

## Arborist Report

Client: Andrea Becker, Gerald Yuen  
Address: 4624 East Mercer Way, Mercer Island, WA 98040  
Re: 1 Douglas Fir (*Pseudotsuga menziesii*)  
Date Prepared: 1/21/2026  
Documenting Arborist: Alec Johnston  
ISA Certified TRAQ Arborist IN-3591AU

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### Introduction

Andrea Becker and Gerald Yuen requested a tree health assessment of one (1) Douglas fir (*Pseudotsuga menziesii*) located along the southern property line of the project address. The purpose of this site visit and assessment was to document the current condition of the Douglas fir and to evaluate the tree's response to recently installed hardscape within the root zone. A summary of findings, including the assessed condition rating of the tree and any recommended mitigation measures, is provided at the conclusion of this report.

### Observations

Tree #25 Douglas Fir (*Pseudotsuga menziesii*)  
DSH: 18"  
Height: ~55' | Crown Spread Diameter: 35'

Tree #25, as identified on the Ragen and Associates Tree Schedule and site plan, is located along the southern property line of the project site. The tree is situated on the western portion of the recreation and grilling patio area, which was hardscaped approximately 18 to 24 months prior to this assessment. Andrea Becker, the project's lead landscape architect, indicated that grading occurred in the vicinity of the tree during the hardscape installation. The hardscaping currently covers approximately 40–50 percent of the tree's root zone on the north side, with a mulched planting bed and a paved roadway present on the south side. During the site visit, a buildup of soil and mulch was observed at the base of the tree, obscuring the existing root collar.

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The tree exhibited a crown that was approximately 85 percent live, with foliage density within normal limits. A mixture of small to medium sized dead limbs was observed on the western, eastern, and southern portions of the crown. This dieback appeared consistent with natural shading caused by the tree's own canopy as well as by adjacent western red cedar trees located to the west. No signs of chlorosis or abnormal foliar thinning were observed throughout the crown.

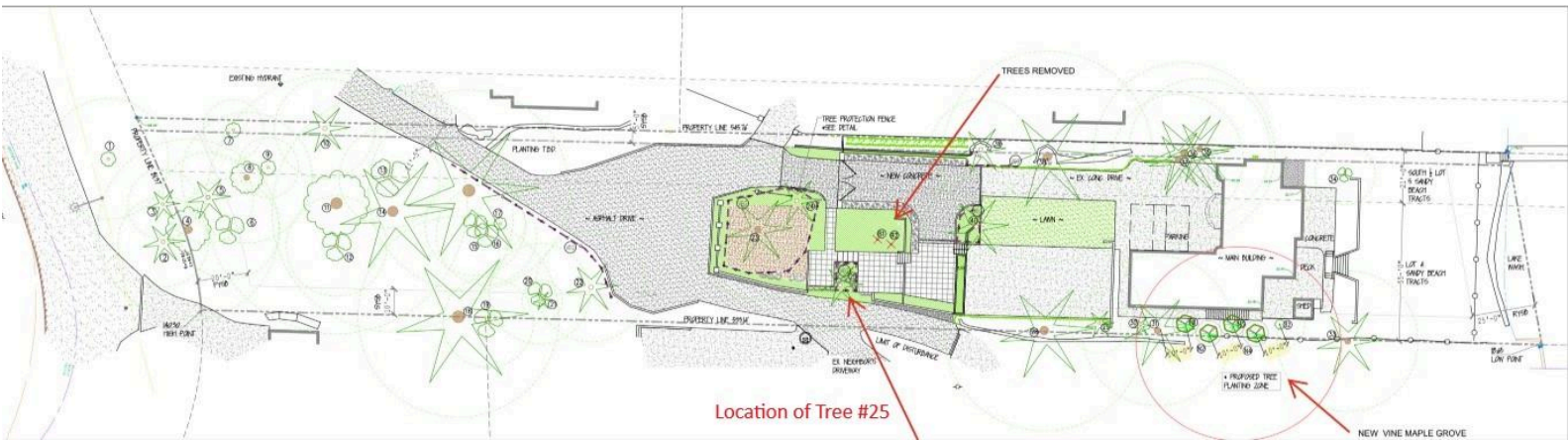
## Recommendations

Tree #25 was assigned a **Fair** condition following the tree health assessment. In regards to the crown, root system, and general health of the tree, the following mitigation methods were recommended in addition to continued monitoring over the course of three years:

