BEFORE THE ARIZONA STATE
BOARD OF TECHNICAL REGISTRATION

In the Matter of: Case No.: HI16-014
John Allen
Certified Home Inspector
Registration No. 59631
Respondent

CONSENT AGREEMENT
ORDER OF DISCIPLINE

In the interest of a prompt and judicious resolution of the above-captioned matter before the Arizona State Board of Technical Registration ("Board") and consistent with the public interest, statutory requirements, and the responsibilities of the Board, and pursuant to A.R.S. § 32-101 et seq., and A.A.C. R4-30-120(G), the undersigned party, John Allen ("Respondent"), holder of Registration No. 59631, and the Board enter into the following Recitals, Findings of Fact, Conclusions of Law and Order ("Consent Agreement") as a final disposition of this matter.

RECITALS
1. Respondent has read and understands this Consent Agreement and has had the opportunity to discuss this Consent Agreement with an attorney, or has waived the opportunity to discuss this Consent Agreement with an attorney.

2. Respondent understands that he has a right to a public administrative hearing concerning this case. He further acknowledges that at such formal hearing he could present evidence and cross-examine witnesses. By entering into this Consent Agreement, Respondent knowingly, voluntarily, and irrevocably waives his right to such an administrative hearing, as well as rights of rehearing, review, reconsideration, appeal, judicial review or any other administrative and/or judicial action concerning the matters set forth herein.

3. Respondent affirmatively agrees that this Consent Agreement shall be irrevocable.
4. Respondent understands that this Consent Agreement or any part of the agreement may be considered in any future disciplinary action by the Board against him.

5. The Consent Agreement, any record prepared in this matter, all investigative materials prepared or received by the Board and all related exhibits and materials, are public records (as defined in A.R.S. § 41-158.18) upon acceptance by the Board of this Consent Agreement and may be retained in the Board’s files pertaining to this matter.

6. Respondent understands this Consent Agreement deals with Board case number HI16-014 involving allegations that Respondent engaged in conduct that would subject him to discipline under the Board’s statutes and rules. The investigation into these allegations against Respondent shall be concluded upon the Board’s adoption of this Consent Agreement.

7. Respondent understands that this Consent Agreement does not constitute a dismissal or resolution of any other matters currently pending before the Board, if any, and does not constitute any waiver, express or implied, of the Board’s statutory authority or jurisdiction regarding any other pending or future investigation, action or proceeding.

8. Respondent also understands that acceptance of this Consent Agreement does not preclude any other agency, subdivision, or officer of this State from instituting any other civil or criminal proceedings with respect to the conduct that is the subject of this Consent Agreement.

9. Respondent acknowledges and agrees that, upon signing this Consent Agreement and returning this document to the Board’s Executive Director, he may not revoke his acceptance of the Consent Agreement or make any modifications to the document regardless of whether the Consent Agreement has been signed on behalf of the Board. Any modification to this original document is ineffective and void unless mutually agreed by the parties in writing.

10. This Consent Agreement is subject to the approval of the Board and is effective only when accepted by the Board and signed on behalf of the Board. If the Board does not accept this Consent Agreement, the Board retains its authority to hold a
formal administrative hearing pursuant to A.R.S. § 32-128(E). In the event that the Board does not approve this Consent Agreement, it is withdrawn and shall be of no evidentiary value and shall not be relied upon nor introduced in any action by any party, except that the parties agree that should the Board reject this Consent Agreement and this case proceeds to hearing, Respondent shall assert no claim that the Board was prejudiced by its review and discussion of this document or any records relating thereto.

11. If a court of competent jurisdiction rules that any part of this Consent Agreement is void or otherwise unenforceable, the remainder of the Consent Agreement shall remain in full force and effect.

12. Respondent understands that any violation of this Consent Agreement may result in disciplinary action, including suspension or revocation of the registration under A.R.S. § 32-150.

13. Respondent agrees that the Board will adopt the following Findings of Fact, Conclusions of Law and Order.

**FINDINGS OF FACT**

1. The Board is the duly constituted authority for the regulation and control of the practice of Home Inspector in the State of Arizona.

2. Respondent is the holder of Certified Home Inspector Registration No. 59631.

3. On or about May 28, 2015 Respondent conducted a Home Inspection at 15 E. Kinderman Dr., Avondale, AZ.

4. On or about October 10, 2015, the Board received a complaint alleging that Respondent failed to conduct a home inspection in accordance with the Standards of Professional Practice by not accurately observing and reporting on evidence of leaking on the basement walls.

5. On March 24, 2016, the Board’s Enforcement Advisory Committee (“EAC”) convened to review the complaint against Respondent. After interviewing both the Alleger and Respondent, the committee found that Respondent failed to conduct a home
inspection in accordance with the Standards of Professional Practice for Arizona Home Inspectors ("Standards") by:

a. Failing to accurately observe and report on evidence of leaking at the basement walls as required by 4.2.E of the Standards. Long term leaking existed at the basement area sourced from both the plumbing system and from the exterior walls in the area of the windows. Multiple forms of evidence were provided by the Alleger to substantiate the allegation.

b. Failing to accurately observe and report on missing insulation at the supply duct plenum in the attic as required by 9.1.6 & 10.1.B1 (shared duct system) of the Standards. An attic photo in the inspection report clearly shows the missing plenum insulation.

