

Arborist Appraisal of Trees

[site address]

Prepared For:

[client name]

[appraisal creation date]

[client phone number]

[client email]

Prepared By:

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International Society of Arboriculture # WE-14059A

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[CLIENT NAME]

[SITE ADDRESS]

[DATE OF ONSITE EVALUATION]

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Tree Assessment Summary

[NAME],

You have retained my consulting arborist services to provide a report and tree inventory for the property located at [SITE ADDRESS], which is approximately [ACREAGE] acres in size. The property and surrounding areas were visually inspected and analyzed on [DATE OF ONSITE EVALUATION]. For trees that remained fully intact, the diameter at breast height (DBH) was measured directly using a standard measuring tape. However, because many trees sustained significant fire damage and were reduced to stumps, direct DBH measurement was not always possible. In those cases, DBH was approximated by measuring the remaining stump when present, and by referencing pre-fire photographs of the property. Where stumps had been fully cleared, DBH was estimated solely from pre-fire images.

Valuation Methodology and Damage Summary

The Council of Tree and Landscape Appraisers classifies trees with a DBH of 4 inches or greater. By this standard, the fire caused measurable damage to [NUMBER OF TREES] trees on this property. The Council of Tree and Landscape Appraisers' Trunk Formula Method (CTLA TFM) was applied to these trees to calculate trunk cross-sectional area using DBH ($A = \pi r^2$), with a base value assigned per square inch. Additionally, deductions were applied for species, condition, and location on the property.

While shrubs and ground-cover plants do not qualify as trees under CTLA appraisal standards, their replacement costs are still considered part of the overall valuation. Shrub and ground cover plant valuations are based on Devil Mountain Wholesale Nursery's current market catalog, with substitutions to general market pricing when needed. Each plant's value includes purchase price, delivery, and installation labor. Ground cover plants were appraised by replacement cost per square foot. On this property, the fire affected [NUMBER OF SHRUBS] shrubs and [NUMBER OF GROUND COVER PLANTS] ground cover plants, covering approximately [SQUARE FEET OF GROUND COVERAGE] square feet.

Special Consideration for Large Shrubs, Succulents, and Non-Tree Specimens

In cases where a plant is too large or mature to be treated as a standard nursery shrub, but does not qualify as a tree under ISA, CTLA, or municipal code standards, a maturity multiplier is applied to reflect replacement difficulty and loss of established value.

Step 1: Confirm Non-Tree Status

Before applying this method, confirm that the specimen falls outside the definition of "tree" under ISA, CTLA, or local ordinances. Typical examples include:



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- Hedge-forming species (e.g., mature Podocarpus, Ligustrum)
- Palms under 4" caliper (which are not considered trees by the jurisdiction)
- Large cacti, agaves, and succulents
- Shrubs grown to exceptional size (e.g., bougainvillea, pittosporum)
- Rare or ornamental specimens (e.g., collector cycads)

Step 2: Replacement Cost and Maturity Multiplier

When a comparable nursery specimen is available, cost is determined using the largest commercially available size, with delivery, site preparation, and installation included. If the lost specimen was substantially larger or more mature than available nursery stock, a Maturity Adjustment Multiplier (commonly 3x, ranging 2–5x depending on specimen size and rarity) is applied to the Devil Mountain Nursery cost.

This ensures that oversized shrubs, succulents, or other unique ornamentals are appraised fairly to reflect their true contribution to the pre-fire landscape.

Site-Level Replacement Costs (Per Acre Estimates)

In addition to tree, shrub, and ground-cover appraisal values, broader site-level landscape replacement costs were incorporated using Sperber Landscape Companies' contractor pricing. These costs are calculated on a per-acre basis and include:

- **Labor Cost per Tree** – crew mobilization, installation, and supervision
- **Soil Samples** – collection, lab testing, and reporting as required
- **Soil Amendments** – delivery and incorporation of amendments per specifications
- **Irrigation Repair / Replacement** –lateral/zone repairs, controller/programming, and component replacement
- **Landscape Architect** – coordination/oversight for restoration scope and compliance
- **Hydro Seeding** – seed mix, tackifier, and application on designated areas
- **Establishment Maintenance Period** – requiring 1–2 years of supplemental watering followed by tapering to seasonal rainfall per *California Native Plant Society (CNPS)* recommendations for native revegetation



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For this property, which has a damaged landscape measuring approximately [ACREAGE] acre, the Sperber per-acre estimate was applied proportionally. For example, if Sperber's estimate was provided for a full acre, and the subject property is [ACREAGE] acre, then the total cost is calculated by multiplying the per-acre value by the acreage (e.g., [ACREAGE] \times \$[PER-ACRE COST]). This ensures that the replacement costs scale accurately to the property's size and conditions rather than assuming a one-size-fits-all value. These proportional site-level costs are incorporated into the overall appraisal totals and reflected in **Table 1**.