- **Pruning and Mulch Management** - Prune to remove dead, dying, and non-functional limbs throughout the crown to improve overall tree health, reduce potential entry points for wood-boring insects, and minimize the risk of decay associated with cracked limbs or existing wounds. All pruning should be performed in accordance with current ANSI A300 standards and ISA Best Management Practices. Pruning work should be conducted by an ISA qualified arborist, preferably during the dormant season or during periods of low pest activity, to reduce stress on the tree and limit pathogen exposure. Mulch and soil should be pulled back from the trunk to prevent decay of the bark and expose the root flare.
- **Tree Growth Regulator** - When applied to conifer species, a tree growth regulator can stimulate the production of fine feeder roots, which may help offset potential root compaction or damage resulting from nearby construction activities. Increased fine root development can also improve water uptake and assist in mitigating drought stress during the summer months.
- **BioRush Fertilizer Treatments** - BioRush is a soil-applied fertilizer blend containing a diverse mix of beneficial bacteria intended to revitalize the soil biome. The formulation also includes organic compounds such as yucca extract and humic acids, which can improve soil structure and increase water absorption and retention within the root zone, thereby supporting overall tree health.
- **Continued On-Site Monitoring** - An ISA Certified Arborist should be retained to provide ongoing evaluations of the health and condition of the Douglas fir. Monitoring should occur at intervals of six months to one year for a minimum period of three years. The on-site arborist shall provide written documentation and updated photographs following each visit to record any changes in condition or progression of observed issues.

Sincerely,  
Alec Johnston  
Urban Forestry Consultant  
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**Appendix A Photos**



