

QUICK FACTS

1 REMOVE THE LEVERAGE

The buyer inspection is the single biggest source of renegotiation. Knowing what is in it first turns a surprise into a decision you already made.

2 FIX ON YOUR SCHEDULE

Contractors cost less when you are not booking them against a ten-day contingency clock. Up north in season, that difference is weeks.

3 PRICE IT HONESTLY

Some findings are worth fixing and some are worth disclosing and pricing in. We tell you which is which.

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

PRE-LISTING INSPECTION

Find the problems before your buyer does. Fix them or price them on your own schedule, instead of renegotiating three days before closing with someone else holding the report.

SAME AS A BUYER INSPECTION

\$425

Priced by square footage, identical scope to a buyer inspection. Many sellers share the report with buyers to shorten the contingency period.

WHAT THIS SERVICE COVERS

- Identical scope to a full buyer home inspection
- Same-day annotated report
- Findings sorted urgent, eventual and cosmetic
- Realistic Northern Michigan repair cost ranges
- A report you can share with buyers to build trust
- Optional re-inspection after repairs

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.

IN THIS MARKET, SURPRISES KILL DEALS

Northern Michigan inventory moves fast in season and slowly out of it. Either way, the finding nobody saw coming is what collapses a deal, not the finding everyone knew about.

WHY THIS MATTERS HERE

Sellers who inspect first tend to close closer to asking, because the conversation happens before the offer instead of after it.

We also see a lot of inherited and long-held family properties here. If the house has been in the family thirty years, there is usually something in the crawlspace nobody has looked at since the eighties.

COMMON QUESTIONS

Do I have to disclose what the inspection finds?

Michigan requires sellers to disclose known material defects on the seller disclosure statement. Once you have an inspection, findings in it are known to you. Most sellers treat that as an advantage, because disclosed and priced beats discovered and renegotiated. Talk to your agent or attorney about your specific situation.

Can I share the report with buyers?

Yes, and many sellers do. It signals confidence and can shorten the contingency period. Buyers may still want their own inspection, which is normal.

Should I fix everything first?

No. Fix the items that are cheap, safety-related or likely to alarm a buyer. Price in the rest. We sort findings so that decision is straightforward.

Will you re-inspect after repairs?

Yes. A re-inspection of completed repairs is available and is much cheaper than a second full inspection.

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

SEWER SCOPE INSPECTION

SAME AS A BUYER INSPECTION

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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.