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Home Inspector Disciplinary Actions: Order:

Case No.	Respondent	Summary of Findings	Summary of Board Action
MARCH 27, 2007			
HI07-065	Roberto Chavez Home Inspection #38553	<i>On or about October 30, 2006, Respondent was convicted of A Class 6 Undesignated Felony. As of May 14, 2008 charge has been reduced to a misdemeanor and all probation requirements have been successfully met. Respondent has petitioned and received an early termination of probation by the Superior Court of the State of Arizona in Maricopa County. Therefore the Board of Technical Registration Terminates its concurrent probation order as of June 2, 2008.</i>	Probation – Respondent Home Inspector registration No. 38553 shall be placed on three years probation concurrent with court ordered probation dated November 30, 2006. Respondent shall comply with terms and conditions set by the Maricopa County Adult Probation Department. Respondent shall provide to the Board monthly probation fee receipts along with copies of random drug and alcohol test results. Cost of Investigation – Pay cost of Investigation in the amount of \$81.00.
MAY 22, 2007			
HI07-075	Brent S. Ruttle Home Inspection #41248	On or about October 1, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: garage door and auto-reverse safety feature; condition of wall structure; operation of entry doors; piping supports and insulation; functional flow; type and condition of waste and vent piping; condition of electrical service ground; type of branch circuit conductors; GFCI protection in the garage; type and condition of fireplace; condition of HVAC filters and heating/cooling source in each room; garage fire separation walls, ceiling and door; laundry dryer ventilation; condition of fuel supply piping; and conducted home inspection without firm registration.	Letter of Reprimand Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Cost of Investigation – Pay cost of Investigation in the amount of \$200.00.
JUNE 26, 2007			
HI07-080 HI07-088	Alex H. Herrera Home Inspection #39797	On or about November 20, 2004, and September 21, 2005, Respondent performed home inspections and prepared a reports that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: method used to observe the roof; condition of the under floor crawl space; plumbing functional flow and drainage; condition of plumbing piping and supports; the presence of a heating and cooling source in each room condition of the dryer vent; type of attic insulation; properly report a recommendation for further action on the garbage disposal.	Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Cost of Investigation – Pay cost of Investigation in the amount of \$200.00.
M06-048	Scott D. Lowry Home Inspection #40493	On or about May 4, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>failed to make recommendations to correct, monitor,</i>	Assurance of Discontinuance Civil Penalty – Pay Civil Penalty in the amount of \$2,000.00.

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		<i>or evaluate by appropriate persons for the HVAC unit condition; report proper type of garage door; conducted a home inspection with expired registration.</i>	Cost of Investigation – Respondent shall pay cost of Investigation in the amount of \$270.00.
HI07-084	Scott D. Lowry Nonregistrant	<i>Respondent is not registered in the State of Arizona to perform home inspections. On or about May 9, 2007, during an enforcement advisory committee on case # M06-048, Respondent admitted to performing home inspections while having expired registration since February 28, 2005. Respondent admitted to operating Five Star Inspections performing home inspections in the State of Arizona as an unlicensed firm.</i>	Assurance of Discontinuance Civil Penalty – Pay a civil penalty in the amount of \$4,000.00. Costs of Investigation – Pay cost of investigation in the amount of \$70.00.
M06-088	Thomas J. Mattingly Home Inspection #39074	<i>On or about June 7, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: service current rating and distribution panel ground condition; type and condition of the service entrance conductors over current protection devices; conducted home inspection without current firm registration.</i>	Letter of Reprimand Costs of Investigation – Pay costs of investigation in the amount of \$200.00.
M06-329	Kirt D. Klingerman Home Inspection #38968	<i>On or about September 3, 2003, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: properly report open seams; lifted nails; on the patio roof and the drainage system; flashings and trim for the entire roof; condition of the main electrical panel and disconnect; and type of service conductor; plumbing functional drainage.</i>	Letter of Reprimand Open book test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Administrative Penalty – Pay administrative penalty in the amount of \$200.00. Cost of Investigation – Pay cost of investigation in the amount of \$340.00.
AUGUST 28, 2007			
M06-095	Jeff Schroeder Home Inspector #40183	<i>On or about June 26, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to report incorrectly spliced wires in the attic; Respondent’s report noted the following items were in need of repair, however failed to make recommendations to correct, monitor, or have evaluated by the appropriate persons for the remedy of the following adverse conditions: portions of wood siding dry and slightly buckled, sections of wood trim on the ceiling dry and separating, exterior faucets were not equipped with anti siphon devices, interior cover panel for main electric panel is not labeled properly, bedroom door had a small hole on it’s backside, master and hall bathroom faucets were not functional,</i>	Letter of Reprimand Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.

