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## ARBORIST REPORT

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### Pre-Sale Inspection of Two Valley Oaks 52-54 Tamalpais Avenue San Anselmo, California (APN: 007-211-30)

*Prepared for:*  
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*Prepared by:*  
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August 15, 2019



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## ASSIGNMENT

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Jennifer Hughes hired **ARBORSCIENCE, LLC** to conduct a pre-sale inspection of two valley oaks (*Quercus lobata*) growing near her San Anselmo duplex. I conducted my current inspection of the trees on August 14, 2019. I inspected the subject trees previously on March 22, 2017, after a large scaffold limb failed in the front yard of the 48 Tamalpais Avenue property. At that time the subject trees were in good health and presented moderate failure risks.

## SCOPE OF WORK AND LIMITATIONS

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I evaluated the subject trees using a Level 3 Advanced Assessment following International Society of Arboriculture Best Management Practices for Tree Risk Assessment. Tree characteristics including form, degree of lean, vigor, and rooting stability were evaluated in relation to nearby targets. In addition, I used a dead-blow hammer to sound for internal trunk decay or hollows. I also used a the Tree Check Sonic Wave Tree Decay Detector to screen for lower trunk decay. This assessment is based on the circumstances and observations, as they existed at the time of the site inspection. The opinions in this assessment are given based on observations made and using generally accepted professional judgment, however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this assessment are valid only at the date any such observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Arborscience as to the length of the validity of the results, observations, recommendations and analysis contained within this assessment. As a result the client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this assessment should be re-assessed periodically.

## SITE DESCRIPTION AND CONTEXT

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The duplex at 52-54 Tamalpais Avenue in San Anselmo was built in 1952 on a level, 0.17-acre parcel. This property has mature landscaping that is seasonally shaded by the two subject deciduous oaks (circled in white, right).



## SUBJECT TREE DESCRIPTION

Tree 1 is a mature heritage valley oak that grows at the front door step of the 54 Tamalpais Avenue unit. It measures 42" in diameter at breast height (dbh), divides into two scaffold limbs at 25' above grade that are strongly attached and support a fairly well balanced crown of dense foliage. I found no evidence of rooting instability or lower trunk decay. The root collar has pillowed over the concrete walkway and step, which limits normal development of the lower trunk. At this stage this pillowing does not seriously affect the stability of the tree. Tree 1 presents a moderate failure risk: the likelihood of large limb failure is "possible", the likelihood of impacting the house and front garden is "high", and the consequences would be "severe".



Tree 2 is a mature heritage valley oak that grows along the east side of the 54 Tamalpais Avenue unit. It has a well-tapered lower trunk that measures 38" in diameter at breast height, contacts the home that has been notched (photo below right), and separates into three scaffold limbs at about 20' above grade. These scaffold limbs are strongly attached and support a crown that is more heavily weighted to the west and over the house. Tree 2 presents a moderate failure risk: the likelihood of large limb failure is "possible", the likelihood of impacting the house and front garden is "high", and the consequences would be "severe". Structural roots from Tree 2 have cracked and uplifted the house—cracks are visible on the repaired exterior stucco, interior walls and ceiling, and the floor noticeably inclines near the tree.





## CONCLUSIONS AND RECOMMENDATIONS

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Both of the subject valley oaks are mature, healthy trees that are large enough to be considered heritage trees by the Town. Tree 2 is causing serious structural damage to the house and I recommend that it be removed as soon as possible to arrest this damage and to allow sustainable repairs to be made. Tree 1 is crowding the walkway where it creates a slight tripping hazard now and may crack the walkway in the future. I recommend that Tree 1 be balanced pruned to reduce the weight over the home and reduced in height using drop-crotch-pruning to lessen its wind sail.

Sincerely,

ARBORSCIENCE, LLC



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