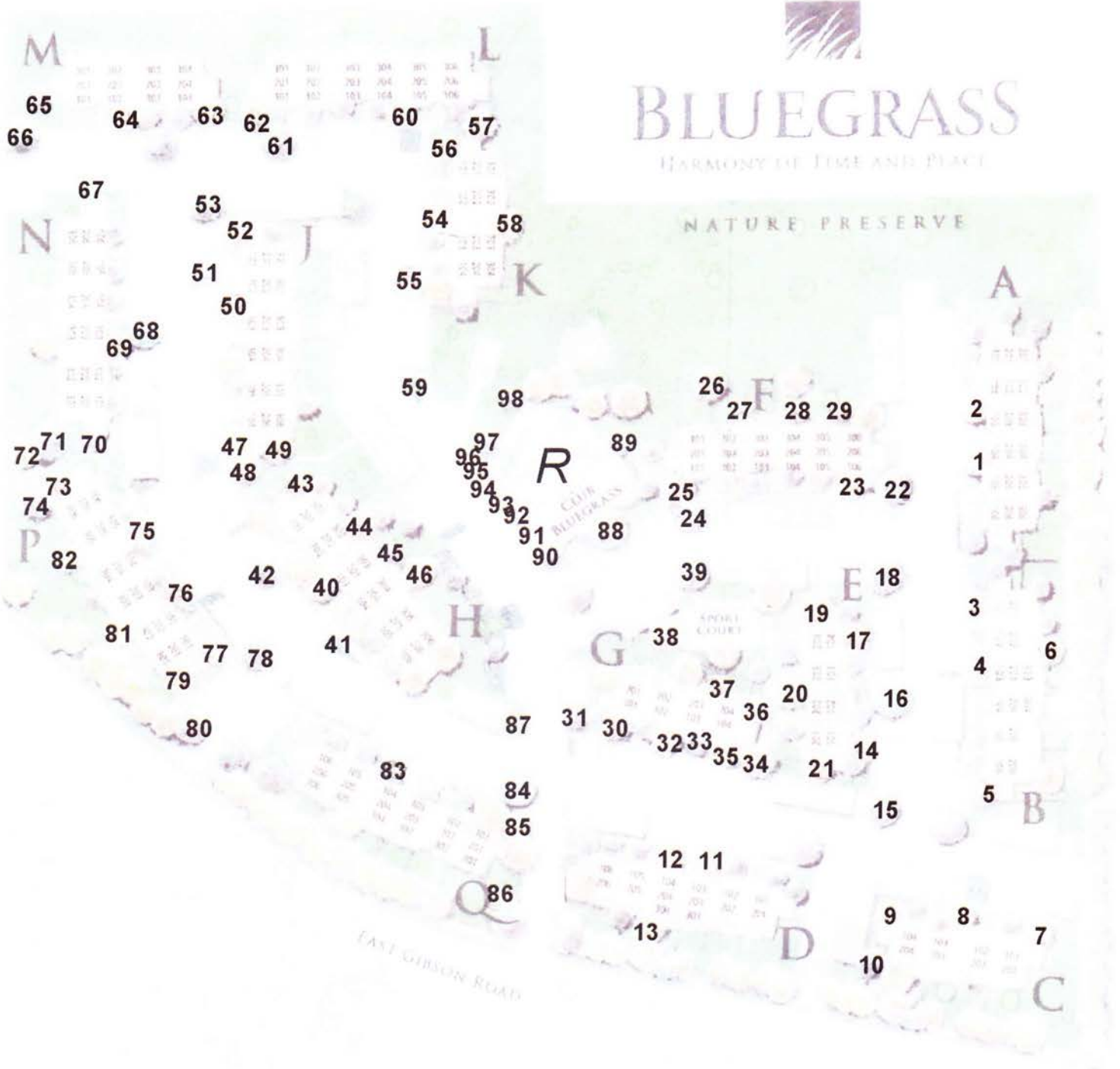
Waiver of Liability

There are many conditions affecting a tree's health and stability, which may be present and cannot be determined by an external visual inspection, such as: root rot, internal cracks, wood rot and more which may be hidden from view of the observer. Changes in site conditions can also cause a deterioration of a tree's health and stability. These findings do not guarantee future safety nor are they predictions of future events. It should also be noted that the information contain herein represents my opinion as to the tree's condition at this point in time. It is the responsibility of the property owner to schedule additional site inspections and assessments by qualified professionals to ensure a longer term program for the subject tree(s) to be successful. It is the responsibility of the property owner to obtain all required permits from the city, county or any other governing body.