Appendix A and B: Site Plan with location of Tree #25, Aerial Imagery Location







Photo 1: Tree #25 viewed facing Southwest

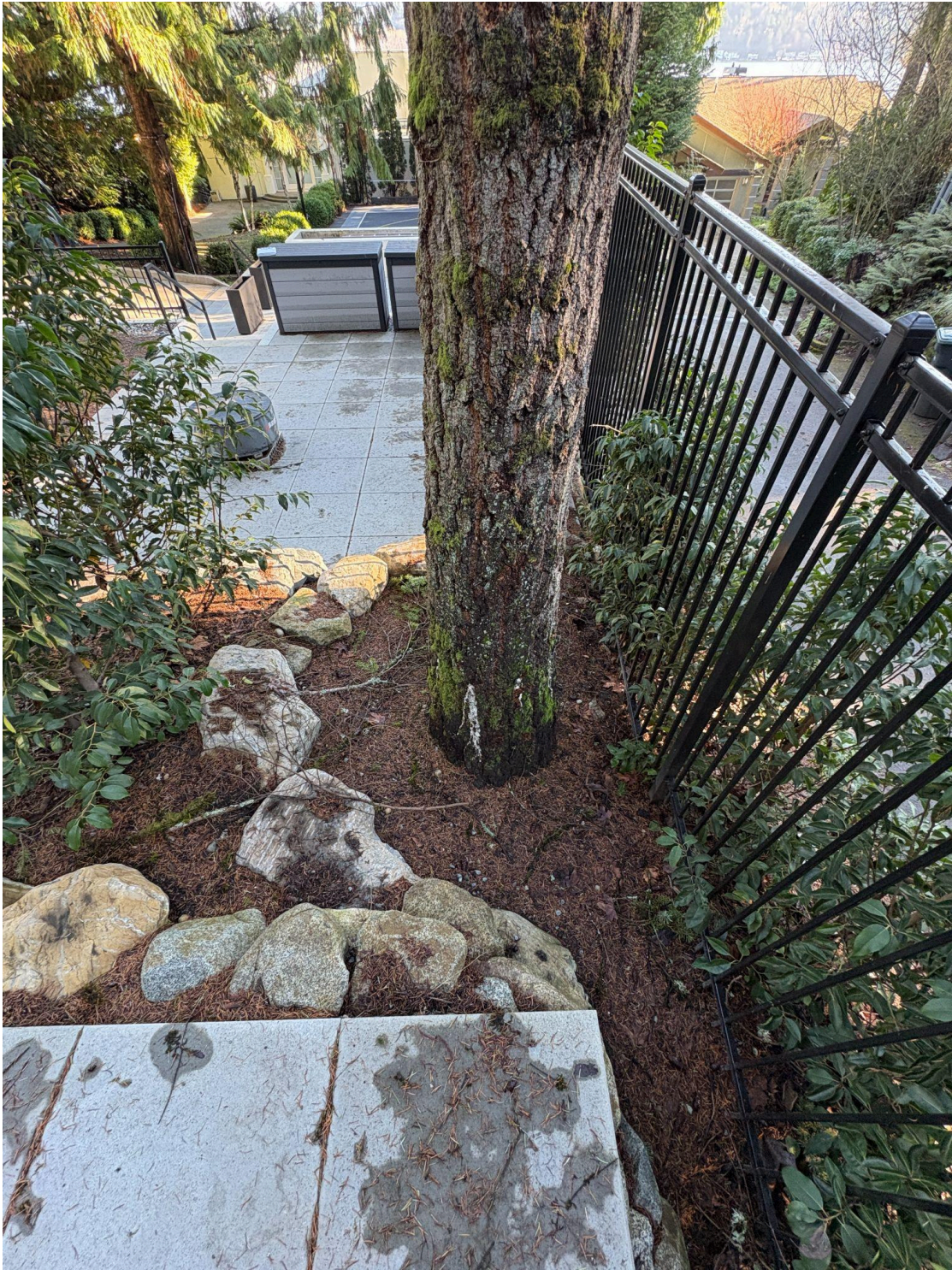


Photo 2: Base of Tree #25



Photo 3: Hardscape on West side of Tree #25 viewed facing Southeast



Photo 4: Hardscape on East side of Tree #25 viewed facing Southwest



Photo 5: Hardscape on North side of Tree #25 viewed facing South



Photo 6: Tree #25 viewed from neighboring driveway, facing North



Photo 7: Dead and/or Broken Limbs of Tree #25(Center), viewed facing North



Photo 8: Dead and/or Broken Limbs of Tree #25(Center), viewed facing South

## **Appendix B Assumptions & Limiting Conditions**

The consultant/arborist has taken reasonable steps to verify the accuracy of the information provided, but cannot guarantee its accuracy. The report covers only the trees that were examined and mentioned in the report. It reflects the condition of the trees at the time of inspection. The inspection was limited to a visual method of the trees in question. There is no guarantee or warranty, expressed or implied, that any deficiencies or problems of the mentioned trees may not arise in the future.

- The legal description of the property is assumed to be correct.
- The property is assumed to be free and clear of any title or ownership issues, and the client owns the property or is the agent for the owner.
- The consultant/arborist assumes no responsibility for matters of legal character.
- The property is assumed to be in compliance with all applicable codes, ordinances, statutes, and regulations.
- The consultant/arborist has taken reasonable steps to verify the accuracy of the information provided, but cannot guarantee its accuracy.
- The consultant/arborist is not required to give any testimony or attend court for any reason considering this report unless subsequent contractual agreements are made.
- Any alterations made to this report or loss automatically invalidates this report.
- This document is protected by copyright laws. Possession of this report or a copy of this report does not imply right of publication or use for any purpose by anyone other than the person for whom it was created for, without prior expressed written permission of the consulting arborist.
- The report and values/opinions expressed represent the opinion of the consultant/arborist, and the arborist fees are in no way contingent upon reporting any specified values, stipulated results, the occurrence of a subsequent event, nor upon finding to be reported.
- The consultant/arborist retains all intellectual property rights in the report. The client is granted a non-exclusive, non-transferable license to use the report for the sole purpose for which it was intended.
- The report is based on a visual inspection of the trees and does not include any non-destructive testing or invasive procedures.
- The report does not guarantee the future health or stability of the trees.

