



REALTOR REFERENCE

FIELD TOOLS & LOCAL RESOURCES

Apps worth space on your phone, plus the Michigan lookups that answer what buyers actually ask up here — **who permitted the septic, how deep is the well, who plows the road, and is the power out again.**

01 ON YOUR PHONE

MEASURING & DOCUMENTING

- **Magicplan / Canvas** — LiDAR floor plans from a walkthrough.
- **Measure (built into iPhone)** — dimensions when the tape is in the car.
- **Adobe Scan** — turn disclosures and receipts into clean PDFs on site.
- **Your phone's markup tool** — annotate photos before sending to a contractor.

WEATHER, ROADS & POWER

- **Mi Drive (MDOT)** — road conditions and cameras. Essential November through April.
- **RadarScope or the NWS site** — lake-effect bands are extremely local.
- **Consumers Energy and DTE outage maps** — check before a storm showing.
- **Cell coverage maps** — a real buying factor on rural parcels.

02 MICHIGAN PROPERTY LOOKUPS

WHAT YOU NEED	WHERE TO LOOK	WHY IT MATTERS HERE
Assessing, tax, and sales history	BS&A Online, used by most Michigan municipalities	Owner of record, taxable value, and past permits
Parcel maps and boundaries	County GIS or equalization department viewer	Confirms acreage, easements, and road frontage
Water well records	Michigan EGLE well records, or county health department	Well depth, casing, and date — sellers rarely have it
Septic permits and as-built drawings	County health department (see the table on page 2)	System size, age, and tank and field location
Flood zone	FEMA Flood Map Service Center	Affects financing and insurance
Radon zone data	EPA radon zone map; Michigan EGLE radon program	Context only — zones never substitute for testing the house
Inland lake and shoreline permits	Michigan EGLE, plus the local zoning office	Docks and seawalls are regulated; unpermitted work becomes the buyer's

THE THREE QUESTIONS THAT DECIDE RURAL DEALS

Water: where is the well, how deep, and when was it last tested? **Waste:** where is the tank and field, when was it pumped, and is there a permit on file? **Access:** is the road public or private, and who plows it? Get all three answered early — they surface late otherwise, and they surface expensive.

03 WHO HANDLES WELL & SEPTIC IN YOUR COUNTY

In Michigan, county health departments — not the state and not the township — issue well and septic permits and hold the records. This is where you request an as-built or a well log.

HEALTH DEPARTMENT	COUNTIES SERVED	HEALTH DEPARTMENT	COUNTIES SERVED
Grand Traverse County Health Department	Grand Traverse	District Health Department #10	Wexford, Missaukee, Kalkaska, Crawford, Manistee, Mason, and others
Benzie-Leelanau District Health Department	Benzie, Leelanau	District Health Department #4	Cheboygan, Presque Isle, Alpena, Montmorency
Health Department of Northwest Michigan	Antrim, Charlevoix, Emmet, Otsego		

Jurisdictions and contact details change — confirm the current office before sending a client. Records requests often take several business days, so start them the week you go under contract.

04 BUILD THESE INTO YOUR TIMELINE

ITEM	TYPICAL TURNAROUND	PLAN ACCORDINGLY
Home inspection report	24–48 hours	Schedule early in the contingency window
Radon test	48–72 hours minimum	Closed-house conditions required for the full test period
Well water lab results	Several business days	Bacteria testing can't be rushed; order it first
Mold lab results	2–5 business days	Add time if a follow-up sample is needed
Septic inspection	Scheduling is the constraint	Frozen or snow-covered ground can delay access for weeks
Health department records	Several business days	Request as soon as you're under contract
Specialist re-inspection	1–2 weeks in season	Roofers and excavators book out through the summer

WINTER CHANGES EVERY ONE OF THESE NUMBERS

Between roughly December and March, septic access can be impossible without thawing, a winterized home can't have plumbing or fixtures tested, roofs can't be walked, and contractors for follow-up quotes are scarce. If your closing runs through winter, add a week to the inspection contingency and order everything the day you go under contract.

ONE CALL COVERS THE WHOLE LIST. LET'S GET IT SCHEDULED.

Radon, mold, well water, septic, sewer scope, and full inspections across Northern Michigan.

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