

QUICK FACTS

1 BAFFLES AND TEES

The cheapest part of the system and the one that fails quietly. A missing baffle sends solids straight to the drain field, which is the expensive part.

2 DRAIN FIELD SATURATION

Soggy ground, unusually green grass and slow drains point at a field reaching the end of its life. Replacement is the single largest septic cost.

3 SITING ON LAKE PARCELS

Lakefront systems are often sited closer to water than current standards allow, because they predate them. Worth knowing before you own it.

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.



**NORTHERN MICHIGAN
SERVICE GROUP**
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SERVICE BROCHURE

SEPTIC INSPECTION

Tank, baffles, drain field and flow evaluation, plus straight guidance on what your specific county requires at time of sale. Standard on most rural Northern Michigan parcels and required by many lenders.

STARTING AT

\$325

Priced by system type and access. Pumping, if needed for a full inspection, is quoted separately by the pumper.

WHAT THIS SERVICE COVERS

- Tank condition, lid and structural assessment
- Baffle and tee condition
- Sludge and scum level measurement
- Drain field surface and flow evaluation
- Distance-to-water observations on lakefront parcels
- County time-of-sale requirement guidance
- Photo-documented report

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.

COUNTY RULES HERE ARE NOT UNIFORM

Time-of-sale septic requirements vary across Northern Michigan. Some counties require an inspection and evaluation before transfer, some do not, and the specifics change.

WHY THIS MATTERS HERE

We tell you what your county requires before you close, not after. That single piece of information has saved clients weeks of delay at the closing table.

Most properties outside city limits are on private septic, and many were installed decades ago to standards that no longer apply. Age alone is not a failure, but it does change what we look for.

COMMON QUESTIONS

Does the tank need to be pumped for the inspection?

For a thorough evaluation of the tank interior and baffles, usually yes. We will tell you up front whether your system needs it, and you can arrange pumping with a local pumper or we can coordinate timing.

What does my county require at time of sale?

It varies by county across our service area and the rules do change. Tell us the address and we will confirm the current requirement for that specific county before you close.

How long does a septic system last?

A well-maintained tank can last decades. Drain fields are the limiting factor, commonly 20 to 30 years depending on soil, use and whether the system has been abused. Our report tells you where yours appears to be in that life.

Can you inspect it in winter?

Often yes, but frozen or deeply snow-covered ground can prevent locating and opening the tank and reading the drain field. We will be honest about whether conditions allow a meaningful inspection rather than charge you for a partial one.

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

WELL & WATER TESTING

SEWER SCOPE INSPECTION

HOME INSPECTION

STARTING AT

\$325

Priced by system type and access. Pumping, if needed for a full inspection, is quoted separately by the pumper.

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.