

QUICK FACTS

1 ROOT INTRUSION

Old-growth maples and clay pipe are a bad combination. Roots find the joints, then the joints become a blockage, then the blockage becomes a backup.

2 COLLAPSED CLAY AND ORANGEBURG

Pipe laid before roughly 1985 is often clay or Orangeburg, a tar-paper composite that deforms and collapses with age. Both fail predictably.

3 BELLIES AND OFFSETS

A sag in the line holds water and solids. An offset joint catches everything moving past it. Neither shows up until it fails completely.

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

SEWER SCOPE INSPECTION

A push-camera evaluation of the lateral line from the house to the main or septic tank. Root intrusion, bellies, offsets and collapsed clay pipe are completely invisible in a standard inspection and routinely cost five figures.

BUNDLED

\$225

\$225 bundled with an inspection, \$295 as a standalone visit. Recorded video and distance-marked defect locations included.

WHAT THIS SERVICE COVERS

- Push-camera run from the cleanout to the main or tank
- Recorded video delivered with your report
- Distance-marked defect locations so a contractor can quote it
- Identification of pipe material and likely age
- Root intrusion, bellies, offsets and cracks
- Clear recommendation on urgency

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 \$225 CAMERA AGAINST A \$25,000 DIG

This is the highest-leverage money in the entire transaction. A lateral replacement in an established Traverse City neighbourhood routinely runs \$8,000 to \$25,000, more if the line runs under a mature tree, a driveway or a road.

WHY THIS MATTERS HERE

A standard home inspection cannot see any of it. Drains that run fine during a two-hour inspection tell you nothing about a belly forty feet out.

If the home was built before roughly 1985 and sits on municipal sewer, we recommend this without hesitation. On septic, the scope pairs with a septic inspection.

COMMON QUESTIONS

Do I need this on a newer home?

Less often, but not never. Post-1985 homes generally use PVC, which fails far less. We still find damage from settling, poor installation and construction traffic, so it can be worth it on a home under ten years old.

What if there is no accessible cleanout?

We will tell you before we charge you. If there is no cleanout we can sometimes access through a removed toilet, which we will discuss first. If access is not possible we do not bill for the scope.

Is the video included?

Yes. You get the recorded footage with distance markers, which is what a plumber needs to quote a repair without re-scoping it themselves.

Does this cover the septic tank too?

No. The scope looks at the pipe. Tank, baffles and drain field are covered by a separate septic inspection, which we can do in the same visit.

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

SEPTIC INSPECTION

HOME INSPECTION

WELL & WATER TESTING

BUNDLED

\$225

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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.