



Arborist Report
Visual Tree Assessment
September 15, 2025

Project Location: Little Whale Cove Homeowners Association
P.O. Box 49
Depoe Bay, OR 97341

Prepared By: John White, Certified Arborist
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ISA Member
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Report Valid: September 15, 2025 – September 15, 2026



Assignment

We were contacted by Little Whale Cove Homeowners Association (LWC) and asked to perform a visual inspection on several potentially hazardous trees as well as on trees that were marked before our arrival.

Observations and Recommendations

The arborist agrees with the assessment in the spreadsheet that is included with this report. This shows the hazardous trees, the recommended work to be performed and what work has been completed to date.

It is the responsibility of Little Whale Cove to contact each homeowner to make them aware of the issues noted in the attached report, as well as any upcoming scheduled tree work.

In August of 2025 a walkthrough of the property with board members and John White was completed. The recommended tree removals and various trimming and pruning shall be performed as the Coast Tree Service schedule allows.



LOCATION	TAG	SPECIES / COMMENT	ACTION	ACTION RESPONSIBILITY	DATE
MIDDEN REACH-EAST END OF ISLAND	1	LARGE SPRUCE	RESET TAG W/SCREW / CHANGE # MONITOR		Aug-25
MIDDEN REACH-WEST END OF ISLAND	2	LARGE SPRUCE	RESET TAG W/SCREW MONITOR		Aug-25
355 MIDDEN REACH		SIGNATURE SITKA ABOVE LWC	MONITOR	HOMEOWNER RESPONSIBILITY	Aug-25
SOUTHERN PATH TO LWC, SOUTH OF PATH	4	SITKA SPRUCE (42.5" DBH)	CORED IN 2017 - MONITOR		Aug-25
NORTHERN PATH TO LWC-SOUTH OF PATHWAY NEAR WALKING WOOD	6	SITKA SPRUCE CORED 2017-TREE CROWN DEAD	RESET TAG W/SCREW - MONITOR		Aug-25
NORTHERN PATH TO LWC-SOUTH OF PATHWAY NEAR WALKING WOOD	*6	LG SITKA SPRUCE WITHIN *10FT OF TAGGED #6 TREE	MONITOR		Aug-25
425 BREAKERS SCARP ,SE OF KEPPLERS RES.		LEANING SITKA SPRUCE W/DEAD TOP	MONITOR		Aug-25



LOCATION	TAG	SPECIES / COMMENT	ACTION	ACTION RESPONSIBILITY	DATE
445 SPINDRIFT		DAMAGED BARK ON SITKA ACROSS FROM STEINKE RES. HEALING	MONITOR		Aug-25
CENTRAL WOODLAND-WEST OF NORTH/SOUTH PATHWAY	10	1 SITKA SPRUCE	CORED AND TAGGED IN 2017-SUSPECTED INT. ROT. NO IMMEDIATE INTERVENTION NEEDED. RESET TAG W/SCREW		Aug-25
CENTRAL WOODLAND-NORTH OF #10 TAGGED SPRUCE		1 SITKA SPRUCE	MONITOR		Aug-25
CENTRAL WOODLAND-SOUTH OF EAST WEST PATH		1 LARGE SITKA SPRUCE	TRIM DEAD BRANCHES FROM LOWER PORTION OF TREE INCLUDING HANGING BRANCH	COAST TREE	Aug-25
1145 WALKING WOOD		ALDER WITH CONK	TREE HAS DIED-CONTACT OWNER,SEND LETTER	HOMEOWNER	Aug-25
INNISFREE TRASH/RECYCLE AREA		1 SITKA SPRUCE	REMOVE BEFORE WINTER. CONK AND ADVANCED ROT AT TRUCK BASE. REMOVE 45' LEAVE AS WILDLIFE STUMP	COAST TREE	Aug-25
1235 WW CROSSER RESIDENCE		SPRUCE WITH ON WEST SIDE OF HOUSE	CONTACT HOMEOWNER-SEND LETTER	HOMEOWNER or LWC TBD	Aug-25