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		microwave fan and light were not functional, missing outlet cover next to the stove, suspected S-trap at laundry sink, firewall separation between house and garage, no fire rated garage entry door and attic door missing, no auto reverse operation on garage door, main water shut off valve broken.	
HI07-046	Edward R. Nusso Home Inspector #38983	On or about August 23, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: type of interior plumbing supply and waste piping, supports and insulation, functional flow and drainage; fuel distribution piping and supports, heating safety controls; condition of main electrical panel, and branch circuit conductors; and Failed to report installed heat source presence in each room, and condition of heating and cooling filters.	<p>Letter of Reprimand</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$100.00.</p>
HI07-049	Gary D. Meltzer Home Inspector #42488	On or about August 14, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the roof</i> ; Failed to obtain a signed inspection agreement; type and condition of structural components, foundation, floors, walls, columns, ceilings; exterior flashing and trim, eaves, soffits and fascias; plumbing supports, insulation, waste and vent piping, functional flow and drainage; electrical service ground and branch circuit conductors; type of HVAC, heating and cooling sources, energy source, automatic safety controls, and filter condition; interior condition of fire separation walls, ceilings, and doors; attic insulation, attic, bathroom, and dryer vents.	<p>Letter of Reprimand</p> <ul style="list-style-type: none"> Probation – Respondent’s Home Inspector Registration No. 42488 shall be placed on probation until the following requirement is met: <p>Restitution – Pay restitution to Mr. & Mrs. Pehrson in the amount of \$300.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$100.00.</p>
HI07-086	Mark L. Formanek Home Inspector #40392	On or about April 27, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: wall structures; columns; representative number of windows and switches; report functional flow and drainage; water heater automatic safety controls; report a heating and cooling source in each room; During Respondent’s inspection of the safety reverse feature of the garage door, <i>Respondent placed his arm in the path as the door was closing and damaged the garage door</i> . He indicated there was damage to the garage door as excessive at the time of the inspection in his report.	<p>Letter of Reprimand</p> <ul style="list-style-type: none"> Probation Respondent’s Home Inspection Certification No. 40392 shall be placed on probation until the following requirement is met: <p>Restitution - Pay restitution to Mr. & Mrs. Carson in the amount of \$1000.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$100.00.</p>

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SEPTEMBER 25, 2007

M05-196	Arthur McKay Home Inspector #38657	On or about March 23, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of interior distribution piping, functional flow and drainage</i> , and plumbing supports; <i>failed to recommend corrective action for low water volume in supply system plumbing</i> ; statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice for Home Inspectors; operation and condition of all GFCI devices; visible fuel piping, and material used for drip leg; and note registration number in home inspection report.	<p>Letter of Reprimand</p> <ul style="list-style-type: none"> Probation Respondent's Home Inspection Certification No. 38657 shall be placed on probation until the following requirement is met: <p>Restitution – Pay restitution to Mr. Mercer in the amount of \$200.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$390.00.</p>
HI07-039	Thomas E. Sullivan Home Inspector #38636	On or about June 20, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: plumbing functional flow and functional drainage; report presence of a heating and cooling source in each room; attic and laundry ventilation.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$100.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$160.00.</p>
HI07-097	Bruce S. Hubbard Home Inspector #38582	On or about January 27, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: method used to access attic; plumbing fixtures and faucets, cross connections, type of supply and distribution piping, functional drainage; exterior GFCI protection, thermostat, heating automatic safety controls; air filter condition, installed heat and cooling source presence in each room; fire separation walls, ceilings, and doors.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$100.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$85.00.</p>
OCTOBER 23, 2007			
M05-230	Jerry J. Brown Home Inspector #38961	On or about August 18, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report properly on the condition of the HVAC</i>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$2000.00.</p>

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		<p>system; GFCI protection at pool light; fuel piping and supports; heating safety controls; cooling unit air filter; and on all exterior hose faucets.</p>	<p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$270.00.</p>
M06-331	Randall A. Marlatt Home Inspector #38148	<p>On or about February 4, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report an unsafe low hanging electrical line between two structures</i>; method used for inspecting crawl space; heating system safety controls; and a heating source in each room.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <ul style="list-style-type: none">• Probation Respondent’s Home Inspection Certification No. 38148 shall be placed on probation until the following requirement is met: <p>Restitution – Pay restitution to Ms. Stees in the amount of \$275.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$410.00.</p>
M05-035	Roger D. Ross Home Inspector #38607	<p>On or about December 23, 2003, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>type and condition of the service conductor, service amperage and voltage ratings; the lack of a 240 volt breaker for a 240 volt appliance, and improper visible wiring at the water heater</i>; operation of the garage automatic opener and safety reverse feature; functional flow and functional drainage; observation method of the attic; heating and cooling source in each room; air filters; condition of the main breakers and panel; compatibility of the branch circuits/breakers; and adequately report on the dryer vent.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <ul style="list-style-type: none">• Probation Respondent’s Home Inspection Certification No. 38607 shall be placed on probation until the following requirement is met: <p>Restitution – Pay restitution to Ms. Barnett in the amount of \$265.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$470.00.</p>

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M05-044	Floyd E. Otwell Home Inspector #38215	On or about May 17, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: roof and ceiling structural components; observation of attic area or if attic was present; report functional drainage; flues and vents; type of electrical service conductor; location of the main electrical panel; safety controls for heating equipment; attic ventilation and insulation, and kitchen ventilation.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$156.00.
HI07-094	Randy R. West Home Inspector #38451	On October 20, 2006, <i>Respondent’s financial assurance bond was cancelled. The Board was notified in writing on October 23, 2006 by RLI Surety by Notice of Cancellation. Thereafter Respondent conducted various home inspections and issued inspection reports without financial assurance until May 2, 2007. Respondent’s firm registration expired on February 28, 2007; Professional Building Consultants, Inc. offered home inspection services to the public without current registration until May 2, 2007. Respondent’s individual registration also became delinquent on April 30, 2007 and remained delinquent until May 2, 2007.</i>	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00. Costs of Investigation – Pay cost of investigation in the amount of \$65.00.
M06-077	Mathew L. Moskowitz Home Inspector #41145	On or about April 4, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice for Home Inspectors; report type and condition of columns; <i>condition of flashings and trim</i> ; report adverse impact of vegetation on structure; <i>condition of patio lattice; rear patio grading; patio structural connections; roof drainage system</i> ; roof covering type and structure; <i>damaged wood posts and roof</i> ; report on dishwasher drain hose; distribution piping supports; functional drainage; heating and cooling safety controls; type and <i>condition of HVAC system; and condition and operation of exterior doors.</i>	Voluntary Surrender – Deemed to be a Revocation, Respondent agrees to voluntarily surrender his home inspector registration no. 41145. Administrative Penalty – Pay an administrative penalty in the amount of \$500.00. Restitution - Pay restitution to Mr. Lutick in the amount of \$174.00. Costs of Investigation – Pay costs of investigation in the amount of \$500.00.

