

QUICK FACTS

1 PRE-DRYWALL

The only time anyone will ever see the framing, wiring, plumbing and flashing. Once drywall goes up, mistakes become expensive archaeology.

2 FINAL WALKTHROUGH

Before you close and before your leverage disappears. Fit and finish, systems operation, and anything the punch list missed.

3 11-MONTH WARRANTY

Most builder warranties run twelve months. An inspection at month eleven finds the settling, cracking and system faults that only appear after a full year of use.

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

NEW CONSTRUCTION INSPECTION

New does not mean defect-free. Pre-drywall, final walkthrough and 11-month warranty inspections that catch builder mistakes while they are still the builder responsibility rather than yours.

PER PHASE

\$395

Priced per phase. Most clients book two or three phases. Bundled pricing available when you book pre-drywall and final together.

WHAT THIS SERVICE COVERS

- Pre-drywall framing, rough-in and flashing review
- Final construction inspection before closing
- 11-month warranty inspection before coverage expires
- Photo-documented report you can hand the builder
- Findings written so a builder can action them
- Re-inspection of corrected items available

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.

CODE INSPECTIONS ARE NOT QUALITY INSPECTIONS

Municipal code inspections confirm minimum compliance. They are not a quality review, they are not thorough, and critically they do not represent your interests. A passing code inspection and a well-built house are different claims.

WHY THIS MATTERS HERE

Northern Michigan adds its own pressure. Builds get compressed into a short season, subcontractors are stretched, and work that would be caught in a slower market gets buried behind drywall.

A full Michigan winter is also the real test. Things that pass in September show themselves in February, which is exactly what the 11-month inspection is for.

COMMON QUESTIONS

My builder says an inspection is not necessary. Is it?

Builders often say that, and some genuinely build well. An independent inspection costs a fraction of a percent of the purchase price and represents only you. We routinely find items on new builds, including from good builders, because volume construction is difficult.

Will the builder let you in?

Almost always yes, and most builders are cooperative about scheduling pre-drywall. If a builder refuses an independent inspection entirely, that is itself information worth having.

What is the 11-month inspection for?

Most builder warranties expire at twelve months. An inspection at month eleven gives you a documented list to submit while the warranty still applies. It is the single highest-value phase for most owners.

Can you do just one phase?

Yes. If you can only do one, do pre-drywall, because it is the only chance to see what gets covered up. If you already closed, do the 11-month.

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

PER PHASE

\$395

Priced per phase. Most clients book two or three phases. Bundled pricing available when you book pre-drywall and final together.

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.