LOCATION	TAG	SPECIES / COMMENT	ACTION	ACTION RESPONSIBILITY	DATE
1760 WW GARRELS RESIDENCE		2 PINES SOUTH SIDE OF RESIDENCE	CONTACT HOMEOWNER-SEND LETTER	HOMEOWNER or LWC TBD	Aug-25
SW CORNER OF WW/COVEPOINT		DAMAGED HEMLOCK-SCARRED BY MOTORHOME	MONITOR		Aug-25
SPRUCE BETWEEN COVE AND NORTH OF 440 OVERLOOK		SPRUCE WITH MISSING BARK AT TOP	CONTACT HOMEOWNER-SEND LETTER	HOMEOWNER or LWC TBD	Aug-25
1770 WW AYERS SOUTH OF HOUSE NEAR TRAIL		LEANING ALDER WITH PINK TAG	REMOVE	COAST TREE	Aug-25
MEADOWHOMES		CLEAR BRANCHES FROM STRUCTURES	LIMB TREES	COAST TREE - FMC	Aug-25
		BROKEN PINE ON SE CORNER OF HOUSE	CONTACT HOMEOWNER-SEND LETTER	HOMEOWNER or LWC TBD	Aug-25
206 PINES STENZEL/BINGHAM		LEANING ALDERS BEHIND HOUSE	CONTACT HOMEOWNER-SEND LETTER	COAST TREE	Aug-25



LOCATION	TAG	SPECIES / COMMENT	ACTION	ACTION RESPONSIBILITY	DATE
70 CORMORANT		PINE WITH ROTTEN SPOTS AT EDGE OF PROPERTY	CONTACT HOMEOWNER-SEND LETTER	HOMEOWNER or LWC TBD	Aug-25
NORTH SOUTH PATH TO COVE BY SHOP-MIDDLE EAST SIDE		LARGE UPROOTED SITKA WITH EXPOSED GROUND CAVITY AT BASE	BID PROVIDED BY COAST TREE TO REDUCE HEIGHT TO ELIMINATE WINDSAIL @\$2,100	COAST TREE	Aug-25



Mitigation Rating Key:

1 = Being an extreme risk of failure

10 = Being improbable, low risk

Assumptions and Limiting Conditions

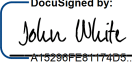
1. Any legal description provided to the consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. Unless expressed otherwise information contained in this report covers only the items that were examined and reflects the condition of those items at the time of inspection; and the inspection is limited to visual examination of accessible items without dissection, excavating, probing or coring. There are no warranties or guarantee, expressed or implied, that covers problems or deficiencies of the plants property in question may not arise in the future. Not all defects are detectable and not all failures are predictable.
3. The consultant can neither guarantee nor be responsible for accuracy of information provided by others, information not provided or disclosed.
4. The consultant shall not be required to give testimony or to attend court by reason of this appraisal or consultation/reports unless subsequent written arrangements are made, including payment of an additional fee for services.
5. Loss or removal of any part of this report invalidates the entire appraisal or report/evaluation.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the persons(s) to whom it is addressed without written consent of this consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed to anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed or written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
8. This report and the values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
9. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
10. This report has been made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
11. No tree described in this report was climbed, unless otherwise stated. Coast Tree Service cannot assume responsibility for any defects which could only have been discovered by climbing. A full root collar or root crown inspection, consisting of excavating the soil around the tree to uncover hidden defects or disease involving the root collar and major buttress roots, was not performed, unless otherwise stated. Coast Tree Service cannot accept responsibility for any root defects which could only have been discovered by such an inspection.



Certification of Performance

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and or appraisal is stated in the attached report and the terms and conditions;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am an International Society of Arboriculture Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 25 years.

Signed  _____
Date 9/15/2025 _____