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M06-046	David Sandoval Home Inspector #38462	On or about March 19, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: include firm address and inspectors Arizona registration number in agreement; statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice; report condition and operation of all exterior doors; operation of a representative number of windows; observe and report on roof drainage systems; plumbing functional drainage; water heater flues and vents; main electrical service conductors; electrical circuit compatibility; representative number of light switches; heating system thermostat; presence of a heating source in each room; and kitchen ventilation.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$182.00.
M06-275	Daniel Haydon Home Inspector #38067	On or about September 13, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: statement the inspection was done in accordance with the Standards of Professional Practice for Arizona Home Inspectors; report plumbing functional flow and drainage; and report a heating and cooling source in each room.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$250.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$398.00.
NOVEMBER 27, 2007			
M05-033	Geary G. Morris Home Inspector #38596	On or about February 10, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: include firm address in agreement; observation methods for structural components; report type and condition of exterior wall cladding; observe and report on interior and exterior doors and garage door opener; plumbing pipe supports/insulation and functional flow; water heater automatic safety controls; electrical service ground, overcurrent protection devices, main panel, service voltage rating, branch circuit conductors, compatibility, GFCI devices; HVAC condition, energy source, operating and safety controls, flues and vents, distribution system, air filters, heating and cooling source in each room; and fire separation walls and doors, and laundry ventilation.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$250.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$208.00.

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M06-073	Nolan C. Udall Home Inspector #38747	On or about September 3, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the roof; obtain a signed inspection agreement by the client, at the direction of the client respondent signed the contract for client; properly recommend correcting, monitoring, or evaluating by appropriate persons missing rear deck steps and missing railing; and conducted an inspection without using the Standards of Professional Practice for Home Inspectors in the State of Arizona at the request of the client.</i>	<i>Letter of Reprimand</i> <i>Voluntary Surrender</i> – Deemed to be a Revocation, Respondent agrees to voluntarily surrender his Arizona Home Inspectors Registration No. 38747. The Board will consider this to be a disciplinary action for failure to meet the reporting standards of the Standards of Professional Practice for Arizona Home Inspectors. Respondent also agrees he will not submit an application for Home Inspector Registration in the State of Arizona for Five (5) years. <i>Cost of Investigation</i> – Pay costs of investigation in the amount of \$200.00.
DECEMBER 18, 2007			
M05-023 M06-240 M06-325 M06-327	John R. Reding Home Inspector #38663	On or about March 11, 2004, Respondent performed home inspections and prepared reports that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report multiple heating and cooling system defects; advise client on recommended course of action for adverse items noted; describe method of crawl space observation; report on the condition of porches and decks; condition of roof flashings; distribution piping type and condition, supports and insulation; fixtures and faucets; plumbing waste/vent piping and supports; water heating safety controls, flues and vents; type of electrical service conductor, lights, switches and ground; heating and cooling system filters; kitchen counters, cabinetry and ventilation; exterior electrical receptacles; type of roof at addition; describe method of attic observation; improperly described the roof covering type as asphalt; plumbing system functional drainage; solid fuel heating device; fire separation walls; bathroom ventilation; condition and operation of exterior doors; heating and cooling source in each room; condition of the exterior deck; and operate a representative number of windows.</i>	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$500.00. <i>Probation until the following is met:</i> <i>Restitution</i> – a. Pay restitution to Mr. Goeser in the amount of \$240.00. b. Pay restitution to Mr. Young in the amount of \$240.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$800.00.

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M05-312	Brian K. Dickinson Home Inspector #39666	On or about August 28, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>observe and report on all structural components including the foundation and floors in the Arizona room; observe and report on adverse conditions impacting the structure due to grading and drainage on the west side of the home;</i> statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice for Home Inspectors; include registration number in agreement; report type and condition of the trusses; describe attic observation method; and report on plumbing functional flow and functional drainage.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$2000.00. <i>Probation until the following is met:</i> <i>Restitution</i> – Pay restitution to Mr. & Mrs. Bentley in the amount of \$305.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$220.00.
HI08-003	Douglas B. Mason Home Inspector #38656	<i>Respondent’s firm registration expired on January 31, 2005, Personalized Inspection Services, L.L.C. offered home inspection services to the public without current registration until September 6, 2007. Respondent’s individual registration also became delinquent on April 30, 2006 and remained delinquent until September 6, 2007.</i>	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1000.00. <i>Costs of Investigation</i> – Pay cost of investigation in the amount of \$65.00.
HI07-092	Joseph J. Dorner Home Inspector #38447	On or about May 25, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: method used to access attic; report condition and operation of all exterior doors; garage door opener and safety reverse feature; make recommendations for remedies on adverse conditions noted in report; report on plumbing functional flow and drainage; plumbing exterior faucets; water heater automatic safety controls; electrical service type and material present; and report on location and condition of main and distribution panels.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay administrative penalty in the amount of \$200.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$41.00.

