

QUICK FACTS

1 IS IT SAFE?

Bacteria and nitrates are the baseline. Arsenic occurs naturally in parts of Michigan groundwater and is worth testing for specifically.

2 IS THERE ENOUGH?

Flow rate and recovery tell you whether the well can actually supply the house. A four-bedroom home on a two-gallon-per-minute well is a problem you want to know about first.

3 WILL IT KEEP WORKING?

Casing condition, cap seal and pressure tank age determine whether you are buying a working system or a repair bill.

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
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SERVICE BROCHURE

WELL & WATER TESTING

Most rural Northern Michigan properties are on a private well, which means nobody is testing your water but you. We evaluate the wellhead, pressure tank and flow rate, and pull samples for certified lab analysis.

STARTING AT

\$275

Includes flow and pressure testing plus a certified lab panel for bacteria and nitrates. Expanded panels for arsenic, lead and hardness available.

WHAT THIS SERVICE COVERS

- Wellhead condition, casing and cap inspection
- Pressure tank and switch performance
- Flow rate and recovery testing
- Certified lab analysis for bacteria and nitrates
- Optional arsenic, lead, hardness and iron panels
- Lender-accepted documentation
- Written results with plain-language interpretation

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.

ARSENIC AND BACTERIA ARE LOCAL REALITIES

Parts of Michigan have naturally occurring arsenic in groundwater. It has no taste, no smell and no colour, and the only way to know your well is to test it.

WHY THIS MATTERS HERE

Bacterial contamination is often intermittent, tied to spring melt or heavy rain, which is exactly when a lot of Northern Michigan wells get their surface-water intrusion.

Seasonal properties add a wrinkle. A well that sits unused for eight months behaves differently from one in daily use, and we test with that in mind.

COMMON QUESTIONS

Is water testing required to buy?

Most lenders require a bacteria and nitrate test on a private well, and many require a satisfactory result before closing. Some counties add requirements at time of sale. We will confirm what applies to your address.

How long do lab results take?

Bacteria and nitrate results typically come back within a few business days. Expanded panels for arsenic and metals take longer. We build that into the schedule so it does not hold up your closing.

What if the water fails?

A failed bacteria test is often fixable with shock chlorination and a retest. Persistent problems may need treatment equipment. We tell you which category you are likely in, and we do not sell treatment systems, so there is no incentive to inflate it.

Do you test municipal water?

We can, though it is rarely necessary since municipal supplies are tested continuously. It is worth it if you suspect an issue with the plumbing inside the house, such as lead.

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

RADON TESTING & MITIGATION

STARTING AT

\$275

Includes flow and pressure testing plus a certified lab panel for bacteria and nitrates. Expanded panels for arsenic, lead and hardness available.

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.