

## REPLACEMENT COST REPORT

Prepared for  
2115 New Bedford Lane  
Cary, NC 27519



Inspected by  
Bartlett Tree Experts

Reference 5445

## Property Inspected by:

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This TreeFacts™ Report (Report) is provided for informational purposes only. Replacement costs and other dollar amounts listed herein, including, without limitation, with regard to the cost of replacing trees and shrubs, are estimates only and are not guarantees of the actual cost of any property nor do they constitute an appraisal of any property; actual costs may differ significantly from such estimates. Horticultural Asset Management, Inc., its principals and affiliates, do not guarantee that any estimate provided in this Report will be true, accurate or accepted by any third party. This Report is not meant for tax purposes and professional tax advisors should be consulted with respect to claims regarding tree losses.

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# treeFacts™

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This treeFacts™ Replacement Cost Report, provided by Horticultural Asset Management, Inc. (HMI), includes an inventory and the replacement costs of the trees and shrubs (trees) on your property. That information, along with the specific type, size and location of the trees on your property, provides you with important documentation and will greatly assist you in managing these valuable assets.

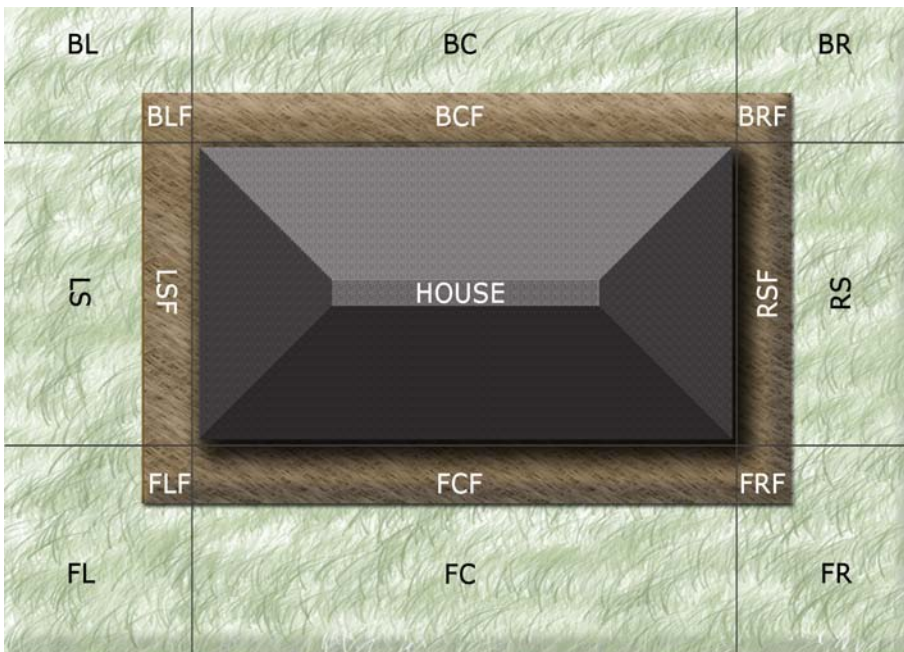
We hope you will take a moment to read the Standardized Replacement Cost Calculation page of your Report. It provides you with specific details on the method employed by HMI to ensure your information is accurate and in keeping with established industry standards.

You will use this Report to help establish the replacement costs of these important assets for insurance, legal or other purposes and 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

- Asset ID #:** Unique number assigned to each tree or group of trees.
- 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 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 value of a single tree multiplied by the quantity.



## 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
1	Quercus rubra (Red Oak)	FL	DBH: 26"	1	\$21,130
2	Tsuga canadensis (Canadian Hemlock)	FLF	H/S: 60'	1	\$10,593
3	Quercus rubra (Red Oak)	FC	DBH: 34"	1	\$29,753
4	Quercus rubra (Red Oak)	FCF	DBH: 38"	1	\$34,190
5	Acer platanoides (Norway Maple)	BL	DBH: 28"	1	\$19,960
6	Quercus rubra (Red Oak)	BLF	DBH: 32"	1	\$27,436
7	Quercus rubra (Red Oak)	BL	DBH: 26"	1	\$21,130
8	Acer platanoides (Norway Maple)	BLF	DBH:28"	1	\$22,196
9	Pinus strobus (Eastern White Pine)	BC	H/S: 58'	1	\$11,823
10	Quercus rubra (Red Oak)	BR	DBH: 24"	1	\$19,203
11	Acer saccharinum (Silver Maple)	BCF	DBH: 33"	1	\$25,392
12	Acer saccharinum (Silver Maple)	RSF	DBH: 36"	1	\$28,708
13	Acer saccharinum (Silver Maple)	BCF	DBH: 18:	1	\$11,496
14	Acer saccharinum (Silver Maple)	RS	DBH: 25"	1	\$17,150
15	Acer rubrum (Red Maple)	RSF	DBH: 25"	1	\$19,798
16	Pinus strobus (Eastern White Pine)	FR	H/S: 80'	1	\$13,916
17	Pinus strobus (Eastern White Pine)	FR	H/S: 80'	1	\$13,916
18	Pinus strobus (Eastern White Pine)	FR	H/S: 70'	1	\$13,130
19	Quercus rubra (Red Oak)	FR	DBH: 24"	1	\$19,203
20	Acer platanoides (Norway Maple)	FR	DBH: 14"	1	\$10,021
21	Pinus strobus (Eastern White Pine)	FC	H/S: 52'	1	\$11,020
22	Pinus strobus (Eastern White Pine)	FC	H/S: 30'	1	\$7,290
23	Pinus strobus (Eastern White Pine)	FC	H/S: 30'	1	\$7,290
24	Pinus strobus (Eastern White Pine)	FC	H/S: 56'	1	\$11,566
25	Pinus strobus (Eastern White Pine)	FC	H/S: 30'	1	\$7,290
26	Pinus strobus (Eastern White Pine)	FL	H/S: 45'	1	\$9,957
27	Pinus strobus (Eastern White Pine)	FL	H/S: 38'	1	\$8,759
28	Quercus rubra (Red Oak)	FC	DBH: 25"	1	\$20,147
	<b>Current Replacement Cost Total:</b>			28	\$473,463





## Standardized Replacement Cost Calculation

HMI is the only standardized resource for replacement costs of trees and shrubs (trees). Underlying our ability to provide this information is HMI's extensive database of wholesale tree prices and a patent-pending system, the Horticultural Scientific Standard (HS<sup>2</sup>™). Specific details on the method 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 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 based on the Council of Tree and Landscape Appraisers' (CTLA's) Trunk Formula Method. Depending on the type of tree, the size is determined by either its 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.

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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4. Customer Responsibilities; Indemnities.
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