

QUICK FACTS

- 1 FROZEN AND DRAINED PLUMBING**
Systems drained every October and recharged every May develop leaks that only appear under pressure. We pressure up and check every accessible run.
- 2 DRY TRAPS AND RODENTS**
A house nobody has walked through since Labor Day hides problems well. Dry traps, rodent intrusion and stalled HVAC are the standard findings.
- 3 TURNOVER CONDITION**
For short-term rentals, a dated photo record of condition between guests is the difference between a claim you can prove and one you cannot.
- 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

VACATION RENTAL & SECOND-HOME INSPECTION

For owners who are four hours away and operators who need to know what the last guest left behind. Seasonal open-up, fall winterization, and between-guest condition checks with photo documentation.

PER VISIT

\$245

Annual contracts discounted 15 percent. Recurring seasonal scheduling available so you never have to remember to book it.

WHAT THIS SERVICE COVERS

- Spring open-up or fall winterization check
- Freeze-risk review of every accessible plumbing run
- Between-guest and turnover condition reporting
- Photo documentation you can hand your management company
- Exterior, roof and drainage walk
- Heat, water heater and HVAC operation check
- Rodent and pest intrusion evidence
- Recurring annual or semi-annual scheduling

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.

YOU CANNOT DRIVE OVER TO CHECK

Most Northern Michigan second homes are owned from downstate, Chicago, or further. The whole point of the place is that it is not where you live, which means nobody notices a slow supply leak in March.

WHY THIS MATTERS HERE

A single burst line in an unoccupied house can run into five figures before anyone opens the door. A scheduled check is the cheapest insurance available on a property you are not standing in.

We also work directly with property managers. If you use one, we send the report to both of you so nothing depends on a forwarded email.

COMMON QUESTIONS

How often should I have it checked?

At minimum twice a year, at open-up and close-down. Owners who rent short-term usually add a mid-season check, and anyone whose property sits empty through a hard freeze benefits from one during winter.

Can you verify a winterization someone else did?

Yes, and we are asked to fairly often. We check that lines were actually drained, traps treated, heat set correctly and shutoffs closed, then document what we found.

Do you coordinate with my property manager?

Yes. We can schedule around bookings, hold a key or lockbox code, and deliver the report to you and your manager at the same time.

Is this the same as a buyer inspection?

No. If you are purchasing the property you want a full home inspection first. This service is ongoing care for a property you already own.

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

WELL & WATER TESTING

SEPTIC INSPECTION

PER VISIT

\$245

Annual contracts discounted 15 percent. Recurring seasonal scheduling available so you never have to remember to book it.

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.