

## PRIORITY TREE REPORT

Prepared for  
2115 New Bedford Lane  
Cary, NC 27519



Inspected by  
Professional Tree Services Co.

Reference 5445

Property Inspected by:

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# treeFacts®

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This treeFacts Priority Tree Report, provided by Horticultural Asset Management, Inc. (HMI), is produced following a visual inspection by an authorized HMI assessor of the large (5" trunk diameter or greater or 15' or taller) trees and shrubs (trees) on your property and, based on their location, could impact a home or other structure if they were to fall or lose limbs. In addition, HMI's assessor inspects all large trees located within 15' of the driveway. Using the information collected by the assessor during the inspection, HMI's system assigns a Plant Health Score (PHS) and calculates the current replacement cost of each tree inspected. That information, along with the specific type, size, location and any symptoms present at the time of the inspection, is included in your Report. It is important to note that the treeFacts Priority Tree Report is not a diagnosis. HMI recommends that further evaluation by an accredited tree care specialist be conducted on any trees that are scored as Fair or Poor or otherwise recommended for follow-up by your assessor.

Large trees do constitute potential perils to your property. The ability of a large tree to survive adverse environmental conditions can depend greatly on its health and structural integrity. A tree is more likely to lose limbs or fail completely if it is suffering from an existing health or other condition making it susceptible to high winds, damaging hail or ice, drought or other environmental conditions. Trees often exhibit symptoms, which if not addressed, pre-dispose them to failure. A treeFacts Priority Tree Report identifies these symptoms and enables you to address any issues before a loss occurs.

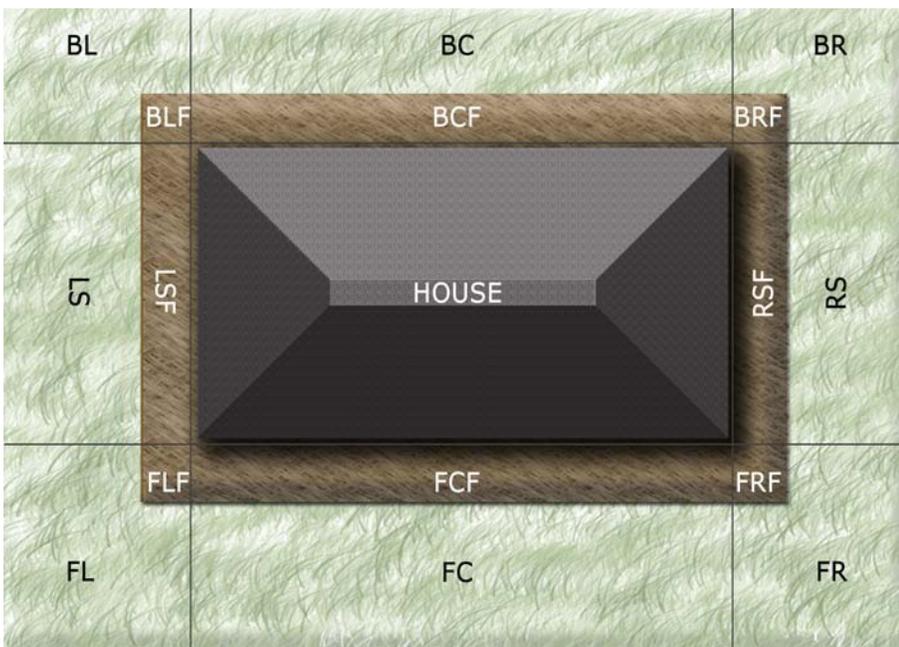
We hope you will take a moment to read the Standardized Replacement Cost Calculation and Inspection Methods page of your Report. It provides you with specific details on the methods employed by HMI to ensure your information is accurate and in keeping with established industry standards.

Whether you use this Report to ensure the health and safety of the trees on your property or to help establish the replacement costs of these important assets for insurance, legal or other purposes, we hope you find it informative and helpful. If you have any questions or if you would like to speak with your HMI assessor regarding a follow-up evaluation, please contact HMI's customer service department at **(866) 937-6468** or **send an email to [info@hmiadvantage.com](mailto:info@hmiadvantage.com)**.