Documentation & Supporting Evidence

Supporting documentation was compiled to substantiate these findings. Figures 1 and 2 present satellite imagery and a street-level map of the property, providing context for its location and surrounding conditions.

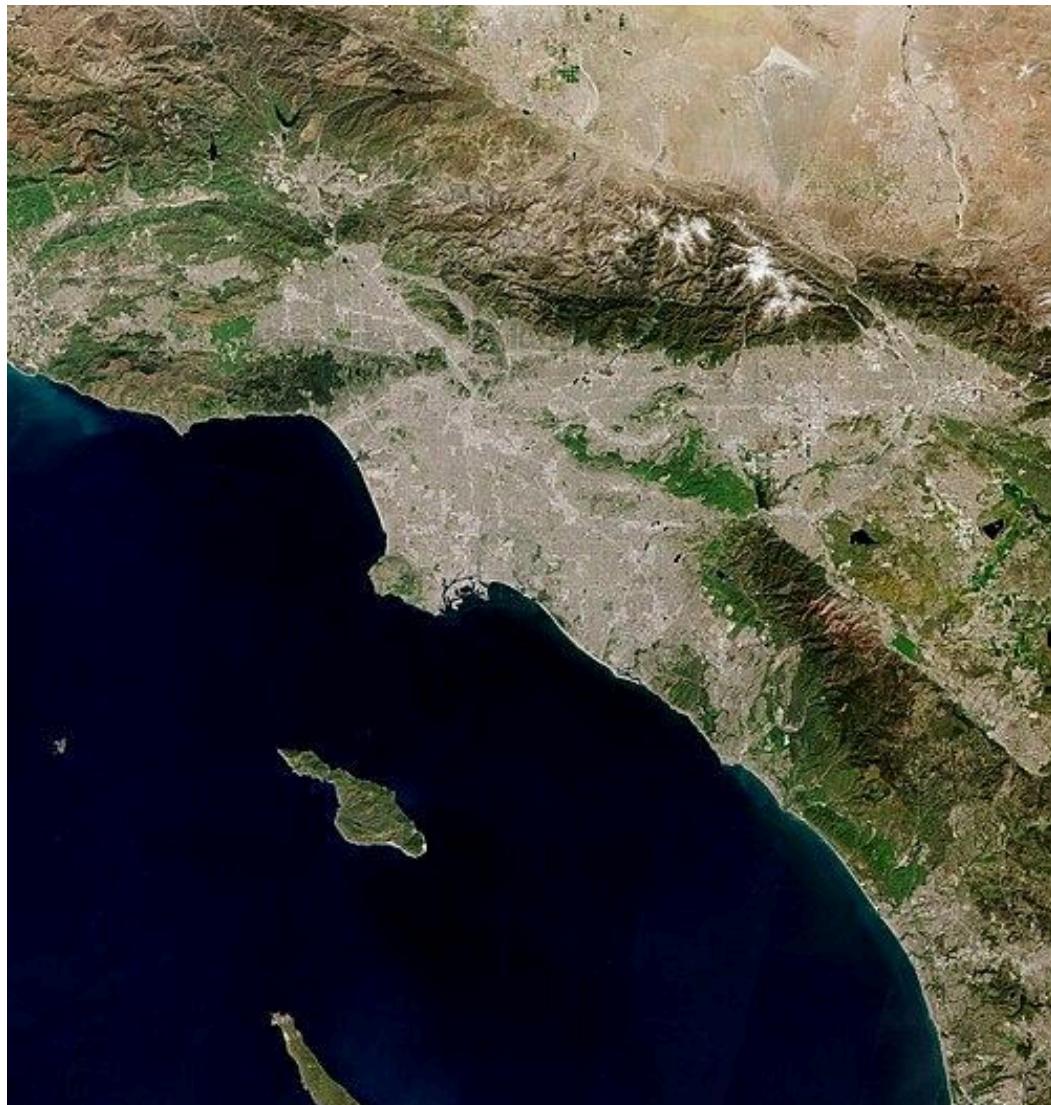
Following this, Table 1 provides a detailed inventory of all damaged plant material, including individual appraised values and the total landscape value with deductions and establishment costs applied.

After Table 1, photographic documentation is presented. This includes both pre-fire and post-fire imagery, with supplemental information from the homeowner's independent inventory in cases where photo records were incomplete. Table 1 provides a detailed inventory of all damaged plant material, including individual appraised values and the total landscape value with applicable deductions and establishment costs. Supporting photographic evidence is presented, although the number of images may not fully correspond to the total number of plants due to the documentation limitations noted above. The included images sufficiently demonstrate the scale of fire-related damage and support the valuations provided. All plant costs already include delivery, tax, installation labor, and there are added line items for proportional irrigation and establishment costs, as noted above.



