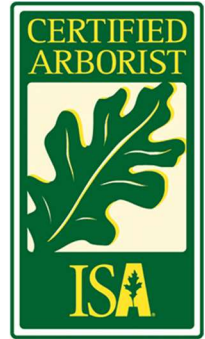


Michal J. Nowak
914 629 0769
MNCVY99@AOL.COM
ISA Arborist NY 5534-A

Tree Evaluation Report



Ramos and V Tree Service

Client :

Kelly Borbon
35 Limestone Road
Armonk, N.Y. 10504

November 12, 2022

A Visual site inspection was performed at the property located at 35 Lime Stone Road. Trees were evaluated for defects, hazards, overall health and maintenance. Many of the trees located on the property are categorized as **FAIR** in condition. This is as a result of being neglected for years, the close and cramped growth habits and impacts by invasive vines.

Mrs. Borbon has concerns regarding the safety of her children and the residence. The residence is within the failure zone of numerous trees, and as a result, the hazard rating of many of the trees is high as the residence is full time occupied and cannot be mitigated.

Mrs. Borbon is open to replanting native trees on the property in a fashion that would be beneficial to the environment and allow the trees proper spacing to grow and flourish.

The attached report individually explains each tree, its characteristics, condition, and action recommended.

A handwritten signature in cursive script that reads "Michal J. Nowak".

Michal J. Nowak
ISA NY5534A

Rating Trees on the Charts

Excellent: These trees are in unusually good health and condition. The trees are free of disease, infestations, structural defects, moisture, or nutrient deficiencies. Excellent trees are usually aesthetically pleasing, high quality species, or in a highly visual location.

Good: These trees may have a few minor defects, or their conditions may require some kind of professional attention. Usually with some minor work, the trees can be improved and will thrive. Good trees may require a small amount of pruning, a few broken limbs might be present, or may need other treatment. They may provide some benefit to the location site or the environment.

Fair: This categorizes a majority of average trees. They may have a combination of problems and issues which include structural defects, combination of deficiencies, or general health problems. Fair trees may also include a poor choice of tree for the given location or site. These trees may require horticultural management to try to save them or could be considered for removal.

Poor: This category is for trees which have severe defects, health, and structural defects. Trees which are poor will usually decline regardless of proper care or extensive treatment to improve its general health and condition. This classification may also qualify as a poor choice of tree species in a given landscape or environment which has or will have a great potential for being a liability or nuisance. Trees classified as poor are recommended to be removed and replaced with a more aesthetically pleasant species where people and property are considered.

Hazardous: This category is for trees which have severe defects, health, and structural defects and are in immediate threat of failing. Trees in this classification warrant immediate removal and may not be able to wait for traditional permit processing lead times.

Limiting Conditions Accompanying Arborist Reports

- This report requires no laboratory assessment of either the soil or plant and tree tissues. The inspection is limited to visual examination only without excavation probing, coring or “Resistograph” tools.
- This report is specific to the identified client prepared for, as well as the unique identified site, the address enclosed. Although some of the principles here discussed might appear to be applicable to another site, tree or situation, it is not possible to effectively carry any of these ideas across to another scenario or site.
- If the circumstances surrounding this report turn to a legal forum, then this report and I could be brought into legal testimony or court appearances only with a new assignment covered by additional fees.
- Alteration of this report, intentionally or unintentionally, voids the entire report.
- Sketches, photographs, and any other graphics used in this report are intended solely as visual aids. Every attempt is made to limit distortions and to provide graphics realistic enough for the purposes of this report. If engineering accuracy is important to any user of this report, then professionals skilled in the particular discipline must be retained to provide that level of detail.

Arborist Disclosure Statements

- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand, only speculate. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time.
- Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.
- Treatment, planting, pruning, and removal of trees may involve considerations beyond the scope of the arborists services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should them be expected to reasonably rely upon the completeness and accuracy of the information provided.
- Trees can be managed but, they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees completely.

Certification of Performance

I, Michal J. Nowak, Certify,

- That I have personally inspected the trees and the property referred to in this report and have stated my findings as accurately and to the best of my ability.
- That 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.
- That the analysis, opinions, and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted Arboricultural practices.
- Inspections were performed visually only, and I do not assume responsibility for defects or deficiencies that could only be discovered by probing, coring, excavating, or dissecting.
- I do not provide a guarantee that problems or deficiencies on trees inspected may not arise in the future. I do not guarantee the actions of third party companies or workers.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist with the organization. In addition to these facts, I have been involved in the practice of Arboriculture and the care and study of trees since 2010.