# REPORT DEFINITIONS

- PHS:** The Plant Health Score (PHS) is calculated by HMI's data collection software or in some cases by the HMI assessor. Trees and shrubs (trees) are scored as Very Good, Good, Fair, Poor, or Dead. Definitions for each PHS are provided with your inventory on the next page.
- Asset ID #:** Unique number assigned to each tree or group of trees. When the Asset ID appears in **red font**, there is important information about your tree on the Supplemental Information section of your report.
- Scientific / Common Name:** Indicates the scientific and common name of the actual tree inspected. When "Reflects replacement cost for [Scientific Name of Tree]" appears in this column, HMI has used the replacement cost for a tree that is functionally similar to the one currently in your landscape because adequate wholesale pricing data is not currently available for your actual tree. (See the Standardized Replacement Cost Calculation and Inspection Methods page of this report for a more detailed explanation.)
- Location:** Code that indicates each tree's location on your property. Refer to map below. In some instances, your assessor may use a non-standard location code. Please contact your assessor if you need his/her code descriptions.
- Measured By:** The American Standard for Nursery Stock dictates how a particular tree is to be measured. H/S is Height/Spread (in feet). DBH is trunk Diameter at Breast Height (in inches).
- Size:** Actual size at inspection date. When a † appears, the tree is a multi-stemmed form of a typically single-stemmed tree. The diameter reported represents the single stem equivalent.
- Qty:** Number of trees associated with each Asset ID number.
- CRC:** Current Replacement Cost (CRC) provides the average cost to acquire and professionally install a tree of the same or functionally similar type and size as the tree inspected. The CRC reported is the replacement cost of a single tree multiplied by the quantity. No CRC is provided for trees scored as Dead.
- Visible Symptoms / Characteristics:** Visually apparent symptoms present at the time of the inspection. (Minor) indicates that the symptom(s) is present in 6%-15% of the affected area (crown, trunk, roots, etc.). (Major) indicates that the symptom is present in greater than 15% of the affected area.



## Standard Location Codes

FC FRONT CENTER  
 FL FRONT LEFT  
 FR FRONT RIGHT  
 FCF FRONT CENTER FOUNDATION  
 FLF FRONT LEFT FOUNDATION  
 FRF FRONT RIGHT FOUNDATION

BC BACK CENTER  
 BL BACK LEFT  
 BR BACK RIGHT  
 BCF BACK CENTER FOUNDATION  
 BLF BACK LEFT FOUNDATION  
 BRF BACK RIGHT FOUNDATION

LS LEFT SIDE  
 RS RIGHT SIDE  
 LSF LEFT SIDE FOUNDATION  
 RSF RIGHT SIDE FOUNDATION

Yard and Other Assessed Areas

Foundation Area

(Areas reflect all plants within 15 feet of the primary structure.)



Asset ID #	Scientific Name Common Name	Location	Measured by and Size	Qty	CRC	Visible Symptom(s) or Characteristics(s)
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**Very Good:** The following plant(s) is not exhibiting any visual symptom(s) or the symptom(s) is not notable because it is present in 5% or less of the affected area (crown, trunk, roots, etc.).

1	Acer rubrum 'October Glory' Red Maple October Glory (TM)	FR	DBH: 13.5"	1	\$10197	None or none notable
3	Lagerstroemia indica x L. fauriei 'Natchez' Common Crapemyrtle 'Natchez'	FRF	H/S: 16'	1	\$716	None or none notable
5	Ginkgo biloba Maidenhair Tree	FC	DBH: 11.5"	1	\$6762	Discolored or undersized leaves (minor)

**Good:** The following plant(s) is exhibiting a visual symptom(s). However, the symptom(s) is not of a nature or extent to which further evaluation is being recommended at this time.

2	Betula nigra River Birch	FR	H/S: 30'	1	\$1541	Evidence of insect or disease damage (minor)
7	Quercus virginiana Live Oak	BL	DBH: 33"	1	\$28603	Evidence of structural defect (minor)

**Fair:** The following plant(s) is exhibiting a significant visual symptom(s). Based on the nature and/or extent of the symptom(s), it is recommended that a follow-up evaluation be conducted by an accredited tree care specialist to determine if remedial services are warranted.

6	Liriodendron tulipifera Tulip Tree	FR	DBH: 27"	1	\$34456	Evidence of insect or disease damage (minor); Irregular crown symmetry (minor); Discolored or undersized leaves (minor)
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**Poor:** The following plant(s) is exhibiting a serious visual symptom(s). Based on the nature and/or extent of the symptom(s), it is highly recommended that a follow-up evaluation be conducted by an accredited tree care specialist in order to determine the appropriate remedial requirements.

4	Fraxinus americana White Ash	FL	DBH: 26"	1	\$21592	Evidence of structural defect (major)
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**Dead:** The following plant(s) is dead and should be removed by an accredited tree care specialist.

8	Pinus strobus Eastern White Pine	BC	H/S: 65'	1		
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**Total Current Replacement Cost: \$103,867**

Asset ID#	Scientific Name Common Name	Supplemental Information
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**PHS Modifications:** The following plant(s) is exhibiting a symptom(s) or characteristic(s) that caused the assessor to either upgrade or downgrade the system-generated PHS.

5	Ginkgo biloba Maidenhair Tree	<b>SystemPHS:</b> Good <b>ManualPHS:</b> Very Good <b>Comment(s):</b> Leaf spot will improve without treatment.
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**Non Health-Related Characteristics:** The following plant(s) is exhibiting non health-related characteristics for which the HMI assessor recommended further evaluation. It is highly recommended that a more detailed evaluation be conducted to determine remediation requirements.