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Figure 1: Satellite Map



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Figure 2: Road Map



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Table No. 1

Tree No.	Common Name	Botanical Name	Quantity	Height [ft]	Spread [ft]	Diameter at Breast Height (DBH) [in]	Total Trunk Area [sq in]	Base Value [\$/sq in]	% Damage	% Deduction	Appraised Value
1	Aleppo Pine	<i>Pinus halepensis</i>	1	70'	40'	42"	1,385 sq in	\$100	100%	10%	\$124,690
Shrub No.	Common Name	Botanical Name	Quantity					Market Value	% Damage	% Deduction	Appraised Value
1	Pencil cactus	<i>Euphorbia tirucalli</i>	9					\$300	100%	0%	\$2,700
Ground Cover Plant No.	Common Name	Botanical Name	Quantity				Total Area [sq ft]	Base Value [\$/sq ft]	% Damage	% Deduction	Appraised Value
1	California Poppy	<i>Eschscholzia californica</i>	1				5 sq ft	\$5	100%	0.00%	\$25
	Summary										
	Plant Value		1 plants								\$xxx,xxx
	Labor Cost per Tree	\$xxx	x 1 trees								\$x,xxx
	Soil Samples	\$xxx	x 1 acres								\$xxx
	Soil Amendments	\$x,xxx	x 1 acres								\$x,xxx
	Irrigation Repair/ Replacement	\$xx,xxx	x 1 acres								\$xx,xxx
	Landscape Architect	\$x,xxx	x 1 acres								\$x,xxx
	Hydro Seeding	\$x,xxx	x 1 acres								\$x,xxx
	Establishment Maintenance Period	\$xx,xxx	x 1 acres								\$xx,xxx



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	Total:										\$xxx,xxx
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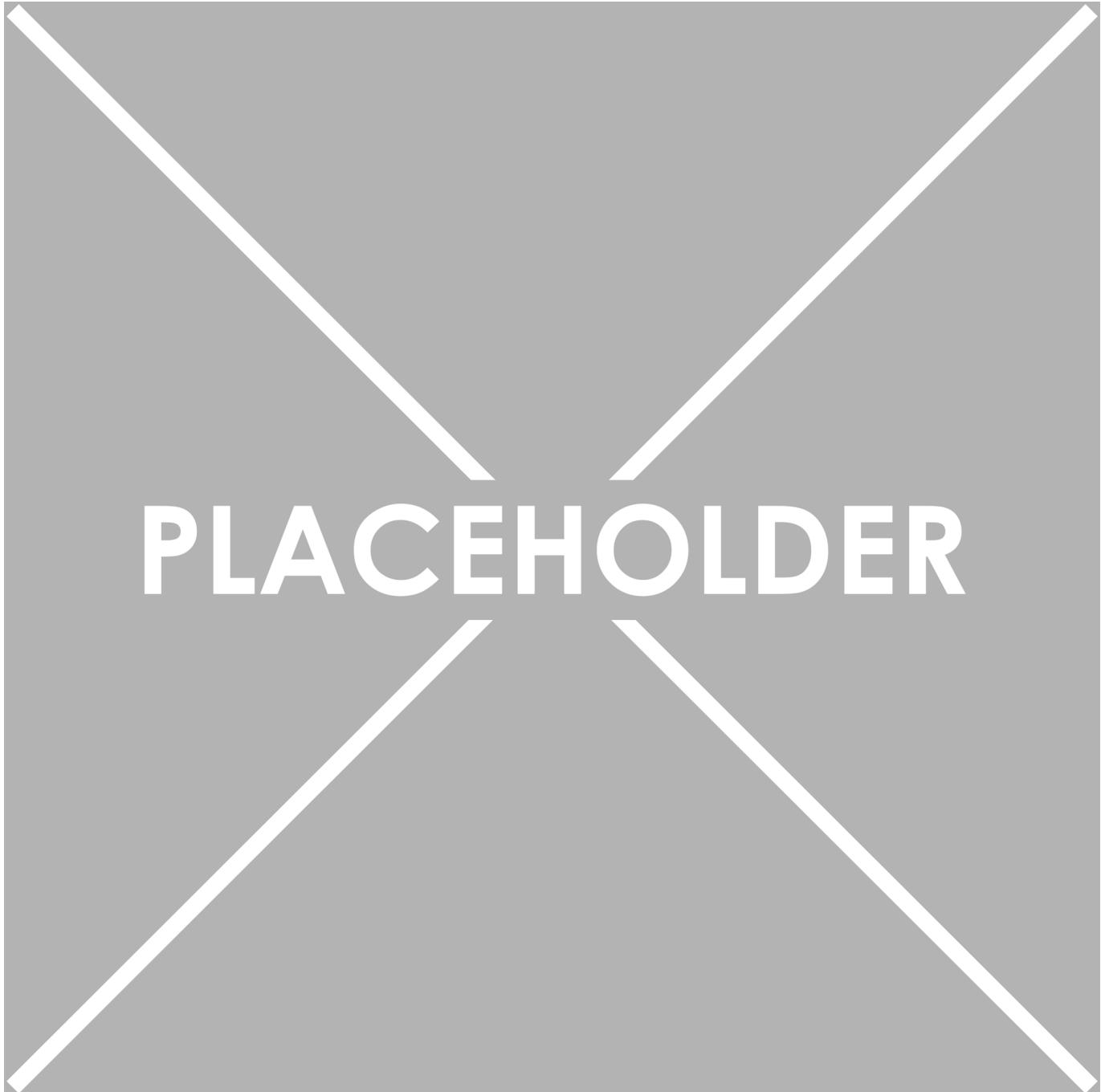
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Tree No. 1 – Post-Fire: Aleppo Pine (*Pinus halepensis*)