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General

Property Type:	Single Family
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Damp
People Present:	Owner



Comment 1:

Michal J. Nowak of MJN Home Inspections, Inc. is a ISA Certified Arborist (License NY 5534-A) and offers visual hazard tree inspections. Arborists cannot detect or anticipate every condition that could possibly lead to the death and/or structural failure of trees. Trees are living organisms, as well as dynamic structures, that die & fail in ways we do not fully understand. Structural defects and signs of pests may remain hidden within trees, vines or below ground. Arborists are not required to perform a higher level of assessment or assess trees other than what is specified (ANSI A300 92.5 & 6).

Michal J. Nowak cannot ensure or guarantee that a tree will remain safe or healthy under all circumstances, or for a specified period. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

No matter how thorough a Arborist may be in their inspection, it is the tree owner/manager that assumes all risks as the Risk Manager and must decide if more testing is needed, further opinion sought, or actions of abatement taken. Do not let a tree removal service decide for you. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. Arborists strive to strike a good balance between the benefits trees provide and the risk they pose. The only way all eliminate all risk is to eliminate all trees. And that would be a bleak existence~

Tree

Location:	Side yard left
Species:	Black cherry
Invasive:	No
Diameter Breast Height:	14
Crown Width:	30
General Appearance:	51 to 75% Crown decline
Target:	Road
Soil Conditions:	Rock ledge
Root Flare:	Cavity
Trunk:	Cavity, Decay
Root Zone:	Mushrooms / decay fungi
Recommendation:	Remove tree



Comment 2:

Cherry with lean next to driveway. Root flare has significant decay and rot, tape measure was inserted 6 inches into trunk. Crown is storm damaged and has decay and rot throughout. Tree is structurally unstable and failure at root flare will occur.



Figure 2-1



Figure 2-2

(Tree continued)



Figure 2-3

Tree #2

Location:	Side yard left
Species:	Oak
Invasive:	No
Diameter Breast Height:	28
Crown Width:	60
General Appearance:	0 to 25% Crown decline
Target:	Home
Soil Conditions:	Natural grade, Rock ledge
Root Flare:	Ok
Trunk:	No damage
Root Zone:	Elevated root zone
Recommendation:	Home owner requesting removal



Comment 3:

Oak tree on side of driveway has numerous branches in decline that have failed. Due to acorns falling onto cars parked adjacent to driveway and damage to vehicle removal is being requested.



Figure 3-1



Figure 3-2

(Tree #2 continued)



Figure 3-3



Figure 3-4

Tree #3

Location:	Rear left
Species:	Oak
Invasive:	No
Diameter Breast Height:	24
Crown Width:	80
General Appearance:	26 to 50% Crown decline
Target:	Home
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	No damage
Root Zone:	Ok
Recommendation:	Homeowner requests removal



Comment 4:

Oak has 30 percent of crown in decline with numerous dead branches. Trimming of tree alone will leave it unbalanced and will remove more than the typically allowed 25 percent.



Figure 4-1

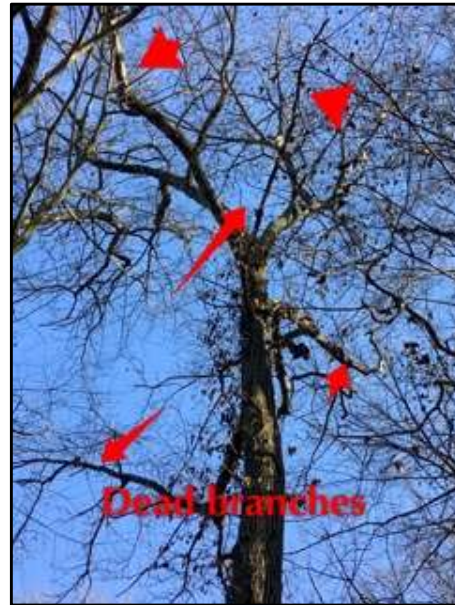


Figure 4-2

Tree #4

Location:	Rear left
Species:	Beech
Invasive:	No
Diameter Breast Height:	22
Crown Width:	40
General Appearance:	26 to 50% Crown decline
Target:	Yard
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Multi leader
Root Zone:	Ok
Recommendation:	Homeowner requests removal



Comment 5:

Beech tree with co dominant leaders has included bark in crotch area, such is subjects to decay, or and splitting. Upper crown has numerous cavities in branches. Trimming would leave tree weighted to one side and upper crown would be topped. With beech leaf disease in area such is not recommended.



Figure 5-1



Figure 5-2

(Tree #4 continued)



Figure 5-3

Tree #5, 6, 7, 8

Location:	Rear left
Species:	Beech
Invasive:	No
Diameter Breast Height:	16, 13, 8, 14
Crown Width:	50
General Appearance:	0 to 25% Crown decline
Target:	Yard
Soil Conditions:	Natural grade
Root Flare:	Cavity, Girdling
Trunk:	No damage
Root Zone:	Girdling, Hollow base
Recommendation:	Remove tree



Comment 6:

Clump of beech trees with girdled root flares. Single 8 inch tree is hollow at base and has decay in crown. Clump of trees is growing on an elevated rock ledge and root zone is questionable. Removal of 8 inch tree will open the group to decay and rot at root flare. Three of the larger trees have significant girdling roots that encircle the basal flare area of the trees. This knot like effect is choking the trees and is further leaving the trees to decay and rot around the root flare region.



