



Choosing the right home inspector can be difficult. Unlike most professionals, you probably will not meet me until after you hire me. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods and pricing. A thorough inspection depends on the individual inspector's own effort.

As a resident of Kingston for more than 14 years, I am familiar with the community and am committed to providing professional and outstanding service to my neighbors. In addition to my training and education, I stay abreast of the latest trends and best practices by taking Continuing Education courses every year and attending industry seminars. I rely on the satisfaction of my clients to help me acquire new business. If you honor me by permitting me to inspect your home, I guarantee that I will give you my very best effort.

This, I promise you.

### Training & Certifications

- Certified Professional Inspector® (CPI) by InterNACHI, the International Association of Certified Home Inspectors
- Bachelor of Science, Southern Vermont College (1987)
- 15 years' experience in certified investment management



The  
Financial  
Toolbox  
InterNACHI-Certified

John Marston, CPI

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## Services

### Pre-Sale Inspection

Are you selling your home? Let me inspect it before you even list it. A Move-In Certified™ Seller Inspection alerts you to any defects or problems with your home for sale so that you can address them before prospective buyers discover them. Take the time you need to obtain reasonable repair estimates. Show prospective buyers that you are dealing in good faith. Avoid 11th-hour negotiations and delays, and justify your full asking price by having your home pre-inspected with a Move-In Certified™ Seller Inspection.

### Pre-Purchase Inspection

Buying a home is probably the largest investment you will ever make, so it's important to understand the condition of your investment. A home inspection is a non-invasive examination of the home's structure, systems and components. While a home inspection is not a prediction of future conditions and cannot reveal every concern that exists (or ever could exist), it will significantly reduce your anxiety by arming you with the knowledge you need to make an informed home-buying decision.

### Investment Property Assessments

Are you shopping for investment property? I have more than 25 years' experience buying and selling investment properties, including certified investment management. I can help you demystify some of the issues involved, such as property evaluation, repair and renovation cost estimates, property design, tenant selection, capital gains, and your potential return on investment. Your property inspection fee is tax-deductible, so let's work together to find out the best way for you to move forward as a real estate investor.

**Thermal imaging is included  
with every inspection!**



As a home inspector trained and certified by the International Association of Certified Home Inspectors (InterNACHI), I adhere to their comprehensive Residential Standards of Practice. This means that I will inspect all of the following (when accessible):

- roof, vents, flashing and trim;
- eaves, soffits and fascia;
- gutters and downspouts;
- roof penetrations;
- decks, stoops, porches, rails and walkways;
- grading and drainage;
- foundation, basement and crawlspace;
- heating system;
- cooling system;
- water shut-off valves;
- water heating system;
- plumbing fixtures and faucets;
- drainage sump pump (with accessible float);
- electrical service line and meter box;
- main disconnect and service amperage;
- electrical panel, breakers and fuses;
- grounding and bonding;
- GFCIs and AFCIs;
- fireplace damper door and hearth;
- insulation and ventilation;
- garage doors, safety sensors and openers;
- and much more!

## Testimonials

*"When I watched you doing the inspection, I will say that I was truly impressed. My wife and I do not normally use a home inspector as we believe they are all the same and is something we could do ourselves. Your detailed inspection of our new home and the info you provided was impeccable and I will recommend you to others."*

—Ken & Barb Osborne

*"We recently purchased our first house and had the pleasure of hiring John Marston of the Financial Toolbox for our home inspection. John examined the house from top to bottom in detail and provided a comprehensive home inspection report. We were very pleased with the report, which included, along with a wealth of information, pictures of the house and all of the things which needed attention following the purchase. Our inspection left us with the feeling that we knew enough about the home to make an informed decision and know that we were making a solid investment. We felt that we got a first rate service from the Financial Toolbox and would not hesitate to recommend the service to friends and relatives."*

—Jennifer Foote & Joseph Baldock

