

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

<p>In the Matter of:</p> <p>Hector Suppici, C.H.I. No. 65564 Certified Home Inspector</p> <p>Hector Suppici DBA: Regal Choice Firm Registration No. 23078</p> <p style="text-align: center;">Respondents</p>	<p style="text-align: center;">Case No. HI21-007</p> <p style="text-align: center;">CONSENT AGREEMENT and ORDER OF DISCIPLINE</p>
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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, Hector Suppici, (“Respondent”), holder of Certification No. 65564, and Hector Suppici dba Regal Choice (“Respondent Firm”), holder of Firm Registration No. 23078, 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

1 administrative and/or judicial action concerning the matters set forth herein.

2 3. Respondent affirmatively agrees that this Consent Agreement shall be irrevocable.

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

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

9 6. Respondent understands this Consent Agreement deals with Board case number
10 HI21-007, involving allegations that Respondent engaged in conduct that would subject him to
11 discipline under the Board's statutes and rules. The investigation into these allegations against
12 Respondent shall be concluded upon the Board's adoption of this Consent Agreement.

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

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

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

25 10. This Consent Agreement is subject to the approval of the Board and is effective
26 only when accepted by the Board and signed on behalf of the Board. If the Board does not accept
27 this Consent Agreement, the Board retains its authority to hold a formal administrative hearing
28 pursuant to A.R.S. § 32-128(E). In the event that the Board does not approve this Consent

1 Agreement, it is withdrawn and shall be of no evidentiary value and shall not be relied upon nor
2 introduced in any action by any party, except that the parties agree that should the Board reject
3 this Consent Agreement and this case proceeds to hearing, Respondent shall assert no claim that
4 the Board was prejudiced by its review and discussion of this document or any records relating
5 thereto.

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

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

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

13 **FINDINGS OF FACT**

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

16 2. Respondent is the holder of Arizona Certified Home Inspector No.65564 and is
17 Firm Principal for Respondent Firm.

18 3. On November 22, 2018, Respondent Firm Registration No.20830, expired.

19 4. On or about March 7, 2019, the Respondent performed a home inspection and
20 prepared a home inspection report for the property located at 3733 West Mariposa Grande in
21 Glendale, Arizona.

22 5. On August 25, 2020, the Board received a complaint alleging Respondent failed to
23 identify and report signs of water damage in the master bathroom wall, failed to inspect and test
24 fire detectors and failed to identify that breakers in the electrical panel were insufficient and
25 potential fire hazard, while conducting a home inspection at 3733 West Mariposa Grande in
26 Glendale, Arizona, on or about March 7, 2019.

27 6. On February 11, 2021, the Board's Enforcement Advisory Committee ("EAC")
28 convened to review the complaint against Respondent. After reviewing the evidence, the

1 committee determined that Respondent failed to conduct a home inspection in accordance with
2 the Standards of Professional Practice for Arizona Home Inspectors ("SOP") and found that:

3 A. Respondent failed to include the purpose and scope as required in S.O.P #2.1,

4 B. Respondent failed to include the Home Inspectors name as required in S.O.P #2.1,

5 C. Respondent failed to include AZ Standards of Practice as required in S.O.P #2.2,

6 D. Respondent failed to observe and report on the condition of all the vent piping
7 supports and pipe insulation as required in S.O.P #7.1,

8 E. Respondent failed to describe the condition of the plumbing functional flow as
9 required in S.O.P #7.1,

10 F. Respondent failed to describe the type and condition of waste and vent piping
11 material as required in S.O.P #7.2,

12 G. Respondent failed to observe and report on the type of service as required in S.O.P.
13 #8.1,

14 H. Respondent failed to observe or report on the type of Service/Amperage and
15 Voltage rating as required in S.O.P #8.1,

16 I. Respondent failed to report on the type and condition of the Breaker or Fuse
17 Compatibility as required in S.O.P. #8.1,

18 J. Respondent failed to observe or report on the condition of the insulation as required
19 in S.O.P #12.1,

20 K. Respondent failed to report on vapor retarder as required in S.O.P #12.1.

21 7. On February 11, 2021, during the Board's Enforcement Advisory Committee
22 meeting, Respondent acknowledged his Home Inspection Report for 3733 West Mariposa Grande
23 in Glendale, Arizona, did not meet the Board's Standards of Professional Practice for Arizona
24 Home Inspectors.

25 8. On February 11, 2021, during the Board's Enforcement Advisory Committee
26 meeting, Respondent admitted that his Firm Registration No. 20830, did expire on November 22,
27 2018. Respondent stated that it was an oversight that Respondent Firm continued to Practice
28 without a current Firm Registration.

1 4. **OBEY ALL LAWS.** Respondent shall obey all federal, state and local laws, as
2 well as, all rules governing the practice of Home Inspections in the State of Arizona. The Board
3 shall consider any violation of this paragraph to be a separate violation of the rules and statutes
4 governing the Arizona Board of Technical Registration. The Board may also consider
5 Respondent's non-compliance with this Order as a separate violation of A.R.S. § 32-150.


6 5. **RENEWAL OF REGISTRATION.** Respondent and Respondent Firm shall timely
7 renew their Arizona registration as a Certified Home Inspector and a Home Inspection Firm, and
8 timely pay all required registration fees.

9 6. **EFFECTIVE DATE.** The effective date of this Consent Agreement is the date the
10 Respondent and Board sign the Consent Agreement. If the dates are different, the effective date is
11 the later of the two dates.

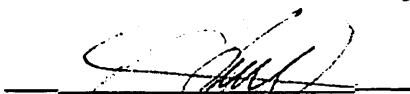
12 7. **COSTS OF COMPLIANCE.** Respondent shall pay all costs associated with
13 complying with this Consent Agreement.

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

18 ACCEPTED and ORDERED this 27th day of April, 2021.

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22 Carmen Wyckoff, RA, Chairperson
23 Arizona State Board of Technical
Registration

24 Consent Agreement and Order, No. HI21-007, accepted this 25 day of February, 2021.

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26 
27 Hedor Suppici, Personally and on behalf of
28 Hedor Suppici db a Regal Choice,
Respondents

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ORIGINAL filed this 27th day of
April, 2021, with:

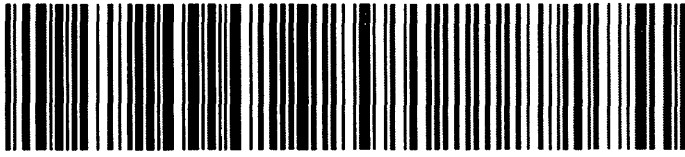
Arizona State Board of Technical Registration
1110 W. Washington, Suite 240
Phoenix, AZ 85007

COPY of the foregoing mailed via Certified Mail
No. 9214 89019434 4000 0000081236 and
First Class mail this 27th day of April, 2021, to:

Hector Suppici
Hector Suppici dba Regal Choice
20661 W Valley View Drive
Buckeye, Arizona 85396

By: 

USPS CERTIFIED MAIL



9214 8901 9434 4600 0000 0812 36

HECTOR SUPPICI
21149 W PROSPECT WAY
BUCKEYE, AZ 85396

APR 27 2021

Username: Andrew Puccino (andrew.puccino@azbtr.gov)

Postage: \$6.9500