Figure 6-1



Figure 6-2

(Tree #5, 6, 7, 8 continued)



Figure 6-3



Figure 6-4



Figure 6-5



Figure 6-6

(Tree #5, 6, 7, 8 continued)



Figure 6-7



Figure 6-8

Tree #9

Location:	Rear left
Species:	Oak
Invasive:	No
Diameter Breast Height:	8
Crown Width:	20
General Appearance:	0 to 25% Crown decline
Target:	Yard
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Lean
Root Zone:	Ok
Recommendation:	Remove tree



Comment 7:

Oak in rear left yard is untypical in growth pattern and has significant suckering. Tree is reaching to external influences and is suckering, these suckers are dominant and will create weak wooded branches that will be subject to failure. Tree due to growth habit will further grow in a unsafe fashion.



Figure 7-1



Figure 7-2

Tree #10

Location:	Rear left
Species:	Ash
Invasive:	No
Diameter Breast Height:	8
Crown Width:	40
General Appearance:	0 to 25% Crown decline
Target:	Swings
Soil Conditions:	Natural grade
Root Flare:	Heavy surface rooting
Trunk:	Lean
Root Zone:	Impacted
Recommendation:	Remove tree



Comment 8:

Ash in rear yard is leaning over swing set. Swings are used by children routinely. Tree has heavy surface roots in rear yard which are decayed and deteriorating. Tree is weighted to swing set side and failure will be catastrophic. Major concern is regarding the root rot of the surface roots. Surface roots further pose trip hazard in the yard.



Figure 8-1



Figure 8-2

(Tree #10 continued)



Figure 8-3



Figure 8-4

Tree #11

Location:	Rear right
Species:	Ash
Invasive:	No
Diameter Breast Height:	7
Crown Width:	10
General Appearance:	0 to 25% Crown decline
Target:	Yard
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Untypical pattern
Root Zone:	Ok
Recommendation:	Remove tree



Comment 9:

Ash tree has untypical curves to trunk and as a result is predisposed to failure. Ash is also subject to Emerald ash borer and removal at this time is warranted. The trunk has a 25 degree lean to it, while in upper crown the trunk makes almost a Z turn.



Figure 9-1



Figure 9-2

Tree #12

Location:	Rear right
Species:	Ash
Invasive:	No
Diameter Breast Height:	12
Crown Width:	20
General Appearance:	0 to 25% Crown decline
Target:	Shed , Yard
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Co dominant
Root Zone:	Ok
Recommendation:	Remove tree



Comment 10:

Co dominant ash tree in rear severely damaged from vines. Untypical branch habit in crown will cause single leader to snap from weight and winds. Due to Emerald Ash borers in area removal is warranted.



Figure 10-1



Figure 10-2

(Tree #12 continued)



Figure 10-3

Tree #13

Location:	Rear right
Species:	Hickory
Invasive:	No
Diameter Breast Height:	18
Crown Width:	60
General Appearance:	26 to 50% Crown decline
Target:	Neighbors yard
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Cavity, Decay, Disease visible
Root Zone:	Ok
Recommendation:	Remove tree



Comment 11:

Hickory in rear right corner has a 4 foot long inclusion in the trunk area that is subject and indicative of decay and rot, potential cavity. Upper crown has past storm damage and burls indicative of decay fungi. There are 3 distinctive burls in upper crown. Burls are areas that are infected by a bacterial infection and are subject to decay and rot over time.



Figure 11-1



Figure 11-2

(Tree #13 continued)



Figure 11-3



Figure 11-4



Figure 11-5

Tree #14

Location:	Rear right
Species:	Tulip
Invasive:	No
Diameter Breast Height:	12
Crown Width:	50
General Appearance:	26 to 50% Crown decline
Target:	Yard
Soil Conditions:	Natural grade
Root Flare:	Cavity, Rock ledge
Trunk:	Cavity, Decay
Root Zone:	Ok
Recommendation:	Remove tree



Comment 12:

Tulip has a significant rock growing out of the basal flare region. Being the tree is a Poplar it is fast growing, weak wooded and easily subjected to decay and rot. Upper crown has been storm damaged and has bark separation visible. Upper crown is one sided and weighted towards pool cabana building. The impact of the rock on the root flare is extensive as it encompasses approximately 1/3 of the basal region.