1	Acer rubrum 'October Glory' Red Maple October Glory (TM)	<b>Interference Prone:</b> Due to its structure, size and/or proximity to buildings, power lines, etc., this plant should be evaluated for possible remedial services.
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**Assessor Notes:** Notes, observations or more detailed location information about your trees.

3	Lagerstroemia indica x L. fauriei 'Natchez' Common Crapemyrtle 'Natchez'	Needs to be pruned.
7	Quercus virginiana Live Oak	Construction damage.
8	Pinus strobus Eastern White Pine	Needs to be removed.

## Standardized Replacement Cost Calculation and Inspection Methods

HMI is the only standardized resource for replacement costs and health scoring of trees and shrubs (trees). Underlying our ability to provide replacement costs on trees is HMI's extensive database of wholesale tree prices and a patent-pending system, the Horticultural Scientific Standard (HS<sup>2</sup>™). To support this system, HMI has established a national network of assessors consisting of certified arborists who have received further training from us on the use of HMI's specialized data collection software [HMI's Asset Inventory Program© (AIP)]. This software enables HMI assessors to create a detailed inventory of the type, size and location of each tree on a property. Embedded in the software is a proprietary health scoring system that evaluates the condition of each tree based on the existence and extent of eight visible symptoms. Using the information collected by the assessor, HMI's system assigns a Plant Health Score (PHS) and calculates the current replacement cost of each tree. That information, along with the specific type, size, location and any symptoms present at the time of the inspection, is included in the report. Specific details on the methods employed by HMI to ensure your information is accurate and in keeping with established industry standards are provided below.

### HMI's Horticultural Scientific Standard (HS<sup>2</sup>™)

HS<sup>2</sup>™ consists of the algorithms and mathematical methods to grow trees in accordance with each tree's genetic characteristics and regional climatic and local growing conditions. It also includes the data, formulae and processes for constructing average replacement costs for each tree based on actual wholesale costs. HMI currently has hundreds of thousands of wholesale-based prices in its database compiled from hundreds of nurseries located across the country. To select the appropriate prices from this extensive database, HMI developed unique business rules and automated quality control formulae that approve, aggregate and accurately incorporate each price into the resulting values for each type and size of tree in our system.

HMI's replacement costs are calculated by using market-based averages for smaller sized trees (those commonly sold in a nursery). For sizes larger than those commonly sold in a nursery, replacement costs are determined and extrapolated following the Council of Tree and Landscape Appraisers' (CTLA's) trunk formula replacement cost method utilizing either height/spread or diameter at breast height (DBH). For trees which have a DBH of greater than 30 inches, HMI's system employs the Adjusted Trunk Area Formula method as dictated by the CTLA. HMI also adheres to the American Standard for Nursery Stock ANSI Z60.1-2004 to determine whether to use height/spread or diameter and at what size. Consequently, you may notice that some of your trees are measured by height or spread while others are measured by diameter. These are established industry standards and formulae. HMI's replacement costs represent the average cost to have a single tree professionally replaced under typical transportation and installation conditions.

As extensive as HMI's pricing database is, there are times when we come across a tree for which adequate wholesale pricing data is not currently available. The tree may not be commonly sold, not sold at a sufficient size or not sold at all in a nursery environment. This is particularly true for mature trees that may no longer be commercially available for sale. When this occurs, HMI uses the replacement costs for a tree that is functionally similar to the one currently in your landscape. HMI notifies you with the following language: "Reflects replacement costs of [Scientific Name of Tree]." This practice is consistent with industry standards and representative of the average cost you would need to incur to functionally replace the inspected tree.

### HMI's Plant Health Scoring System

As a part of the inspection process, your HMI assessor conducted a visual inspection of each inspected tree. This inspection is not invasive nor is it intended to diagnose any potential problems or safety concerns with the trees. As mentioned above, HMI has developed a proprietary data collection software [HMI's Asset Inventory Program© (AIP)] that enables a trained HMI assessor to accurately and efficiently conduct an inspection of the trees on a property in accordance with HMI's data collection requirements. In addition, the AIP enables the assessor to document existing symptoms (if any) which may be present on each tree. The AIP collects data on up to eight different symptoms with an imbedded Plant Health Score (PHS) scoring system. Each tree is scored as one of the following: Very Good, Good, Fair or Poor, or Dead. All trees scored as Fair or Poor are recommended for follow-up. Dead trees are recommended for removal by an accredited tree care specialist. The AIP also enables an assessor to recommend a tree for further evaluation based on non-health related issues, such as for being lightning prone or potentially interfering with nearby structures, utility lines or rights-of-way. These trees are also listed in your report.

HMI's PHS scoring system was designed to identify those trees which are exhibiting symptoms to a degree to which they may be prone to fail. HMI's AIP offers the only software-based tree "inspection" program providing standardized metrics for property owners, insurers, and others to identify possible failure risks before a loss occurs.

If you have any questions about HMI's services, please contact us at (866) 937-6468 or send an email to [info@hmiadvantage.com](mailto:info@hmiadvantage.com).

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