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Tree No. 1 – Pre-Fire: Aleppo Pine (*Pinus halepensis*)



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Conclusion

The fire at [SITE ADDRESS] resulted in substantial and verifiable damage to the property's landscape, including the loss of [NUMBER OF TREES] qualifying trees, [NUMBER OF SHRUBS] shrubs, and approximately [GROUND COVER SQUARE FEET] square feet of ground cover ([GROUND COVER TYPE], if applicable). These findings are supported by a combination of direct onsite measurements, stump analysis, and pre-fire photographic evidence to ensure that plant counts, species identification, and dimensions are accurately represented.

Valuation was performed in accordance with the Council of Tree and Landscape Appraisers' Trunk Formula Method (CTLA TFM) for qualifying trees, while shrubs and ground cover were appraised based on current nursery pricing and per-square-foot replacement costs. Broader site-wide restoration and replacement expenses — including Labor Cost per Tree, Soil Samples, Soil Amendments, Irrigation Repair/Replacement, Landscape Architect oversight, Hydro Seeding, and the Establishment Maintenance Period — were incorporated using verified contractor pricing from Sperber Landscape Companies to ensure an accurate representation of real-world recovery costs.

After applying all calculations, deductions, and replacement costs, the total appraised landscape value for the fire-related damage at this property is **[TOTAL APPRAISED VALUE]**. This figure represents the fair and reasonable cost to restore the landscape to its pre-fire condition, and accounts for all qualifying trees, shrubs, ground cover, and site-level restoration needs.

Together with the supporting tables, figures, and photographic documentation included in this report, these findings provide a clear and defensible basis for use in insurance claims, settlement negotiations, or legal proceedings related to fire damage recovery.



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Deposition & Court Appearance Rates

If I am required to appear for a deposition, arbitration, or court testimony regarding the contents of this report or related matters, my rate for in-court testimony is \$650 per hour. Preparation time for deposition or court appearance is billed at \$500 per hour. Attendance and preparation require advance arrangements and may incur additional fees for travel and time commitments.



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I, Killian Vendler, certify the following:

- No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects and assumes no responsibility for the correction of defects or tree-related problems.
- The owner and client of the trees may choose to accept or disregard the arborist's recommendations or seek additional advice if they disagree with the Arborist's findings or recommendations.
- The Arborist has no past, present, or future interest in removing or preserving any tree. The opinions in the Arborist report are independent and objective judgments of the Arborist.
- The arborist's findings, opinions, and recommendations are based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.
- The Arborist shall not be required to provide testimony, site monitoring, further documentation for changes beyond the Arborist's control, or attend any deposition or meeting without contractual arrangements that include additional fees for the Arborist.
- The Arborist assumes no responsibility for verifying ownership or the location of property lines or for any recommendations based on inaccurate information.
- This Arborist report may not be reproduced without the expressed written permission of the Arborist and the client to whom the report was provided. Any changes or alterations to this report invalidate the entire report.
- Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance their beauty and health, prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the arborist's recommendations or seek additional advice.
- Arborists cannot detect every condition that could lead to a tree's structural failure. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all



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circumstances or for a specified period. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

- Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's service, 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 them. An arborist should then 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 risks associated with trees is to eliminate all trees.

Thank you for choosing my company! Feel free to contact me with any questions or concerns.

Best Regards,

Killian Vendler / Consulting Arborist

4219 E. 1st St., Los Angeles, CA 90063

International Society of

Arboriculture #WE-14059A

Department of Pesticide Regulation

PCA License #147436

Registered Consulting Arborist #889



The International Society of Arboriculture

Hereby Announces That

Killian Vendler

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollahan
Caitlyn Pollahan
CEO & Executive Director

18 May 2022 30 June 2028
Issue Date Expiration Date

WE-14059A
Certification Number



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