6. According to the Standards of Professional Practice for Arizona Home Inspectors, the home inspector is to generally observe systems and components of the home and report their condition, whether good (i.e.; non-adverse) or bad, and also describe the systems and components by their type. The following reporting deficiencies found, include those which were as a result of not reporting certain non-adverse conditions:

a. Failed to provide proof of a signed inspection contract obtained prior to report delivery.

b. Failed to accurately report the foundation type. Report notes the type as brick when its construction type is masonry (CMU).

c. Failed to report the type of the structure columns.

d. Failed to report the method used to inspect the under-floor crawl space.

e. Failed to accurately report the type of plumbing waste and vent system.

f. Failed to accurately report on the significance and locations of plumbing supply side leaks.

g. Failed to properly report on the plumbing waste system functional drainage.
h. Failed to report the condition of the electrical incoming service conductor.

i. Failed to report the condition of the heating system vents.

j. Failed to report the type of the attic insulation. The severity level is elevated slightly because the committee noted that older homes have the possibility of having hazardous types of insulation present.

k. Failed to report the type and condition of the vapor retarder.

l. Failed to report the condition of the gas supply lines and supports.

m. Failed to report the voltage of the electrical system.

CONCLUSIONS OF LAW

1. The Board has jurisdiction in this matter pursuant to A.R.S. § 32-101, et seq.

2. The conduct alleged in the findings of fact constitutes grounds for discipline pursuant to A.R.S. § 32-128(C) (4) (violation of Board rules) as it relates to A.A.C. R4-30-301.01(A), in that Respondent failed to conduct a home inspection in accordance with the Standards of Professional Practice for Arizona Home Inspectors.

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, the Board issues the following Order:

1. LETTER OF REPRIMAND. Respondent is hereby issued a Letter of Reprimand.

2. STAYED SUSPENSION AND PROBATION. Respondent’s certification as a Home Inspector No. 59631, shall be suspended for sixty (60) days; however, the suspension is stayed for as long as Respondent remains in compliance with this Order. During the stay of suspension, Respondent’s certification as a Home Inspector is placed on probation for sixty (60) days. If Respondent is non-compliant with any terms of this Order during the sixty (60) days stayed suspension and probation period, the stay of the suspension shall be lifted and Respondent’s certification as a Home Inspector shall be automatically suspended without a formal hearing, and remain suspended until
Respondent is compliant with all terms of this Order. If Respondent completes all terms of this Order prior to the sixty (60) days stayed suspension and probation period, Respondent may seek an early termination of this Order by requesting a formal review by the Board. The Board may also consider Respondent’s non-compliance with this Order as a separate violation of A.R.S. § 32-150.

3. RESTITUTION. Within thirty (30) days from the effective date of this Consent Agreement, Respondent shall pay restitution to the client, David L. Gregor, in the amount of Three Hundred Fifty ($350.00) for the cost of the home inspection in case HI16-014. Respondent shall provide proof of payment to the client, such as a copy of the check, to the Board of Technical Registration showing payment was made to the client.

4. REMEDIAL TRAINING. Within sixty (60) days from the effective date of this Consent Agreement, Respondent shall provide proof to the Board that he has successfully completed remedial training in Home Inspection Report Writing.

5. ADMINISTRATIVE PENALTY. Within sixty (60) days from the effective date of this Consent Agreement, Respondent shall pay an administrative penalty of Five Hundred Dollars ($500.00) by certified check or money order made payable to the State of Arizona Board of Technical Registration.

6. COST OF INVESTIGATION. Within sixty (60) days from the effective date of this Consent Agreement, Respondent shall pay the cost of investigation of this case to the Board in the amount of Seven Hundred Two Dollars ($702.00) by certified check or money order made payable to the State of Arizona Board of Technical Registration, according to the provisions of A.R.S. § 32-128(H).

7. EFFECTIVE DATE. The effective date of this Consent Agreement is the date the Respondent and Board sign the Consent Agreement. If the dates are different, the effective date is the later of the two dates.

8. COSTS OF COMPLIANCE. Respondent shall pay all costs associated with complying with this Consent Agreement.

9. NONCOMPLIANCE. If Respondent violates this Order in any way or fails
to fulfill the requirements of this Order, the Board, after giving notice and the opportunity to be heard, may revoke, suspend or take other disciplinary actions against the registration. The issue at such a hearing will be limited solely to whether this Order has been violated.

ACCEPTED and ORDERED this 27th day of May, 2016.

E. Leroy Brady
E. Leroy Brady, Chairman
Arizona State Board of Technical Registration

Consent Agreement and Order, No. HI16-014 accepted this 14th day of

John Allen, Respondent

ORIGINAL filed this 24th day of

MAY, 2016, with:

Arizona State Board of Technical Registration
1110 W. Washington, Suite 240
Phoenix, AZ 85007

COPY of the foregoing mailed via Certified Mail
No. 7585390000036677689 and
First Class mail this 27th day of MAY, 2016, to:

John Allen
2113 W Spur Dr.
Phoenix, AZ 85085

By: [Signature]