

Business Verification Inspection (Interior & Exterior)

Customer Info

Transaction Reference Number: 3848

Company Name: Stacey Marshall DC PC
Chiropractor

Contact Name: Michael Rossi

Address: 72 West Main Street,
Centre Island, NY 11771, USA

Job Order Info

Job Order ID: 10102513

Date Assigned: 12/18/2023

Date Completed: 12/20/2023

PROPERTY INFORMATION

Property Type

Office

Occupancy Use

Chiropractic office

of Buildings on Site

1

Exterior Construction Type

Brick

If there is a For Sale sign, what is the Broker's
Name?

Janet

Was contact made with any occupant during
inspection?

Yes

Provide a Name/Explain

Stacy

PROPERTY DESCRIPTION

Is the property vacant?

No

Is there an anchor tenant?

Yes

If yes, who is the anchor tenant?

Chiropractor

List other primary tenants names

na

Is the anchor tenant open or vacant?

Open

What % of the property appears to be occupied?

100

Describe Business Use of Property

Office

Describe Condition of Building

Good

Comments

Building appears to be in good condition

Describe Condition of Adjacent Properties

Good

Comments

Patients were in waiting room and in rooms

Describe Any Major Repairs Needed (Roof, Siding, etc.)

No

Is the property involved in a significant construction project?

No

Are leasing brokerage signs evidenced for property

No

Are solar panels visible from the ground level? (If yes, please provide photos)

No

ENVIRONMENTAL OBSERVATIONS

Public works project impacting access to the property (e.g. road construction)

No

Dry Cleaning or Gasoline Station Business

No

Evidence of chemical spills, leaking equipment, or unusual/noxious odors

No

Fuel storage or fuel dispensing equipment

No

Drums or other chemical containers on site, or
batteries stored on ground

No

Chemical-based parts cleaning or plating
operations

No

Evidence of soil borings or monitoring wells

No

MARKET AREA OBSERVATIONS

Location

Suburban

Describe the Street Traffic

Lightly

Describe the Business Visibility from the Street

Good

Predominant Property Use

Commercial

Neighborhood Vacancy

0-5%

Surrounding Area

Stable

Market Trend

Stable

Overall Real Estate Values

Stable

Major Highways or Interstates

No

Major Landmarks

No

Major Facilities

N/A

Natural Features

N/A

Major Shopping Centers (Malls)

No

Universities or Community Colleges

No

Major Employers

N/A

Market Area Comments

Stable

ADDITIONAL COMMENTS

This Inspection Was Conducted

as Boots-On-The-Ground

Additional Comments

Property appears to be in good condition, pleasant area

Inspector's Signature

Melissa c

Inspector's Name

Melissa Curry

Completion Date

12/20/2023



Completed Time

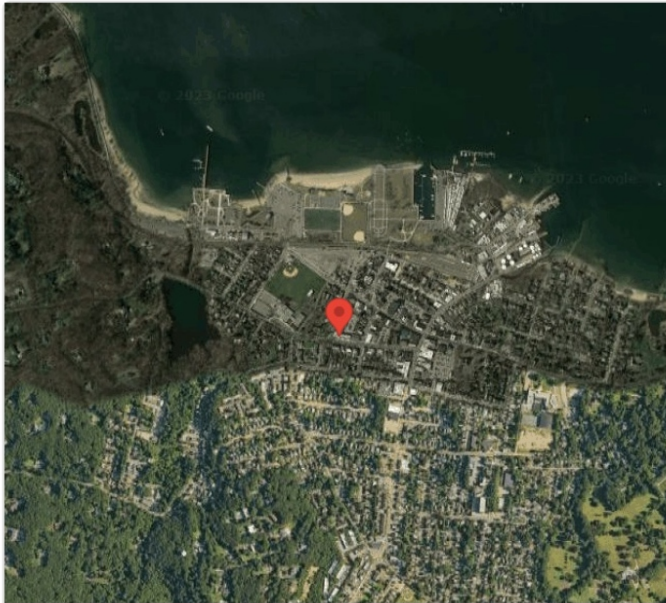
10:45 AM



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:42 AM EST

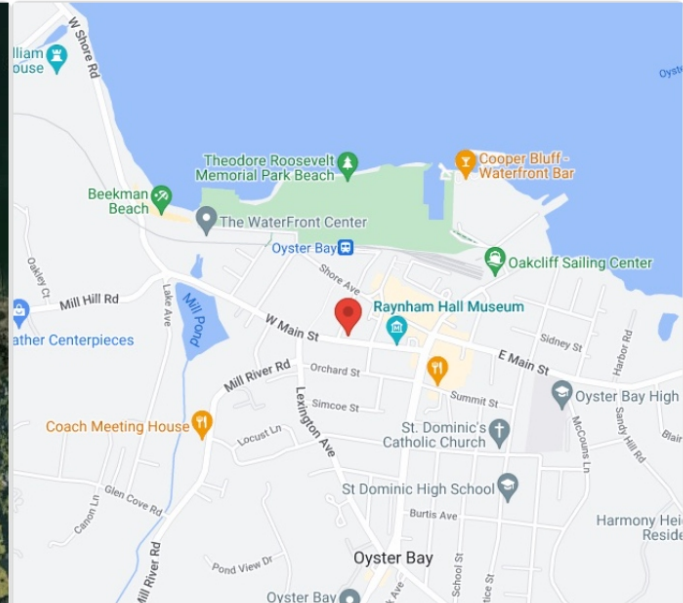
Address: 72 West Main Street Centre Island, NY 11771

**Inspection completed by Independent Appraisal Experts
For any additional information feel free to call (801) 809-2565
or email camcope@independentappraisalexperts.com**



Date: 12/20/2023 10:40 AM EST
Latitude: 40.87254815318865
Longitude: -73.53393006797616

Aerial View



Date: 12/20/2023 10:40 AM EST
Latitude: 40.87254815318865
Longitude: -73.53393006797616

Map View



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:42 AM EST

Address



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:44 AM EST

Business Name / Signage



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:44 AM EST

Left Side Street View



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:43 AM EST

Left Side View



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:45 AM EST



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:45 AM EST



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:46 AM EST



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:46 AM EST



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:46 AM EST



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:45 AM EST

Properties across the streets and/or nearby



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:44 AM EST

Rear View



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:45 AM EST

Right Side Street View



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:43 AM EST

Right Side View



Latitude: 40.87254815318865
Longitude: -73.53393006797616
Date: 12/20/2023 10:43 AM EST

Street Sign