This report summarizes the findings of the services authorized under our agreement. It has been prepared using generally accepted professional practices, related to the nature of the work accomplished, in the same or similar localities, at the time the services were performed. This report should not be construed to represent a legal opinion. No other conditions, expressed or implied, should be understood.

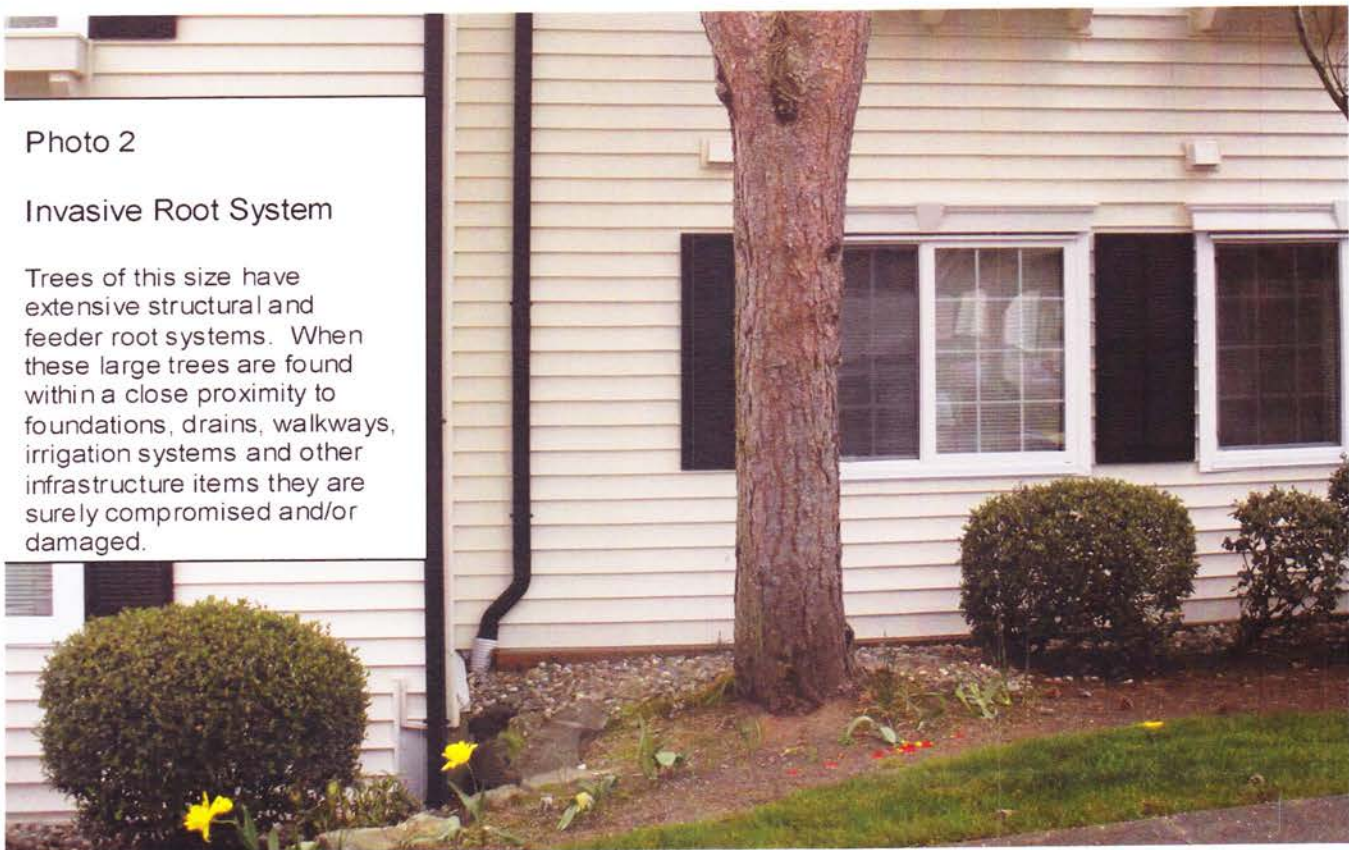
The total liability of Best Tree Service NW, Inc. (BTS), its officers and employees, shall not exceed the invoiced amount for the services provided. This limit of liability shall supersede all clauses to the contrary, implied or otherwise, in any purchase order or contract, unless different terms are authorized in writing by an officer of BTS.

