TREE SURVEY AND RISK ASSESSMENT

120 Elm Avenue

Atherton

SCAN TO CHECK

VERIFY CODE	VERSION	SIGNED	VISIT	TREES
TC-2044-0118	1	11/13/2026	11/13/2026	3

Property

ADDRESS	120 Elm Avenue
CITY	Atherton
COUNTY FIPS	06081
APN	–

Prepared by

FIRM	Marsh Tree Care
ARBORIST	Elena Marsh
ISA NUMBER	WE-8841A
ISA VALID TO	06/30/2027
TRAQ VALID TO	03/31/2027
CREDENTIAL CHECKED	11/02/2026 (ISA directory)

01

Summary

Sample report: the firm, arborist and property are made up. Three oaks on the front lawn were surveyed and assessed from the ground. All three are in good or fair condition with Low risk, and none needs removal.

The coast live oak at Tag 118 is a heritage tree under Atherton's tree ordinance (8.10.020), with a 28 ft protection zone. A proposed addition falls inside that zone, so work there needs an approved tree preservation plan.

At the owner's request the trees were also appraised with the CTLA trunk formula (10th edition): Tag 118 at $38,300, Tag 121 at $21,900 and Tag 126 at $12,400.

Scope

Level 2 basic assessment of the three significant trees on the front lawn, from the ground, with a diameter tape, phone LiDAR (accepted by the arborist), a mallet and binoculars.

02

Trees

TAG	SPECIES	DBH	HEIGHT	CANOPY	CONDITION	TRAQ RATING
118	Coast live oak *Quercus agrifolia*	34.0 in	52 ft	61 ft	Good. Balanced crown; minor deadwood under 2 in over the roof. Sound trunk; visible root flare.	Low
121	Valley oak *Quercus lobata*	26.0 in	58 ft	54 ft	Good.	Low
126	Coast live oak *Quercus agrifolia*	19.5 in	34 ft	38 ft	Fair. Thin crown on the south side; soil compacted along the driveway.	Low

03

Tag 118

Coast live oak *Quercus agrifolia*

LOCATION 37.45732, -122.20141

Photos



PHOTO 1 Whole tree from the lawn



PHOTO 2 Trunk at breast height, Tag 118



PHOTO 3 Crown from below



PHOTO 4 Root flare at grade



PHOTO 5 The limb over the roof

Measurements

MEASURE	VALUE	METHOD
Diameter at breast height	34.0 in	DIAMETER TAPE AT 4.5 FT
Height	52 ft	LIDAR ASSIST, ACCEPTED
Canopy spread	61 ft	LIDAR ASSIST, ACCEPTED
Crown base height	9 ft	LIDAR ASSIST, ACCEPTED
Lean	4 degrees northeast	CLINOMETER

Condition

Good. Balanced crown; minor deadwood under 2 in over the roof. Sound trunk; visible root flare.

Tree risk assessment

RISK RATING	MATRIX RESULT	RESIDUAL RISK	INSPECTION INTERVAL
Low	Low	Low	24 months

Targets

TARGET 1	House roof, 18 ft from the trunk
TARGET ZONE	Within drip line
OCCUPANCY RATE	Constant
PRACTICAL TO MOVE TARGET	No

Tree health and species profile

VIGOR	Normal
FOLIAGE	100% normal

PESTS AND DISEASE	None seen

Risk: scaffold limb over the roof

PART SIZE	14 in
FALL DISTANCE	28 ft
LIKELIHOOD OF FAILURE	Improbable
LIKELIHOOD OF IMPACT	Low
FAILURE AND IMPACT	Unlikely
CONSEQUENCES	Significant
RISK RATING	Low

04

Tag 121

Valley oak *Quercus lobata*

LOCATION 37.45748, -122.20166

Measurements

MEASURE	VALUE	METHOD
Diameter at breast height	26.0 in	DIAMETER TAPE AT 4.5 FT
Height	58 ft	LIDAR ASSIST, ACCEPTED
Canopy spread	54 ft	LIDAR ASSIST, ACCEPTED

Condition

Good.

Tree risk assessment

RISK RATING	MATRIX RESULT	RESIDUAL RISK	INSPECTION INTERVAL
Low	Low	Low	24 months

Targets

TARGET 1	Lawn
OCCUPANCY RATE	Occasional

05

Tag 126

Coast live oak *Quercus agrifolia*

LOCATION 37.45705, -122.20128

Measurements

MEASURE	VALUE	METHOD
Diameter at breast height	19.5 in	DIAMETER TAPE AT 4.5 FT
Height	34 ft	LIDAR ASSIST, ACCEPTED
Canopy spread	38 ft	LIDAR ASSIST, ACCEPTED

Condition

Fair. Thin crown on the south side; soil compacted along the driveway.

Tree risk assessment

RISK RATING	MATRIX RESULT	RESIDUAL RISK	INSPECTION INTERVAL
Low	Low	Low	12 months

Targets

TARGET 1	Driveway
OCCUPANCY RATE	Frequent

06
Risk summary

TREE	RISK RATING	MATRIX RESULT	RESIDUAL RISK	INSPECTION INTERVAL	CHANGED FROM THE MATRIX RESULT
Tag 118	Low	Low	Low	24 months	–
Tag 121	Low	Low	Low	24 months	–
Tag 126	Low	Low	Low	12 months	–

07
Recommendations

Tag 118	Remove deadwood over the roof within 12 months, to ANSI A300. Inspect again in November 2028.
Tag 121	No work needed. Inspect again in 24 months.
Tag 126	Mulch the root zone and keep vehicles off it. Inspect again in 12 months.

08
Limitations

This assessment was made from the ground on the visit date. No root excavation, aerial inspection or decay testing was done. Conditions change, so the trees should be inspected again at the interval given and after major storms. This report does not grant or guarantee any permit.

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Certification

The arborist below signed this report and TreeCertify sealed it. Any change to the file shows when it is checked.

Elena Marsh

ISA WE-8841A, valid to 06/30/2027 · TRAQ valid to 03/31/2027
Marsh Tree Care
Signed by Face ID on 11/13/2026

SNAPSHOT FINGERPRINT (SHA-256)
446d 0b55 e880 39a9 fb70 e82d 5209 8984
d3f3 f97a a0e4 da7a 6a8a 1b44 cece b1f9
A digest of the record this report was made from.