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<p>M05-228</p>	<p>Kent L. Dean Home Inspector #39959</p>	<p>On or about September 29, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report properly on the condition of the main heating system</i>; observe one of the heating units present, accurately observe and describe the cooling system; report on heating safety controls; HVAC distribution systems; heating and cooling source in each room; exterior trim; type of roof covering; type service entrance electric voltage; plumbing functional flow and drainage; garage door safety reversing mechanism; attic ventilation; insulation; and laundry dryer ventilation.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$250.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$430.00.</p>
<p>JANUARY 22, 2008</p>			
<p>HI07-083</p>	<p>Dennis L. Boswell Home Inspector #40789</p>	<p>On or about May 1, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: type and condition of the floors, walls, and columns present; condition of plumbing supports; report plumbing functional flow and drainage; waste and vent piping systems; condition of fuel distribution system and supports; overcurrent protection, and GFCI devices; heating system automatic safety controls; heating and cooling distribution systems; heating and cooling source in each room; and attic ventilation.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$100.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$56.00.</p>
<p>HI07-087</p>	<p>Gary H. Oberbeck Home Inspector #38661</p>	<p>On or about December 15, 2003, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>provide a reason for not fully accessing the attic to observe and report on the presence of adverse items; such as cut trusses, ceiling fan wiring, and inadequate insulation levels in attic due to unknown reason for restricted access to attic</i>; Improperly reported roof trusses as combination type; include the word amps in description of service amperage; failed to correct reporting inconsistencies on water heater flue pipes, GFCI outlets, and the gas valve at water heater. The items were listed as satisfactory as well as non applicable and as safety concerns.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$1,000.00.</p> <p>Probation until the following is met:</p> <p style="padding-left: 40px;">Restitution – Pay restitution to Mr. Kaufman in the amount of \$260.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$146.00.</p>

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FEBRUARY 26, 2008

M06-080	Daniel E. Glines Home Inspector #38850	On or about July 9, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report the lack of GFCI outlets in kitchen and outside receptacles</i> ; report firm address; statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice; obtain a signed inspection agreement; properly report operation of a representative number of windows; type and condition of columns; condition of the trusses; plumbing supports and insulation; drain waste and vent piping material; operation of all fixtures; functional flow and drainage; water heater automatic controls; electrical service conductor material; proper electrical service voltage; heating and cooling registers for each room; garage safety reverse feature; lack of self closing interior door to garage; report heater as electric energy source; and properly address bathroom ventilation.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$300.00. <i>Probation until the following is met:</i> <i>Restitution</i> – Pay restitution to Mr. Starrett in the amount of \$250.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$220.00.
HI07-061	Patrick A. Oekerman Home Inspector #38598	On or about October 4, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the garage electrical panel</i> ; <i>report exposed overhead wiring in garage</i> ; obtain a signed inspection agreement; include home inspector certification number in the agreement; statement that the inspection is performed in accordance with the Standards of Professional Practice for Home Inspectors in the State of Arizona; grading and drainage of the property; type and condition of structural columns; plumbing supports and insulation; report on all exterior faucets; accurately report heating system capacity in report; heating and cooling source in each room; report unlabeled branch circuits in main distribution panel, and electrical service conductor type; roof drainage system present; and report the significance of the cut trusses and gave no recommendation for further evaluation.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$500.00. <i>Probation until the following is met:</i> <i>Restitution</i> – Pay restitution to Mr. Pulley in the amount of \$275.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$156.00.

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Home Inspector Disciplinary Actions: Order:

<p>M05-301</p>	<p>Steven P. Schexneider Home Inspector #38664</p>	<p><i>Respondent's firm registration expired on August 31, 2007, Accu-Spec Home Inspections, LLC. Then offered home inspection services to the public without current registration until January 29, 2008. Respondent's individual registration also became delinquent on November 30, 2007 and remained delinquent until January 29, 2008.</i></p> <p>On or about September 27, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: type and condition of exterior walls; type and condition of structure columns; plumbing and gas supports; plumbing waste and vent piping; method used to inspect the attic; HVAC filters, heating and cooling source in each room; and report on all entry doors.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$300.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$280.00.</p>
<p>MAY 13, 2008</p>			
<p>HI08-006</p>	<p>Larry D. McCrea Home Inspector #41324</p>	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p>Respondent is the holder of delinquent Arizona Home Inspector Certification No. 41324. Respondent conducted various home inspections, and issued inspection reports until April 17, 2008.</p> <p><i>Respondent's firm registration expired on September 30, 2005. LDM Inspection Services offered home inspection services to the public without current registration.</i></p> <p><i>Respondent's individual registration expired on August 31, 2006.</i></p> <p><i>Respondent's financial assurance expired on August 16, 2005.</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$6,000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$100.00.</p>
<p>M05-363</p>	<p>Barry C. Mahoney Home Inspector #40477</p>	<p>On or about October 20, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report water heater wiring improper</i>; structural components including columns present, floors, and walls; report on method used to observe attic and roof; condition of the exterior wall cladding, and interior floors; type and condition of interior plumbing supply and distribution piping; plumbing distribution piping supports and insulation; plumbing functional flow and drainage; electrical service amps and voltage ratings; type and condition of heating and cooling distribution systems; and report on an installed heating and cooling source in each room.</p>	<p>Letter of Reprimand</p> <p>Voluntary Surrender – Deemed to be a Revocation, Respondent agrees to voluntarily surrender his home inspector registration #40477.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$230.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