Attachment 1 Site Map



= Approximate Tree Location

Attachment 2 – Photos



Attachment 2 – Photos Continued

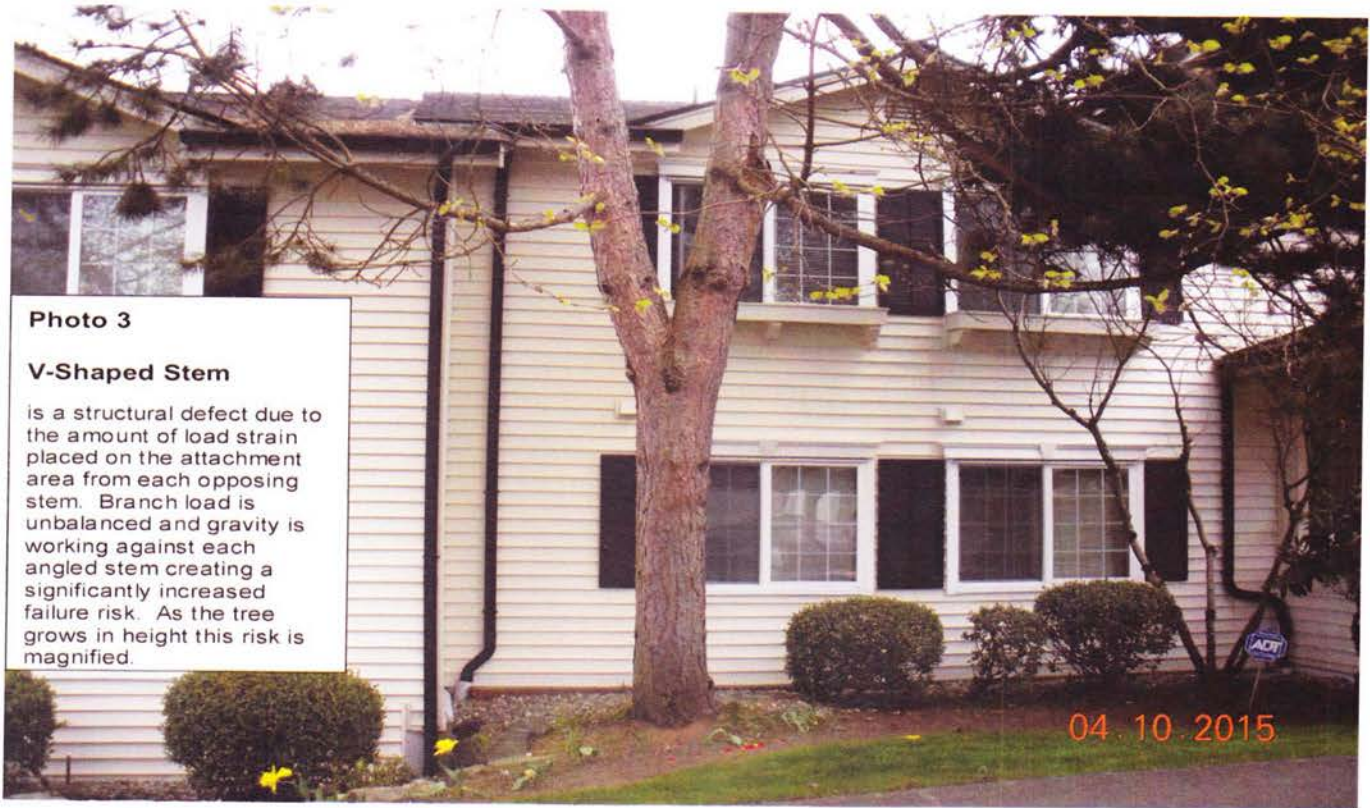


Photo 3

V-Shaped Stem

is a structural defect due to the amount of load strain placed on the attachment area from each opposing stem. Branch load is unbalanced and gravity is working against each angled stem creating a significantly increased failure risk. As the tree grows in height this risk is magnified.



