



Arborist Report 4217 Oakwood Drive

ENGAGEMENT

This Tree Risk Assessment was requested on May 20, 2025, by James Hartley, the property owner at 4217 Oakwood Drive in Anytown, Florida. The assessment was conducted on May 29, 2025, by John Snow, a Board Certified Master Arborist (BCMA, TRAQ). The purpose of the evaluation was to assess the risk posed by one primary Bald Cypress tree on the neighboring property to the left, and by nearby trees, following storm impacts. The adjoining property owner permitted access to complete the 360-degree inspection.



ASSIGNMENT

We were asked to conduct a Tree Risk Assessment of the primary tree of concern that may pose a threat to structures or individuals. The evaluation was conducted in accordance with ISA Tree Risk Assessment Best Management Practices and ANSI A300 Part 9 standards, utilizing a Level 2 ground-based visual inspection. A two-year timeframe was used to determine the likelihood of failure.

TREE ASSESSMENT AND METHODS:

The assessment consisted of a 360-degree ground-based visual inspection. Measurements were taken using standard field tools.

- **Species:** Bald Cypress (*Taxodium distichum*)
- **Diameter at Breast Height (DBH):** 22 inches
- **Estimated Height:** ~109 feet
- **Distance to Structures:** 24 feet from the rear fence; 47 feet from the home
- **Notable Condition:** Exhibits a ~30° lean toward the residence, with visible soil displacement at the root plate

The tree is located adjacent to a seasonal drainage ditch that is wet for much of the year, further increasing risk due to saturated soil conditions.

Several nearby trees have previously failed, including adjacent Slash Pines (*Pinus elliottii*) and another Bald Cypress. The fallen Pines are physically pressing against the subject Cypress tree, compounding its lean and mechanical loading. The subject tree also has increased canopy exposure due to the loss of surrounding trees, which elevates its susceptibility to wind.

OBSERVATIONS

The subject Bald Cypress tree shows clear structural stress. There is evidence of soil movement around the base, suggesting the root plate has shifted several feet. The lean, compounded by pressure from adjacent fallen Pines and exposure changes, presents significant concern. Based on its height and distance from the home, it would strike the residence or outdoor structures if it failed in its current condition.

The area is difficult to access and is situated in a low-lying wetland with limited clearance. Photos taken on-site document the lean, root disturbance, and its relationship to nearby structures.

RISK ASSESSMENT

Target structures include the residence, outdoor kitchen, and chimney area, cabana, and backyard fence. These areas are frequently occupied, and the home is considered a constant target for occupancy. The consequences of failure would be significant to severe, depending on the timing and use.

The likelihood of failure is considered "likely" within the next two years, with a high likelihood of impacting targets.

- **Overall Risk Rating: Moderate to High**

MITIGATION MEASURES

The most effective mitigation measure is the removal of the subject Bald Cypress tree before the onset of Florida's wet season in July. Pruning or monitoring will not sufficiently reduce risk. Removal may require tree climbing and rigging due to poor access and damp ground conditions. Speed-lining to a safe zone may be required. One adjacent cypress tree also presents a potential risk and is recommended for removal.

DISCUSSION AND RECOMMENDATIONS

The combination of saturated soils, storm damage, structural pressure from fallen Pines, and a direct lean toward occupied structures creates an unacceptable risk. Delaying removal could significantly increase the chance of failure during hurricane season and reduce accessibility due to site flooding. Based on our observations and risk analysis, prompt removal is recommended.

SUMMARY OPINIONS

- The subject Bald Cypress is rated a **Moderate to High Failure Risk** within the next two years.
- The tree's current lean, mechanical pressure from fallen Pines, and compromised root zone present unacceptable hazards.
- Removal prior to July is strongly advised to mitigate risk and ensure safe access.
- One adjacent cypress also warrants removal due to similar risk factors.
- Site conditions will complicate removal if the work is delayed into the wet season.

PHOTOS

Photos of Previous Damage to Nearby Trees Post-Milton



Adjacent Pines Against Subject Cypress Tree



Overall Tree Lean



Compromised Root Zone Area



DISCLAIMER

I affirm that my opinions have been formed in good faith, based on the facts presented during the inspection, without coercion from others or marketplace influences or factors.

The inspection followed the International Society of Arboriculture's Best Management Practices and the American National Standards Institute's A300 Part 9 standards for Tree Risk Assessment.

I conducted a 360-degree visual inspection of the tree in accordance with Level 2 Tree Risk Assessment Best Management Practices. I established a reasonable time frame of two years for failure (i.e., could the tree or tree parts fail within three years?).

Tree risk consists of several components. A determination if the whole tree or parts of the tree are likely to fail within the time frame is necessary. Potential targets are the second part. What will be damaged or injured if the tree or a tree part fails? A tree's risk is always considered low if there is no target. The final component is the severity of damage or injury that could occur if the tree fails and strikes the target.

I further affirm that I have no interest in the parties or people involved with this issue or any interest regarding the outcome of this matter. Our fees are not contingent upon the outcome of this matter.

The report was prepared solely for the use of James Hartley and should not be shared or relied upon by third parties without permission. The report reflects observed conditions as of May 29, 2025. It is not a guarantee of future performance and should not be reused after significant weather events without reassessment.

Should additional information become available, I reserve the right to assess its potential impact on my opinions and conclusions and revise them as necessary and warranted.

Thank you for allowing me to provide this service. Please call if you have any questions or need additional assistance.