<p>M06-229</p>	<p>Francis C. Scruggs Home Inspector #38610</p>	<p>On or about March 3, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report water stains on utility room ceiling; report flex ducts lying on the floor; report on a separate heating and cooling distribution system; report on under crawl space and its components; type and condition of the foundation and floor structure; furnace automatic safety controls; operation of a representative number of windows and interior doors; include inspectors name in agreement; statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice for Home Inspectors; make a proper recommendation for missing roof shingles, and inoperative kitchen exhaust fan.</i></p>	<p>Letter of Reprimand</p> <p>Voluntary Surrender – Deemed to be a Revocation, Respondent agrees to voluntarily surrender his home inspector registration #38610.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$200.00.</p>
<p>JUNE 24, 2008</p>			
<p>HI08-018</p>	<p>Richard M. Nelsen Nonregistrant</p>	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p><i>Respondent conducted a home inspection for a family friend on his possible home purchase in Payson. Karik Construction Co., Inc. offered a home inspection service and issued a home inspection report and invoice without current individual or firm registration.</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$500.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$90.00.</p>
<p>HI07-091</p>	<p>John W. Phelps Home Inspector #40657</p>	<p>On or about May 24, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the patio roof; statement that the inspection is performed in accordance with the Standards of Professional Practice for home inspectors in the state of Arizona; type and condition of structural columns; roof flashings, trim, eaves, fascias, and drainage systems; representative number of windows; plumbing pipe supports, supply and waste piping material present; plumbing functional flow and drainage; condition of electrical main service; electrical service ground; heating automatic safety controls; a heat source in each room; type of cooling equipment present; fire separation walls present; attic insulation present; and visible vapor retardant present.</i></p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00.</p> <p>Probation until the following is met:</p> <p>Restitution - Pay restitution to Ms. Dost in the amount of \$245.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$151.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

M06-176	Philip D. Evard Home Inspector #39986	On or about March 2, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report a broken bedroom window seal</i> ; report plumbing functional flow and functional drainage; and failed to obtain a signed inspection agreement.	Letter of Reprimand Voluntary Surrender – Deemed to be a Revocation, Respondent agrees to voluntarily surrender his home inspector registration #39986. Costs of Investigation – Pay costs of investigation in the amount of \$174.00.
JULY 22, 2008			
HI07-077	Harris A. Breit Home Inspector #38058	On or about August 18, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the fireplace crown and fire box</i> ; type and condition of structural columns; plumbing pipe supports and insulation; plumbing functional flow and drainage; type of plumbing vent piping material present; and report on fuel piping supports.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$500.00. Probation until the following is met: Restitution - Pay restitution to Ms. Wagner in the amount of \$240.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$105.00.
HI08-020	Kevin A. Shroyer Home Inspector #42275	On or about January 9, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: type plumbing waste and vent material present; plumbing pipe supports and insulation; type and condition of columns present; and type and condition of visible vapor retardant present.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$61.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

M05-377	Kent L. Dean Home Inspector #39959	On or about November 4, 2004, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: structural components including floor and walls; water heater safety controls; type and condition of electrical overcurrent protection present; report electrical lights, switches, and receptacles; type and condition of HVAC distribution systems; condition of the balcony and railing components; fire separation walls and doors; bathroom ventilation in half bath location; and condition of roof drainage system present.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$61.00.
HI09-002	Roderic N. O’Connor Home Inspector #48344	<i>Respondent is not registered in the State of Arizona to perform home inspections. Respondent conducted a home inspection and issued an inspection report without registration on April 15, 2008. Respondent reported on May 14, 2008 having done 30 parallel inspections submitted during the application process. One of the properties inspected was the April 15, 2008 inspection and was done without supervision and for a fee paid directly to the Respondent. Respondent then turned this address in to the Board as part of his 30 parallel log inspections. Respondent has not completed the Sonoran Desert Institute parallel program having only completed 29 parallel inspections and has not paid school in full. July 7, 2008 respondent sent in his 30th parallel inspection done with a certified inspector. Additionally respondent offered home inspection services to the public without financial assurance on July 9, 2008. Respondent has not provided the Board proof of financial assurance as of July 22, 2008.</i>	Letter of Reprimand Probation – Respondent shall be placed on probation for 1year. Restitution – Pay Sonoran Desert Institute \$750.00 for parallel schooling provided. Administrative Penalty – Pay an administrative penalty in the amount of \$4000.00. Costs of Investigation – Pay cost of investigation in the amount of \$81.00.
HI08-019	Paul A. Juarez Home Inspector #40316	On or about February 27, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: type and condition of columns present; plumbing functional flow and functional drainage; report the presence of a heating and cooling source in each room; and condition of kitchen and laundry ventilation.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$55.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

