

09/29/2026

Island Tree and Property Care

295 Seven Farms Drive, Suite C - 106

Daniel Island, SC 29492

RE: Arborist Report - 1651 Middle Street, Sullivan's Island, SC 29482

Dear Mr. McArdle,

This letter serves as the arborist report for 1651 Middle Street, in Sullivan's Island, SC, Charleston County, documenting the current condition and removal recommendation for a 40" DBH *Carya illinoensis*, Pecan.

Tree health observations and ratings recorded in this document represent a structural and physiological assessment limited strictly to the conditions present at the time of inspection. Evaluations are conducted in accordance with the International Society of Arboriculture (ISA) evaluation guidelines and Best Management Practices. To address progressive decline, the diagnosis utilizes Manion's Spiral of Decline framework to analyze contributing biotic and abiotic stressors. Additionally, condition ratings and classification criteria are aligned with the physiological vigor and quality standards established by the Council of Tree and Landscape Appraisers. 2018 Guide for Plant Appraisal, 10th Edition, Assessment of Plant Condition.

Please let me know if you have any questions pertaining to this report via phone 843-864-1533, or email at alexis.greulich@davey.com

Respectfully,

Alexis Greulich | Certified Arborist

Davey Resource Group, Inc.

ISA - SO-11507A

Carya illinoensis, Pecan, 40" DBH, Grade D

Species Profile: Pecan (Carya illinoensis)

Pecans are fast-growing, southeastern native trees valued for their large size, broad canopy, attractive foliage, and adaptability to a variety of site conditions. They commonly reach heights of 70 to 100 feet and can live for 200-300 years when provided with suitable growing conditions. In developed urban settings, mature pecan trees should be monitored regularly for structural defects, weak or damaged limbs, and decay, particularly as trees mature and develop larger branches. Their substantial size and broad canopy can provide significant shade and wildlife habitat, while their nuts provide an important food source for wildlife. Pecan trees also contribute to stormwater management, carbon storage, and overall ecological value in developed landscapes.

Tree Assessment and Recommendation

The Pecan tree is in overall poor condition and has several concerning issues. The tree is showing clear signs of decay throughout the trunk, particularly on the eastern side. Fruiting bodies observed on the trunk appear to be Ganoderma, which is associated with decay of the trunk and root system. The roots were not visible for inspection due to ground covering of Asiatic jasmine. Visible decay begins on the trunk and spreads through the union into one of the main stems to approximately 20 feet above ground level. Additional signs of declining health include beginning tip dieback throughout the crown and a history of limb loss. The combination of advanced trunk decay, fungal activity, stem deterioration, history of limb loss, and crown dieback indicates that the tree is in an advanced stage of decline. Given the tree's size and the extent of the visible decay, the structural integrity is compromised.

Removal of the tree is recommended due to the observed decay, fungal activity, structural deterioration, and continued decline. The tree is located directly adjacent to a residence and power line, which increases the potential consequences should the tree or a major portion of the tree fail. Although the full extent of the internal decay cannot be determined through visual inspection alone, the conditions observed indicate substantial deterioration and declining structural integrity. Considering the tree's size, overall condition, and proximity to multiple targets, removal is recommended rather than continued retention.

Removal should be performed by a qualified tree-care professional experienced in the removal of large trees near structures and utility lines. Due to the proximity to the power line, appropriate coordination with the utility provider and/or applicable authorities should be completed prior to removal.

Photos:



Photos of decay and Ganoderma fruiting bodies.



Photos depicting spread of decay through branch union and into the stem.



Photos depicting history of limb loss and tip dieback.



Limited Warranty

Davey Resource Group, Inc. (“DRG”) provides this limited warranty (“Limited Warranty”) in connection with the provision of services by DRG (collectively the “Services”) under the agreement between the parties, including any bids, orders, contracts, or understandings between the parties (collectively the “Agreement”).

Notwithstanding anything to the contrary in the Agreement, this Limited Warranty will apply to all Services rendered by DRG and supersedes all other warranties in the Agreement and all other terms and conditions in the Agreement that conflict with the provisions of this Limited Warranty. Any terms or conditions contained in any other agreement, instrument, or document between the parties, or any document or communication from you, that in any way modifies the provisions in this Limited Warranty, will not modify this Limited Warranty nor be binding on the parties unless such terms and conditions are approved in a writing signed by both parties that specifically references this Limited Warranty.

Subject to the terms and conditions set forth in this Limited Warranty, for a period of ninety (90) days from the date Services are performed (the “Warranty Period”), DRG warrants to Customer that the Services will be performed in a timely, professional and workmanlike manner by qualified personnel.

To the extent the Services involve the evaluation or documentation (“Observational Data”) of trees, tree inventories, natural areas, wetlands and other water features, animal or plant species, or other subjects (collectively, “Subjects”), the Observational Data will pertain only to the specific point in time it is collected (the “Time of Collection”). DRG will not be responsible nor in any way liable for (a) any conditions not discoverable using the agreed upon means and methods used to perform the Services, (b) updating any Observational Data, (c) any changes in the Subjects after the Time of Collection (including, but not limited to, decay or damage by the elements, persons or implements; insect infestation; deterioration; or acts of God or nature [collectively, “Changes”]), (d) performing services that are in addition to or different from the originally agreed upon Services in response to Changes, or (e) any actions or inactions of you or any third party in connection with or in response to the Observational Data. If a visual inspection is utilized, visual inspection does not include aerial or subterranean inspection, testing, or analysis unless stated in the scope of work. When performing tree inventories or assessments, DRG will not be liable for the discovery or identification of non-visually observable, latent, dormant, or hidden conditions or hazards, and does not guarantee that Subjects will be healthy or safe under all circumstances or for a specified period of time, or that remedial treatments will remedy a defect or condition.

To the extent you request DRG’s guidance on your permitting and license requirements, DRG’s guidance represents its recommendations based on its understanding of and experience in the industry and does not guarantee your compliance with any particular federal, state or local law, code or regulation.

DRG may review information provided by or on behalf of you, including, without limitation, paper and digital GIS databases, maps, and other information publicly available or other third-party records or conducted interviews (collectively, “Source Information”). DRG assumes the genuineness of all Source Information. DRG disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any Source Information.

If it is determined that DRG has breached this Limited Warranty, DRG will, in its reasonable discretion, either: (i) re-perform the defective part of the Services or (ii) credit or refund the fees paid for the defective part of the Services. **This remedy will be your sole and exclusive remedy and DRG’s entire liability for any breach of this Limited Warranty.** You will be deemed to have accepted all of the Services if written notice of an alleged breach of this Limited Warranty is not delivered to DRG prior to the expiration of the Warranty Period.

To the greatest extent permitted by law, except for this Limited Warranty, DRG makes no warranty whatsoever, including, without limitation, any warranty of merchantability or fitness for a particular purpose, whether express or implied, by law, course of dealing, course of performance, usage of trade or otherwise.

Exhibit A: Assessment of Plant Condition

Table 4.1 Assessment of plant condition considers health, structure, and form. Each may be described in rating categories that can be translated into a percent rating.

Rating category	Condition components			Percent rating
	Health	Structure	Form	
Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.	81% to 100%
Good	Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61% to 80%
Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.	41% to 60%
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric/abnormal. Detracts from intended use and/or aesthetics to a significant degree.	21% to 40%
Very poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.	6% to 20%
Dead				0% to 5%

Exhibit B: Manion Spiral of Decline