Figure 12-1



Figure 12-2

(Tree #14 continued)



Figure 12-3

Tree #15

Location:	Rear right
Species:	Tulip
Invasive:	No
Diameter Breast Height:	8
Crown Width:	50
General Appearance:	26 to 50% Crown decline
Target:	Yard
Soil Conditions:	Rock ledge
Root Flare:	Ok
Trunk:	No damage
Root Zone:	Ok
Recommendation:	Remove tree, Homeowner requests removal



Comment 13:

Tulip is part of a cluster and protected by other trees. If left, this tree will be subjected to full wind loads and subject to wind throw. Trunk is within a rock ledge area and root zone is questionable.



Figure 13-1



Figure 13-2

(Tree #15 continued)



Figure 13-3

Tree #16, 17

Location:	Rear right
Species:	Ash
Invasive:	No
Diameter Breast Height:	4, 4
Crown Width:	20
General Appearance:	0 to 25% Crown decline, 26 to 50% Crown decline
Target:	Rear yard
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Bark separation, Co dominant
Root Zone:	Ok
Recommendation:	Remove tree



Comment 14:

Co dominant ash tree. Subject to Emerald Ash Borers. Poor growth habits. Bark separation visible on rear trunk.



Figure 14-1



Figure 14-2

(Tree #16, 17 continued)



Figure 14-3



Figure 14-4

Tree #18

Location:	Rear right
Species:	Tulip
Invasive:	No
Diameter Breast Height:	29
Crown Width:	80
General Appearance:	0 to 25% Crown decline
Target:	Houses
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Cavity, Decay, Cracked, Multiple cavities, Structurally unsafe
Root Zone:	Ok
Recommendation:	Remove tree, Expedited removal



Comment 15:

Tulip in rear right corner has structural decay and is in a severe state. Immediate removal is recommended. Cavity is 25 inches deep and approximately 15 feet high. Upper 24 inch leader has decay starting at underside of union.



Figure 15-1



Figure 15-2

(Tree #18 continued)



Figure 15-3



Figure 15-4



Figure 15-5

Tree #19

Location:	Side yard right
Species:	Oak
Invasive:	No
Diameter Breast Height:	12
Crown Width:	60
General Appearance:	26 to 50% Crown decline
Target:	Home
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	No damage
Root Zone:	Ok
Recommendation:	Remove tree, Homeowner requests removal



Comment 16:

Oak has numerous heading cuts made years ago. Crown is disfigured and wounds are not compartmentalizing. Tree decay is beginning in these cuts. Numerous dead branches are visible and removal is such will leave 30 percent crown only.



Figure 16-1

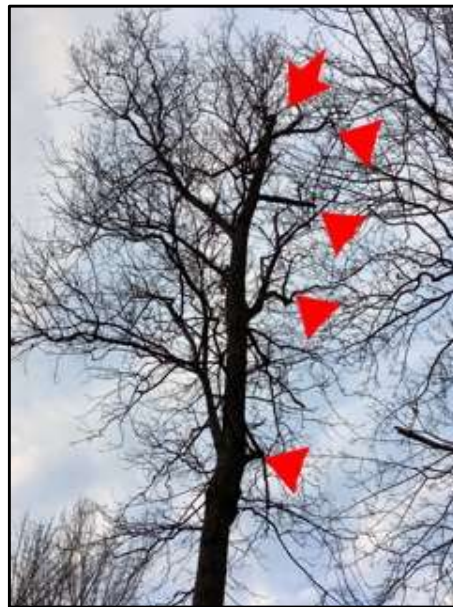


Figure 16-2

Tree #20

Location:	Side yard right
Species:	Maple
Invasive:	No
Diameter Breast Height:	24
Crown Width:	60
General Appearance:	0 to 25% Crown decline, Buds visible
Target:	Homes
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Cavity, Decay, Lean
Root Zone:	Ok
Recommendation:	Remove tree



Comment 17:

Maple with structural decay. 8 foot long cavity in trunk at approximately 25 feet. Failure is imminent at this area.



Figure 17-1



Figure 17-2

Tree #21

Location:	Front yard right
Species:	Beech
Invasive:	No
Diameter Breast Height:	20
Crown Width:	60
General Appearance:	0 to 25% Crown decline
Target:	Road, Wires
Soil Conditions:	Natural grade
Root Flare:	Ok
Trunk:	Disease visible, Multiple cavities
Root Zone:	Ok
Recommendation:	Remove tree



Comment 18:

Beech in front right yard is infected with beech leaf disease. Upper trunk has a cavity at 50 feet just below a crotch on front, and another cavity on rear side just below. Trimming of these cavities will leave tree topped, which is improper. Upper crown is showing bark separation and dieback.



Figure 18-1



Figure 18-2

(Tree #21 continued)



Figure 18-3



Figure 18-4



Figure 18-5

Report Summary

35 Limestone Road, Armonk, NY 10504

MJN Inspections, Inc. / 914 629 0769 / ISA NY 5534A