AUGUST 26, 2008

HI08-007	Paul T. Bernard Home Inspector #38445	On or about November 6, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the gas fireplace, and give a reason he was unable to check fireplace components</i> ; statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice for Home Inspectors in Arizona; report method used to observe attic; plumbing functional flow and drainage; type plumbing waste and vent material present; heating and cooling source in each room; condition of the dryer vent; and failed to give recommendations to correct, monitor or evaluate by appropriate persons adverse conditions present.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$500.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$104.00.</p>
HI08-008	William C. Baber Home Inspector #38070	On or about March 7, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the patio roof; accurately report type of roofing material present at patio roof</i> ; statement that the inspection is performed in accordance with the Arizona Standards of Professional Practice; type and condition of columns present; type and condition of electrical service present.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$500.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$108.00.</p>
SEPTEMBER 23, 2008			
HI08-009	John C. Reding Home Inspector #38663	On or about September 20, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of furnace propane tank located in front yard; advise client of the lack of insulation at floor structure in crawl space</i> ; report on crawl space ventilation; report method used to observe crawl space and attic components; report type and condition of plumbing waste/vent piping; and recommend a corrective action for lack of laundry room ventilation.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$400.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$117.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI08-011	Stephen P. Marchal Home Inspector #39989	On or about March 2, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report noisy air conditioning unit; report condition of air filters; type and condition of foundation; floors and walls; condition of front entry steps and safety rails, rear exterior rails; condition of roof drainage systems; plumbing functional flow and functional drainage; water heater safety controls; electrical service ground, lights and switches; report a heat source in each room; and report on presence and condition of laundry ventilation.</i>	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$800.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$150.00.
HI08-013	Jesse F. Reeves Home Inspector #38989	On or about October 28, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: include a statement inspection was done in accordance to the Arizona Standards of Professional Practice; failed to obtain a signed inspection agreement before the report was delivered; report presence and condition of HVAC automatic safety controls; plumbing functional flow and drainage; plumbing distribution piping supports and insulation; type and condition of waste piping present; failed to make a recommendation to correct, monitor or evaluate by appropriate persons for double tap found at electrical main panel; operation and condition of electrical switches; over current protection; condition of roof flashings present; and condition of rear patio columns present.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.
JANUARY 27, 2009			
HI09-001	Willie J. Wade Home Inspector #40517	On or about April 11, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>report missing attic insulation in the home, and make a recommendation to correct, monitor, or evaluate by appropriate persons.</i>	Letter of Reprimand Restitution - Pay restitution to AJF Engineering in the amount of \$1314.60. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

MARCH 24, 2009

<p>HI08-014</p>	<p>Paul G. Gonzales Home Inspector #38851</p>	<p>On or about November 1, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: observation method used to inspect attic; presence and condition of attic ventilation; entry door; garage door opener including safety reversing; plumbing materials present for supply and distribution piping, waste and vent piping; plumbing function flow and functional drainage; type and condition of the electrical service conductor; electrical service ground; branch circuit conductors; operation and condition of the exterior and garage GFCI's devices; presence of a heating and cooling source in each room; and on the presence and condition of bathroom and laundry ventilation.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$300.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$105.00.</p>
<p>HI09-015</p>	<p>Ronald R. Luensman Home Inspector #40494</p>	<p><i>Respondent advertised by email an offer to valley realtors at his firm's website, a \$50.00 gas card or \$50.00 Visa gift card for referral's to Realtors during the month of January 2009. If a client entered into an inspection agreement for a home inspection done by Central Home Inspections.</i></p>	<p>Assurance of Discontinuance</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$500.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$90.00.</p>
<p>HI09-016</p>	<p>Charles G. Hanvey Home Inspector #42480</p>	<p>On or about October 28, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: condition of the foundation; wall flashings; trim; water heater; electrical service; service ground; overcurrent protection devices; electrical compatibility; light fixtures; attic and laundry ventilation; piping supports and insulation; type and condition of roof structure; describe observation method used to inspect attic; type of waste type piping present; plumbing function flow and functional drainage; condition of the and presence of a heating and cooling source in each room.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$200.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$100.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