Photo 4

Co-dominant Stem

is a structural defect due to the closeness of each competing stem. As the tree grows the diameter of each stem increases creating wounds, splits and included bark all of which will produce a weak attachment area and increase the risk of failure. Also this situation produces a top heavy load - more than the normal balanced load of a single stem.

Bluegrass Condominiums

12404 E. Gibson Rd, Everett WA

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Tree #	Species	Tree Location	DBH	Folage/Crown Conditon	Trunk	Roots	Current Health Rating	Recommended Action/Timeline
1	Pine	South Side Bldg A	17	Good	Good	Invasive	7	Trim now and/or remove in 0 to 5 yrs
2	Pine	South Side Bldg A	16	Fair	Good	Invasive	5	Trim now and/or remove in 0 to 5 yrs
3	Pine	South Side Bldg B	17	Fair	Good	Invasive	6	Trim now and/or remove in 0 to 5 yrs
4	Pine	South Side Bldg B	21	Fair	Fair	Invasive	6	Trim now and/or remove in 0 to 5 yrs
5	Pine	SE Corner Bldg B	14.5	Poor to Fair	Good	Invasive	6	Trim now and/or remove in 0 to 5 yrs
6	Pine	North Side Bldg B	14	Poor	Good	Fair	4	Trim now and/or remove in 0 to 5 yrs
7	Pine	NW Corner Bldg C	11.5	Poor	Poor	Fair	4	Remove in 0 to 1 yr
8	Pine	West Side Bldg C	14	Poor	Poor	Invasive	4	Remove in 0 to 1 yr
9	Pine	SW Corner Bldg C	15	Fair	Poor	Good	6	Trim now and/or Remove in 0 to 5 yrs
10	Pine	SE Corner Bldg C	13	Fair	Good	Good	7	Trim now for bldg clearance
11	Pine	West Side Bldg D	16	Good	Good	Good	6	Trim now for bldg clearance
12	Pine	West Side Bldg D	16	Fair	Good	Good	6	Trim now for bldg clearance
13	Pine	East Side Bldg D	8	Poor to Fair	Fair	Invasive	5	Trim now and/or remove in 0 to 5 yrs
14	Pine	NE Corner Bldg E	20	Poor	Poor	Fair	4	Remove in 0 to 1 yr
15	Sycamore	NE Corner Bldg E Park	14	Fair	Fair	Very Invasive	6	Remove in 0 to 1 yr
16	Sycamore	North Side Bldg E Park	16	Fair	Fair	Very Invasive	6	Remove in 0 to 1 yr
17	Pine	NW Corner Bldg E	17	Poor	Fair	Invasive	3	Remove in 0 to 1 yr
18	Sycamore	NW Corner Bldg E Park	18	Fair	Fair	Very Invasive	6	Remove in 0 to 1 yr
19	Sweet gum	SW Corner Bldg E	11	Fair	Poor	Invasive	3	Remove in 0 to 1 yr
20	Fir	South Side Bldg E	20	Good	Good	Invasive	7	Trim now and/or remove in 0 to 5 yrs
21	Fir	East Side Bldg E	17	Good	Good	Invasive	7	Trim now and/or remove in 0 to 5 yrs
22	Sycamore	NE Corner Bldg F	18	Fair	Fair	Very Invasive	6	Remove in 0 to 1 yr
23	Pine	East Side Bldg F	13	Fair	Fair	Fair	4	Trim now and/or remove in 0 to 5 yrs
24	Sycamore	SE Corner Bldg F Park	17	Poor	Poor	Invasive	4	Remove in 0 to 1 yr
25	Pear	SE Corner Bldg F	12	Fair	Poor	Invasive	5	Trim now and/or remove 0 to 5 yrs
26	Sweet gum	SW Corner Bldg F	10	Fair	Poor	Fair	4	No work needed at this time
27	Sweet gum	West Side Bldg F	7.5	Poor	Poor	Fair	3	Remove in 0 to 1 yr
28	Pine	West Side Bldg F	16	Poor	Fair	Invasive	5	Trim now and/or remove in 0 to 5 yrs
29	Sweet gum	West Side Bldg F	8	Fair	Fair	Fair	6	No work need at this time

