

QUICK FACTS

1 ROOF AND ENVELOPE

The two largest capital items in almost every commercial building. We report remaining service life observations, not just present condition.

2 MEP SYSTEMS

Mechanical, electrical and plumbing, including whether capacity matches the current or intended use of the space.

3 CAPITAL RESERVES

Observations you can turn into a budget. What is likely to need money in one year, five years, and ten.

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
nmservicegroup.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

COMMERCIAL INSPECTION

Property condition assessments for retail, office, multi-family and mixed-use buildings across Northern Michigan, scoped to the deal and delivered in a format your lender will accept.

QUOTED BY SCOPE

\$0.18 /sq ft

Priced by square footage and scope. Send the address, building size and your closing date and we will return a firm number the same business day.

WHAT THIS SERVICE COVERS

- Property condition assessment format
- Roof covering, flashing and drainage
- Building envelope, cladding and glazing
- Mechanical, electrical and plumbing systems
- Site, paving, grading and accessibility observations
- Capital reserve observations for budgeting
- Photo-documented report with prioritized findings
- Lender-ready formatting

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.

SEASONAL BUILDINGS BEHAVE DIFFERENTLY

A lot of Northern Michigan commercial stock runs seasonally, or runs hot in July and empty in February. That pattern shows up in the building.

WHY THIS MATTERS HERE

We look for freeze damage in unheated sections, roof loads on flat and low-slope assemblies, and mechanical systems that have been cycled off for months at a time.

For multi-family and mixed-use we also flag the code and life-safety observations that tend to surface during a change of ownership.

COMMON QUESTIONS

Is this the same as a residential inspection?

No. A commercial property condition assessment is scoped differently, reported differently, and priced by square footage rather than a flat fee. It focuses on building systems, remaining service life and capital planning rather than a homeowner punch list.

Will my lender accept the report?

Our reports are written in property condition assessment format, which is what commercial lenders typically ask for. Tell us who the lender is and any specific format they require and we will confirm before we start.

Do you inspect multi-family?

Yes. Duplexes through small apartment buildings, plus mixed-use. Pricing depends on unit count and how many units we can access.

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

SEWER SCOPE INSPECTION

RADON TESTING & MITIGATION

MOLD & MOISTURE TESTING

QUOTED BY SCOPE

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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.