

QUICK FACTS

1 FOUNDATION AND FROST

Frost depth here runs 42 inches. We check footing depth, foundation cracking and whether an addition was built above frost line and has been lifting every spring.

2 ROOF AND ICE DAMMING

Ice dams are annual up north. We read the staining, check soffit-to-ridge ventilation, and look for the heat loss that actually causes them.

3 CRAWLSPACES

We enter every crawlspace we can safely fit into. Vapour barrier, rim joist condition and standing water are the most common serious findings we report.

4 SAME-DAY REPORT

Annotated digital report delivered before midnight, every time.

5 PRIORITIZED REPAIR LIST

Findings sorted urgent, eventual and cosmetic, ready to hand a contractor.

(231) 421-9000
nm-servicegroup.com



**NORTHERN MICHIGAN
SERVICE GROUP**
INSPECT · PROTECT · INFORM

BOOK IN MINUTES

(231) 421-9000

ONLINE

nm-servicegroup.com/schedule

EMAIL

book@nm-servicegroup.com

- INTERNACHI CERTIFIED
- NRPP RADON CERTIFIED
- SAME-DAY DIGITAL REPORTS
- \$1M E&O INSURED

Serving thirteen counties across Northern Michigan, from Cadillac and Grayling north to the Straits. No travel fee anywhere in the service area.



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SERVICE BROCHURE

HOME INSPECTION

A top-to-bottom evaluation of the property. Structure, roof, attic, electrical, plumbing, HVAC, foundation and moisture, with a same-day report for your purchase decision.

STARTING AT

\$425

Priced by square footage. Most homes fall between \$425 and \$625. Homes over 3,500 square feet and pre-1920 builds are quoted individually.

WHAT THIS SERVICE COVERS

- Two to three hours on site, walk-along encouraged
- Structure, foundation, grading and drainage
- Roof, attic ventilation, insulation and ice-dam history
- Electrical panel, wiring and outlet sampling
- Plumbing supply, drains and water heater
- HVAC performance and distribution
- Thermal imaging and moisture meter readings
- Same-day annotated report with a prioritized repair list
- Narrated video of every major finding
- A scheduled call to walk the report with your inspector

EVERY REPORT INCLUDES

- **SAME-DAY REPORT**
Annotated digital report delivered before midnight, every time.
- **PRIORITIZED REPAIR LIST**
Findings sorted urgent, eventual and cosmetic, ready to hand a contractor.
- **NARRATED VIDEO**
Walkthrough footage of every major finding, essential for remote buyers.
- **PHONE REVIEW**
A scheduled call to go through the report with the inspector who wrote it.

A NATIONAL CHECKLIST MISSES WHAT FAILS HERE

Most inspection companies run the same checklist in Phoenix and Petoskey. That checklist does not know that a 1970s A-frame sheds snow onto its own entry roof, or that lakeshore lots on the wrong side of a road have water tables two feet down.

WHY THIS MATTERS HERE

We inspect for the failures this climate produces. Freeze and thaw movement, ice damming, crawlspace moisture, and radon in fractured bedrock are checked as standard, not sold as add-ons.

You also get the context. Knowing a subdivision was built during the 2004 to 2006 rush changes how we read an attic, and it changes what we tell you to watch.

COMMON QUESTIONS

How much does a home inspection cost?

Most homes in Northern Michigan fall between \$425 and \$625, priced by square footage and age. You get a firm quote before booking, never a range that changes on site. Homes over 3,500 square feet and those built before 1920 are quoted individually because they genuinely take longer.

How long does it take, and should I be there?

Two to three hours for a typical single-family home, longer for large lakefront properties or multiple outbuildings. You are welcome to attend the whole thing, and we encourage joining for at least the last 30 minutes. If you are out of state we run a live video walkthrough instead.

When do I get the report?

The same day, before midnight, without exception. It arrives as a digital report with annotated photos, a prioritized repair summary you can hand a contractor, and narrated video of anything significant.

What is not included?

A standard inspection does not include radon testing, sewer scope, well or septic evaluation, or mold sampling. Those are separate services you can add to the same visit, which is both cheaper and faster than booking them separately.

HOW IT WORKS

- 1 SCHEDULE**
Send the address, square footage and closing date. We confirm a time slot and a firm price the same business day.
- 2 BUNDLE**
Add radon, sewer scope, well or septic. Everything happens in one visit and lands in one report, up to 20 percent off.
- 3 INSPECT**
Two to three hours on site with thermal imaging and moisture meters. Join us in person or by live video.
- 4 REVIEW**
Report before midnight, prioritized repair list, narrated video of major findings, and a call to walk through it.

OFTEN BOOKED TOGETHER

RADON TESTING & MITIGATION

SEWER SCOPE INSPECTION

WELL & WATER TESTING

STARTING AT

\$425

Priced by square footage. Most homes fall between \$425 and \$625. Homes over 3,500 square feet and pre-1920 builds are quoted individually.

Get your price and pick your time.

Enter the address and square footage for a firm price, then choose a confirmed appointment from our live calendar at nmservicegroup.com/schedule.