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30	Pine	SE Corner Bldg G	14	Fair	Good	Good	6	Trim now for bldg clearance
31	Maple	SE Corner Bldg G	7	Good	Good	Invasive	8	Trim now for sidewalk and road clearance
32	Sycamore	East Side Bldg G Park	14	Fair	Poor	Invasive	5	Remove in 0 to 1 yr
33	Pine	East Side Bldg G	17	Poor	Poor	Invasive	4	Remove in 0 to 1 yr
34	Sycamore	East Side Bldg G Park	12	Fair	Fair	Invasive	6	Remove in 0 to 1 yr
35	Pine	NE Corner Bldg G	16	Poor	Fair	Invasive	4	Remove in 0 to 1 yr
36	Pine	North Side Bldg G	12	Poor	Fair	Fair	4	Trim now and/or remove in 0 to 5 yrs
37	Fir	West Side Bldg G	17	Good	Fair	Invasive	8	Trim now and/or remove in 0 to 5 yrs
38	Sweet gum	West Side Bldg G	11	Good	Fair	Invasive	6	No work needed at this time
39	Sycamore	West Side Bldg G Park	17	Fair	Fair	Invasive	6	Remove in 0 to 1 yr
40	Fir	East Side Bldg H	21	Fair	Good	Invasive	6	Trim now and/or remove in 0 to 5 yrs
41	Maple	East Side Bldg H Park	7.5	Good	Good	Good	8	Trim away from light pole in 0 to 1 yrs
42	Sycamore	East Side Bldg H Park	16.5	Fair	Fair	Very Invasive	6	Remove in 0 to 1 yr
43	Pine	South Side Bldg H	14.5	Fair	Fair	Good	7	No work needed at this time
44	Sweet gum	West Side Bldg H	7	Good	Good	Good	7	No work needed at this time
45	Sweet gum	West Side Bldg H	7	Fair	Fair	Good	5	No work needed at this time
46	Pine	West Side Bldg H	14	Fair	Good	Good	6	Trim now and/or remove in 0 to 5 yrs
47	Pine	NE Corner Bldg J	21	Fair	Fair	Invasive	5	Trim now and/or remove in 0 to 5 yrs
48	Pine	North Side Bldg J	17	Fair	Good	Invasive	5	Trim now and/or remove in 0 to 5 yrs
49	Pine	NW Corner Bldg J	10	Poor	Good	Fair	4	Trim now and/or remove in 0 to 5 yrs
50	Pine	East Side Bldg J	18	Poor	Fair	Very Invasive	3	Remove in 0 to 1 yr
51	Sycamore	East Side Bldg J Park	18.5	Fair	Fair	Very Invasive	6	Remove in 0 to 1 yr
52	Pine	SE Corner Bldg J	14	Poor	Fair	Invasive	4	Remove in 0 to 2 yrs
53	Sycamore	SE Corner Bldg J Park	15	Fair	Fair	Invasive	5	Remove in 0 to 1 yr
54	Pine	East Side Bldg K	18	Good	Fair	Invasive	6	Trim now and/or remove in 0 to 5 yrs
55	Sycamore	East Side Bldg K Park	14	Fair	Fair	Very Invasive	5	Remove in 0 to 1 yr
56	Pine	SE Corner Bldg K	16	Fair	Poor	Invasive	5	Remove in 0 to 1 yr
57	Pine	South Side Bldg K	13	Poor	Fair	Invasive	4	Remove in 0 to 1 yr
58	Pine	West Side Bldg K	13	Fair	Fair	Fair	5	Trim now and/or remove in 0 to 5 yrs