- The report does not take into account any future changes in the environment that could affect the trees.
- The client should schedule regular inspections of the trees by a qualified arborist.
- The client should consider having the trees pruned or removed if they are in poor health or pose a hazard.
- This report provides an overview of the condition of the trees on the property. The client should use this information to make informed decisions about the management of the trees.
- The consultant/arborist cannot be held responsible for any hidden or undetected conditions that may affect the health or stability of the trees.
- The consultant/arborist cannot be held responsible for any damage caused to the trees or property by acts of nature, such as storms, floods, or earthquakes.

## **Appendix C Methods**

**Measuring:** We measured the diameter of each tree at 4.5' above ground level, also known as diameter at standard height (DSH). If a tree had multiple stems, we measured each stem individually at standard height and calculated a single-stem equivalent diameter. This value is used as the most basic measurement to regulate trees. When limbs or deformities occurred at standard height, measurement was taken below 4.5 ft.

**Evaluating:** We evaluated tree health and structure using visual tree assessment (VTA) methods. VTA is a process of identifying symptoms that a tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to reinforce weak areas, while depriving less stressed parts. This understanding of the uniform stress allows the arborist to make informed judgments about the condition of a tree.

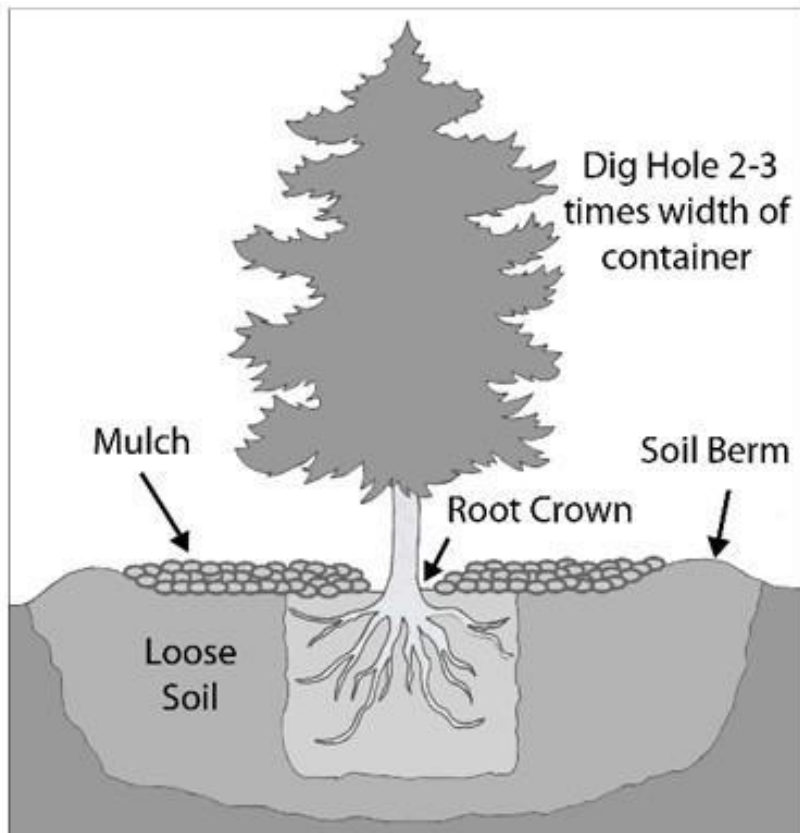
**Rating:** We rated tree health and structure based on a number of factors, including crown indicators such as foliar density, size, color, stem, and shoot extensions. We also evaluated the tree for form and structural defects, including past damage and decay.

**Condition Rating:** The condition of each tree was rated using the following categories:

- **Excellent:** The tree is healthy and vigorous, with little or no twig dieback, discoloration, or defoliation. The tree has a nearly ideal form and is generally symmetrical.
- **Good:** The tree is healthy and has no significant damage due to disease or pests. There is some minor twig dieback, discoloration, or defoliation, but the tree is still structurally sound.
- **Fair:** The tree has some damage due to disease or pests, but it is not likely to be fatal. There is some twig dieback, defoliation, discoloration, and/or dead branches, but the tree still has a significant amount of live foliage.
- **Poor:** The tree is unhealthy and declining in appearance. There is significant damage due to disease or pests, and the tree may have structural defects.
- **Dead:** The tree appears to be completely dead, likely with no functioning vascular tissue.

