

QUICK FACTS

1 CRAWLSPACE VAPOUR

The single most common source we find. A vapour barrier over damp soil without sealed seams or a wall lap does not stop moisture, it hides it.

2 BATH FANS IN THE ATTIC

Fans that terminate in the attic instead of outside dump warm wet air into the coldest part of the house, every single shower, all winter.

3 ICE-DAM REPAIRS THAT FAILED

Water that got in behind a patched ice dam keeps getting in. Thermal imaging shows the wet path even when the drywall looks dry.

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**
INSPECT · PROTECT · INFORM

SERVICE BROCHURE

MOLD & MOISTURE TESTING

Air and surface sampling with certified lab analysis, thermal imaging and moisture mapping. In this climate mold is almost always a symptom, so we find the moisture source driving it rather than just confirming it exists.

STARTING AT

\$325

Includes two air samples and one surface sample with certified lab analysis, plus thermal imaging. Additional samples priced individually.

WHAT THIS SERVICE COVERS

- Two air samples plus one surface sample
- Certified independent lab analysis
- Thermal imaging and moisture meter mapping
- Root-cause moisture source identification
- Crawlspace and attic assessment
- Written results with plain-language interpretation
- No remediation upsell, because we do not do remediation

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.

COLD CLIMATES HIDE MOISTURE PROBLEMS

Northern Michigan houses spend months sealed against the cold, which means interior moisture has nowhere to go. Combine that with dirt-floor crawlspaces and high water tables near the lakes and you get persistent, hidden dampness.

WHY THIS MATTERS HERE

By the time mold is visible, the moisture has usually been present for a long time. Sampling alone tells you what is growing. It does not tell you why, and without the why any remediation is temporary.

We do not perform remediation. That means when we say you have a moisture source, there is nothing in it for us beyond telling you the truth.

COMMON QUESTIONS

Do I need testing if I can already see mold?

Sometimes not. If mold is clearly visible and the source is obvious, your money is often better spent on fixing the moisture and cleaning up than on confirming what you can see. We will tell you honestly when testing would not change your decision.

What does a lab result actually tell me?

It identifies the mold types present and their concentration relative to outdoor air. That matters for health-sensitive occupants and for documentation, but the actionable part is almost always the moisture source.

Do you do remediation?

No, deliberately. We test and we identify the source. Companies that both test and remediate have an obvious incentive to find a problem, and we would rather not have that conversation with you.

Can you test during a real estate transaction?

Yes, and it is common. We can run it alongside a home inspection in the same visit, which is faster and cheaper than a separate appointment.

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

HOME INSPECTION

RADON TESTING & MITIGATION

VACATION RENTAL & SECOND-HOME

STARTING AT

\$325

Includes two air samples and one surface sample with certified lab analysis, plus thermal imaging. Additional samples priced 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.