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Tree #	Species	Tree Location	DBH	Foliage/Crown Condition	Trunk	Roots	Current Health Rating	Recommended Action
59	Plum	North Side Bldg K Park	7	Good	Good	Good	7	Prune for health in 0 to 2 yrs
60	Pine	East Side Bldg L	19	Poor to Fair	Fair	Very Invasive	5	Remove in 0 to 1 yr
61	Sycamore	East Side Bldg L Park	13	Poor to Fair	Fair	Very Invasive	5	Remove in 0 to 1 yr
62	Pine	East Side Bldg L	17	Fair	Good	Invasive	7	Trim now and/or remove in 0 to 5 yrs
63	Pine	East Side Bldg M	16	Poor	Fair	Invasive	4	Remove in 0 to 1 yr
64	Pine	East Side Bldg M	16	Fair	Fair	Invasive	5	Trim now and/or remove in 0 to 5 yrs
65	Sweet gum	SE Corner Bldg M	10	Poor	Poor	Fair	4	Remove in 0 to 1 yr
66	Sweet gum	SE Corner Bldg M Park	9	Fair	Fair	Invasive	6	Prune now and/or remove in 0 to 5 yrs
67	Sweet gum	SW Corner Bldg N	6	Good	Good	Good	7	Prune for health in 0 to 2 yrs
68	Sycamore	North Side Bldg N Park	17	Poor to Fair	Fair	Very Invasive	5	Remove in 0 to 1 yr
69	Pine	North Side Bldg N	13	Fair	Fair	Invasive	6	Trim now and/or remove in 0 to 5 yrs
70	Pine	SE Corner Bldg N	16	Poor to Fair	Fair	Fair	5	Trim now and/or remove in 0 to 5 yrs
71	Sweet gum	SE Corner Bldg N	8	Poor to Fair	Fair	Fair	5	Prune for health in 0 to 2 yrs
72	Pine	SE Corner Bldg N	11	Good	Fair	Good	8	Trim off fence 0 to 1 yr (monitor for lean)
73	Pine	SW Corner Bldg P	16	Good	Fair	Invasive	7	Trim now and/or remove in 0 to 5 yrs
74	Sweet gum	SW Corner Bldg P	7	Fair	Fair	Good	6	Prune for health in 0 to 2 yrs
75	Fir	North Side Bldg P	22	Fair	Good	Very Invasive	7	Remove in 0 to 1 yr
76	Pine	North Side Bldg P	14	Good	Good	Invasive	7	Trim now and/or remove in 0 to 5 yrs
77	Pine	NE Corner Bldg P	10	Fair	Fair	Invasive	6	Trim now and/or remove in 0 to 5 yrs
78	Sycamore	NE Corner Bldg P Park	14	Poor to Fair	Fair	Very Invasive	5	Remove in 0 to 1 yr
79	Pine	SE Corner Bldg P	15	Poor to Fair	Fair	Invasive	6	Trim now and/or remove in 0 to 5 yrs
80	Sweet gum	SE Corner Bldg P Park	10	Good	Good	Good	8	No work needed at this time
81	Pine	South Side Bldg P	17	Good	Fair	Good	6	Trim now and/or remove in 0 to 5 yrs
82	Pine	South Side Bldg P	14	Fair	Fair	Good	6	Trim now and/or remove in 0 to 5 yrs
83	Fir	North Side Bldg Q	23	Good	Good	Very Invasive	7	Remove in 0 to 1 yr
84	Sycamore	NE Corner Bldg Q Park	11	Poor to Fair	Fair	Very Invasive	5	Remove in 0 to 1 yr
85	Fir	NE Corner Bldg Q	19	Fair to Good	Good	Very Invasive	7	Remove in 0 to 1 yr
86	Sweet gum	SE Corner Bldg Q	8	Good	Fair	Good	7	No work needed at this time
87	Sycamore	East Side Bldg Q Park	12	Poor to Fair	Fair	Very Invasive	5	Remove in 0 to 1 yr