## **Appendix D Basic Replanting Instructions**

Preparation of the site: Noxious and invasive vegetation must be removed prior to planting and properly disposed of off-site. Removing these weeds is crucial to the success of the restoration as even a small number of individuals can out-compete native plants. The King County Noxious Weed Control Board provides excellent resources on noxious weed control. Use of pesticides or machines to remove vegetation is often prohibited unless authorized under a permit. On steep slopes and stream banks, care should be taken to avoid exposure of bare soils for extended periods. Exposed soil is likely to erode quickly, harming aquatic habitat if it washes into a waterway. A layer of 4" deep mulch will provide basic erosion protection; however, on steeper slopes, the mulch should be covered with straw or jute matting and barriers such as silt fencing may also be necessary to prevent erosion and run-off.



**Container Planting**

Planting: When possible, planting should be done between mid-October and mid-December as plants grow roots during cool weather, even when the top of the plant is dormant. Additionally, less watering is required. Planting between mid-December and mid-April may also be appropriate, but more attention to supplemental watering may be required. Make sure to read and follow any nursery instructions that come with the

plants. Spacing requirements, in particular, may vary from the estimates used in your planting plan. Before planting, set out the plants where they will be planted to make sure the arrangement works well.

#### Instructions for Container Plants:

1. Dig bowl-shaped planting holes at least twice the width and just slightly deeper than the potted plant's container. Remove any existing roots or loose materials such as leaves, rocks or branches from the hole.
2. Roughen the sides and bottom of the hole with a pick or shovel.
3. Remove the plant from its container and gently loosen bound roots on the outer inch of the soil and cut roots that encircle the root ball.
4. Set the plant in the hole so that the top of the soil remains level with the surrounding soil. Fill the surrounding space with loose native soil.
5. Cover any exposed roots, but do not pile dirt on the stem as this will kill most plants. For trees and shrubs, the top of the root crown (where the plant flares as the trunk ends and the roots begin) should be exposed.
6. Gently press the filled soil to collapse air pockets, but allow the soil to remain loose.
7. Form a temporary water basin around the base of the plant to encourage water penetration and water thoroughly (approximately 2" of water over the site).
8. Mulch should be added to a 3" thickness over the entire planting area. Wood chips, leaves, grass clippings, compost and manure are common mulches. Coarse wood chips are preferable in areas where noxious or invasive species may be a problem. Placing cardboard under the mulch may also help prevent weeds from growing up and will biodegrade over time.
9. Staking of trees or shrubs should not be necessary unless high winds exist or the tree is tall and has little roots. If it is necessary, use thick rope or padding around the tree to prevent damage to the bark and use the minimum amount of tension necessary to achieve balance.

10. If the area is heavily trafficked, it may also be necessary to add a barrier to protect the planting area. For Bare Root Plants, follow instructions given by the nursery or plant salvage group.

Monitoring and Maintenance per SMC 25.09:

The following monitoring and maintenance is required for a period of 5 years from date of plant installation. Self-monitoring is sufficient. No documentation is required to be submitted to SDCI unless requested.

- 80 percent survival of new trees and vegetation planted at the end of five years;
- Annual inspections of the plants;
- Replacement of failed plants;
- Removal of exotic invasive species that have become established;
- Photographic documentation of planting success retained for the five-year period; and
- No permanent irrigation is allowed on erosion hazard areas or their buffers.

Below are additional guidelines for maintenance of your restoration project:

During the first two years, it is critical to properly water, weed and monitor the site while the plants establish themselves. Plants should be watered when dry from May 1 to Oct. 15. Deep, infrequent watering is best. Weeding around the plants should be done at least twice a year particularly in the early and late spring. Hand pull noxious and invasive plants, removing the roots to prevent re-growth. Removal of noxious weeds may require additional weeding and monitoring. Maintaining a healthy cover of mulch will help reduce both weeding and watering. In the long term, these areas should maintain themselves similar to any natural ecosystem. Leaves, woody debris, and dead trees provide food and habitat for wildlife on land and in the water and should remain undisturbed. Similarly, pruning can damage many plants and should be minimized.

