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## The Inspection Process

A **Home inspection** is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components and systems of a particular home.

Inspections usually take between three and four hours. They are not exhaustive but they are quite detailed. Upon receipt of the inspection report you will have a 25 to 50-page digital analysis that will guide you through the inspection findings of the house systems, structure, and general observed condition of its various components.

The following is a sequence of events that you can expect from Topflight Inspection Services:

1. **Agreement & Data:** Upon the initial request for inspection by the client, typically via a phone call or an email, a copy of our Inspection Agreement will be emailed to that client. Once it is signed electronically and an inspection date is agreed upon, we go to work gathering data about the property.
2. **Information Gathering:** If there is a Real Estate agent involved, we will coordinate all the pertinent pre-inspection details like, property access, working utility verification, confirmation from the owner(s), current property details, etc.
3. **The Day of Inspection:** On the day of inspection, the following will occur:
  - a. Payment of the agreed inspection fee will be due, either by cash or check.
  - b. The inspection will be performed.
  - c. Many detailed photos and videos, if necessary, will be taken and integrated into the report—this will include some photos highlighted by circles, arrows, and comments to further illustrate the particular finding.
  - d. 45 minutes prior to the end of the inspection the inspector will call the client and arrange a “walk-through” to detail any and all aspects that need to be pointed out concerning the property.
  - e. Once the inspection is completed we will go right to work on finalizing the report.
4. **The Report:** Most reports are emailed to the client within 24 hours of the inspection. Once the client receives the report we will follow-up, either by phone or by email, to answer any additional questions and/or concerns.

5. **Communication:** In and through all of the inspection process, from the initial contact and beyond the receipt of the inspection report, our Topflight team will do as much as we can to help the whole process go as smoothly and as efficiently as possible. We accomplish this through prompt communication with each client, Realtor, home owner, and inspector.
6. **You Matter to Us:** Once all is done and completed, each party involved, from the client on down, will receive a "Thank You!" from us. Why? Because people are our business. We may be inspecting homes but it's the people who will live in those homes that matter the most to us.
7. **Integrity:** Lastly, the most important part of the inspection process is the integrity with which we operate at. We treat each client like they were part of our family, with the upmost of respect and honesty. The condition of the home is the condition of the home, on that day of the inspection, and we do our level best to observe all that we can so that our clients can have a good snapshot of the condition of the property and its systems.

At any time, if you have any questions, or comments, please feel free to contact us.

We also love receiving recommendation comments (just a couple of sentences would be fine) so that others may be encouraged to use our inspection services. You may email the recommendation to our email address above.

Thank you, we appreciate you, and we hope you are well-served by all that we do!



Michael Jehlik, Owner  
Topflight Inspection Services, LLC