APRIL 28, 2009

M06-108	Genny L. Setford Home Inspector #39317	On or about July 18, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: type and condition of floors, walls condition; under floor crawl space condition and ventilation present, and observation method used; type plumbing waste and vent piping material present; fuel distribution piping and supports; type and condition of attic insulation; type and condition of plumbing pipe supports and insulation; and failed to make recommendations to correct, monitor, or evaluate by appropriate persons adverse conditions regarding the front and rear steps.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$250.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$117.00.</p>
HI07-093	David J. Marshall Home Inspector #38146	On or about August 5, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>condition of the roof</i> ; type and condition of electrical branch circuit conductors; heating and cooling system filters; condition of attic ventilation; condition of the ceiling structure; and a representative number of electrical lights and switches.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <p>Probation until the following is met:</p> <p style="padding-left: 40px;">Restitution - Pay restitution to Ms. Mitchell in the amount of \$300.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$180.00.</p>
HI08-015	Arthur O. Gregory Home Inspector #45992	On or about August 14, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>failed to meet the minimum reporting requirements 41 areas of concern; failed to give the client a better understanding of the property conditions at the time of the inspection; failed to state many systems and components inspected were in need of immediate major repair; and failed to make recommendation for further evaluation by appropriate persons on adverse conditions present.</i>	<p>Letter of Reprimand</p> <p>Voluntary Surrender – Deemed to be a Revocation, Respondent agrees to voluntarily surrender his home inspector registration #45992.</p> <p style="padding-left: 40px;">Restitution - Pay restitution to Ms. Tokioka in the amount of \$250.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$190.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI08-022	Raymond G. Zylla Home Inspector #38072	On or about July 24, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: type and condition of walls; type and condition of fuel distribution systems; condition of heating system automatic safety controls; condition of plumbing distribution piping; type and condition of plumbing waste and vent piping; failed to make a recommendation to repair a missing heating and cooling source in the family room; and make a recommendation to repair missing dryer ventilation.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$155.00.
HI09-017	Daniel E. Haydon Home Inspector #38067	On or about December 4, 2008, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>properly report on 3 central air conditioners present; and lack of a heating source in the main structure.</i>	Letter of Reprimand Restitution - Pay restitution to Ms. Kuehn in the amount of \$400.00. Costs of Investigation – Pay costs of investigation in the amount of \$78.00.
JUNE 23, 2009			
HI07-076	Bradley A. Perkins Home Inspector #40390	On or about April 11, 2006, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>adequately report the condition of the roof; and leaking kitchen stove vent flashing;</i> type of flat roof covering present; type of heating and cooling energy source present; report on heating and cooling filters; and a heating and cooling source in each room.	Letter of Reprimand Administrative Penalty – Pay administrative penalty in the amount of \$300.00. Costs of Investigation – Pay costs of investigation in the amount of \$340.00.
HI09-011	Kevin M. Junior Home Inspector #39645	On or about June 7, 2007, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>correctly identify polybutylene pipes present;</i> condition of columns; HVAC filters, attic ventilation; exterior wall and roof flashings, eaves and soffits; plumbing copper distribution piping; and heating automatic safety controls.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI09-014	Douglas B. Mason Home Inspector #38656	On or about December 17, 2008, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: include inspectors name in the report; type and condition of floors; entryway doors; plumbing functional flow and functional drainage; failed to make a recommendation for aluminum branch circuit wiring present; and report on the presence of an installed cooling and heating source in each room.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$100.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$105.00.
HI09-021	William J. Hoge Home Inspector #39186	On or about July 11, 2008, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: condition of the ceiling structure; type of plumbing distribution, waste, and vent piping present; plumbing function drainage; presence of a heating and cooling source in each room; type and condition of cooling equipment present; reported on several items condition as satisfactory with adverse conditions present; and condition of the crawl space.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$300.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$103.00.
HI09-022	Thomas R. Rider Home Inspector #43778	On or about May 10, 2008, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: obtain a signed agreement; refer to the Arizona Standards of Professional Practice in agreement; condition of the windows; second (metal) roof; method used to observe the roof; plumbing functional flow and functional drainage; water heater and automatic safety controls; electrical system switches; heating and cooling source in each room; attic ventilation; and type and condition of the evaporative cooler present.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$300.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$103.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

AUGUST 25, 2009

<p>HI10-004</p>	<p>Virendra T. Manaktala Nonregistrant</p>	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p><i>Respondent admitted to performing home inspections and issuing home inspection reports while having expired registration from November 23, 2007 to August 7, 2009 in violation of A.R.S. § 32-145(1) in that it is unlawful for a Nonregistrant to practice or hold himself out as qualified to practice home inspections without certification. Respondent advertised his company on the web at www.azhomecheck.com stating he was a registrant of the Arizona State Board of Technical Registration. Respondent advertised by handing out business cards stating he was Arizona certified registrant #40001 in violation of A.R.S. § 32-145 (2). Respondent's firm registration expired on June 30, 2007, Arizona Home Check Professional Home Inspections, L.L.C. offered home inspection services to the public without firm registration in violation of A.R.S. § 32-141 (A)(D). Respondent's Financial Assurance expired September 12, 2007 in violation of A.R.S. § 32-122.02 (C).</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$12,000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$150.00.</p>
<p>REFERRED FOR CRIMINAL PROSECUTION</p>			
<p>M04-230 M05-329 M06-263 M06-299 HI07-007 HI07-063 HI07-064</p>	<p>James J. Canino Nonregistrant</p>	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p><i>On or about March 7, 2004 to July 24, 2006, Respondent performed various home inspections without valid certification, firm registration, or financial assurance. Respondent pled guilty in Superior Court in the State of Arizona on 10/17/2008.</i></p> <p>Offense: Count 1 Attempted Fraudulent Schemes and Artifices Class 3 felony, in violation of A.R.S. §§ 13-2310, 13-2301, 13-701, 13-702, 13-702.01, 13-702.02 and 13-801. Non Dangerous – Non Repetitive offense under the criminal code.</p>	<p>Class 3 Felony conviction on October 18, 2008 for Fraudulent Schemes and Artifices.</p> <p>Superior Court ordered criminal sentence – 2 years probation.</p> <p>Other court ordered sanctions – Restitution to home owners.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

