

1 **BEFORE THE ARIZONA STATE BOARD**
2 **OF TECHNICAL REGISTRATION**

3 **In the Matter of:**)

4)
5 **Thomas Sullivan**)
6 **Certified Home Inspector No. 38636**)

Cases No. HI19-011

7 **And**)

8)
9 **Inspec 10, L.L.C,**)

10 **Respondents,**)
11 _____)

**FINDINGS OF FACT
CONCLUSIONS OF LAW
AND FINAL BOARD ORDER**

12
13 On September 22, 2020 this matter came before the Arizona Board of Technical
14 Registration ("Board") for consideration of the State's Motion to Deem Allegations Admitted
15 regarding the Complaint and Notice of Hearing and the imposition of disciplinary action pursuant
16 to A.R.S §32-128(F). Respondents were present and were not represented by legal counsel. The
17 State was represented by Assistant Attorney General Deanie Reh. The Board received independent
18 legal advice from Assistant Attorney General Mona Baskin. The Board, after due consideration
19 of the issues before it, granted the State's Motion to Deem the Allegations Admitted and adopted
20 the Findings of Fact, Conclusions of Law, and Order:

21 **FINDINGS OF FACT**

22 1. The Board is the duly constituted authority for the regulation and control of the
23 practice of home inspections in the State of Arizona.

24 2. Respondent is the controlling person for Respondent Firm.

25 3. At the time of these allegations, Respondent Firm was not registered with the
26 Board, as Respondent Firm's registration, number 12474, expired on July 31, 2017.

27 4. On August 23, 2018, the Board received a complaint against Respondent alleging
28 that he advertised home inspection services on a website, and conducted a home inspection at

1 8049 S. Spur Trail Ct., Gold Canyon, AZ 85118, on or about March 19, 2018, when his firm's
2 registration was expired.

3 5. On August 23, 2018, Board staff sent Respondents notice of this complaint and
4 requested their formal response by July 31, 2018.

5 6. On September 24, 2018, Respondent provided a written statement to the Board
6 about the complaint in which he wrote that the reason his firm registration expired was because
7 he did not receive the renewal form.

8 7. Respondent renewed his firm registration on August 31, 2018. It is active until
9 August 30, 2020.

10 CONCLUSIONS OF LAW

11 8. The conduct alleged in the Factual Allegations constitutes grounds for discipline
12 pursuant to A.R.S. §§ 32-128(C)(4), specifically, A.A.C. R4-30-301(4) and (20), in that
13 Respondent, Thomas Sullivan, advertised for and conducted a home inspection in Arizona under
14 an unlicensed firm, in violation of A.R.S. §§ 32-127(D) and 32-141(A).

15 9. The conduct alleged in the Factual Allegations constitutes grounds for discipline
16 pursuant to A.R.S §§ 32-141, in that Respondent Firm conducted home inspection activities in
17 Arizona without Board registration.

18 ORDER

19 Based on the foregoing Findings of Fact and Conclusions of Law, the Board issues the
20 following Order with the understanding that Respondent, Thomas Sullivan, and Respondent
21 Firm, Inspec10 Home Inspections LLC, are jointly and severally liable for the following:

22 1. **LETTER OF REPRIMAND.** Respondents are hereby issued a Letter of
23 Reprimand.

24 2. **COST OF INVESTIGATION.** Within thirty (30) days of the effective date of
25 this Order, Respondents shall pay to the Board the cost of investigation in the amount of one-
26 hundred and four dollars (\$104.00) by certified check or money order made payable to the State
27 of Arizona Board of Technical Registration or by credit card.

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Right to Petition for Rehearing or Review

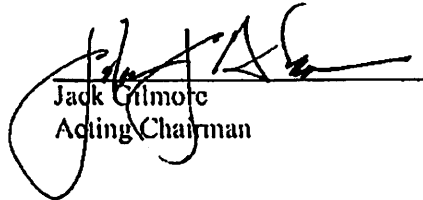
Respondents are hereby notified that they have the right to file a motion for rehearing or review. Pursuant to A.R.S. § 41-1092.09(B) and A.A.C. R4-30-126(A) the motion for rehearing or review must be filed with the Board's Executive Director within 30 days after service of this Order. Service of this Order is defined as five calendar days after mailing.

The motion for rehearing or review must set forth legally sufficient reasons for granting a rehearing or review. A.A.C. R4-30-126(C). If a petition for rehearing or review is not filed, the Board's Order becomes effective 35 days after it is mailed to Respondents. Respondents are further advised that the filing of a motion for rehearing or review is required to preserve any rights of appeal to Superior Court.

DATED this 25 day of September 2020.



Arizona Board of Technical Registration


Jack Gilmore
Acting Chairman

ORIGINAL filed this 28 day
of September 2020, to:

Board of Technical Registration
1110 West Washington, Suite 240
Phoenix, Arizona 85007

1 **COPY** mailed via Certified Mail

No. 9214 89 61 94344606 0736 68

2 and First Class mail this 28 day of September, 2020, to:

3 Thomas Sullivan

4 Inspec 10 Home Inspections

5 6832 E. Mark Lane

6 Scottsdale, AZ 85266

7 Inspect10@msn.com

8 *Respondent*

9 **COPY** of the foregoing emailed this 28 day of September, 2020 to:

10 Deanie Reh

11 Assistant Attorney General

12 Deanie.reh@azag.gov

13 Mona Baskin

14 Assistant Attorney General

15 Mona.baskin@azag.gov

16 By: Kurt Winter