SEPTEMBER 22, 2009

<p>HI10-006</p>	<p>James S. Seldon Nonregistrant</p>	<p>While having a pending home inspector application for certification. Respondent offered a contract to conduct a home inspection and issue an inspection report for the fee of \$240.00 without individual registration in violation of A.R.S. § 32-145 (1). This was offered on August 20, 2009 to State Investigators for the Board of Technical Registration posing as members of the public. Respondent advertised professional home inspections to the public on his website www.echomeinspectors.com offering for approximately 3 months in violation of A.R.S. § 32-141 (A)(D) and A.R.S. § 32-145 (3). Respondent handed out business cards and brochures offering home inspection services in Arizona for approximately 3 months in violation of A.R.S. § 32-145 (2). Respondent placed magnetic signs advertising home inspection services to the public on his vehicle in violation of A.R.S. § 145 (2). Respondent offered home inspection services to the public without financial assurance on August 20, 2009. Additionally, Respondent advertised his firm Echo Canyon Home Inspectors without firm registration in violation of A.R.S. § 32-141 (A)(D).</p>	<p>Letter of Reprimand</p> <p>Assurance of Discontinuance</p> <p>Home Inspector application – Respondent shall pay civil penalty in full before application will be processed.</p> <p>Probation – Respondent shall be placed on probation for 1 year if certification is granted by the Board.</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$2000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$98.00.</p>
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OCTOBER 27, 2009

<p>HI09-018</p>	<p>Mitchell B. Holt Home Inspector #40509</p>	<p>On or about February 15, 2008, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to properly report a missing emergency overflow drain pan for the HVAC air handler; state that the inspection was conducted in accordance with the Standards of Professional Practice for home inspectors in the State of Arizona; include the firm’s address in the inspection agreement; condition of the concrete slab; plumbing pipe supports and functional drainage; type of plumbing waste and vent piping material present; condition of main electrical panel, distribution panels, branch circuit conductors, and service conductors; type and condition of AC distribution system; condition of the insulation; accurately report heating system flues and vents; and condition of the wall structure.</i></p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$800.00.</p> <p>Probation until the following is met: Restitution - Pay restitution to Mr. & Mrs. Mills in the amount of \$315.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$146.00.</p>
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Case: Name:

Home Inspector Disciplinary Actions: Order:

JANUARY 26, 2010

HI10-011	Richard J. Dinolfi Nonregistrant	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p><i>Respondent offered home inspection services in Arizona without individual registration in violation of A.R.S. § 32-145 (1). Respondent contracted to conduct a home inspection and issued an inspection report for the fee of \$300.00. This was offered on or about October 14, 2009 to Mr. & Mrs. Wilson, a complaint was received on that inspection.</i></p> <p><i>Respondent handed out business cards offering home inspection services in Arizona in violation of A.R.S. § 32-145 (2). Respondent offered home inspection services to the public without financial assurance.</i></p> <p><i>Respondent offered home inspection services as Parker Home Inspectors without firm registration in violation of A.R.S. § 32-141 (A)(D).</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$2000.00.</p> <p>Restitution - Pay restitution to Mr. & Mrs. Wilson in the amount of \$300.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$127.00.</p>
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FEBRUARY 23, 2010

HI10-016	Saad Sean Shoucair Nonregistrant	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p><i>Respondent offered home inspection services in Arizona while having a revoked certification in violation of A.R.S. § 32-145. Respondent handed out business cards offering home inspection services in Arizona for approximately one year in violation of A.R.S. § 32-145 (2). Respondent advertised a former employees inspector certification number in his advertising materials without that inspectors knowledge in violation of A.R.S. § 32-145 (4). Respondent offered home inspection services to the public without financial assurance. Respondent offered home inspection services as 1st Choice Home Inspections without firm registration in violation of A.R.S. § 32-141 (A)(D).</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$8000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$162.00.</p>
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Case: Name:

Home Inspector Disciplinary Actions: Order:

APRIL 27, 2010

HI10-002	Robert J. Jeglum Home Inspector #42690	On or about March 20, 2009, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report dry rotted wood at the porch and unstable porch railings, water damaged wood in the attached shed;</i> type of wall cladding; type and condition of columns; condition of the roof/ceiling structure; under floor crawl space, ventilation and the method used to observe, plumbing supply piping supports & insulation, vapor retarder in crawl space, floor structure; porch railings; plumbing supply and distribution piping materials; attic ventilation; Failed to make a recommendation regarding inability to locate electrical system service ground; and condition of the HVAC filter.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00. Probation until the following is met: Restitution - Pay restitution to Mr. & Mrs. Lindbo in the amount of \$255.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$226.00.
HI10-009	Guy D. Minarsich Home Inspector #42076	On or about June 17, 2009, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report kitchen sink piping exiting the back wall and draining into backyard;</i> Failed to include Inspectors name, certification number, and firm address in agreement; condition of water heater combustion air ventilation / safety controls; furnace combustion air ventilation; laundry dryer venting; wall structure; main roof covering; electrical service ground; and branch-circuit conductors.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00. Probation until the following is met: Restitution - Pay restitution to Mr. Coyle in the amount of \$285.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$187.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI10-018	Lord John Robert Berendt III Nonregistrant	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p><i>Respondent handed out brochures offering several services including home inspections without certification by the Board of Technical Registration in violation of A.R.S. § 32-145(2). On or about December 2009 thru January 13, 2010 Respondent offered home inspection services on his website in violation of A.R.S. § 32-145(1). A Craigslist add listed January 1, 2010 gave his web address offering home inspection services in Arizona. During the time advertisements were offered no inspections were conducted by Respondent, if a home inspection was booked the intent was to allow a licensed home inspector to be booked to perform the actual service.</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$500.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$90.00.</p>
HI10-020	Patrick Holmes Nonregistrant	<p><i>Respondent is not registered in the State of Arizona to perform home inspections.</i></p> <p><i>Respondent conducted home inspection services in Arizona while having a lapsed certification in violation of A.R.S. § 32-145 (1). Respondent handed out business cards offering home inspection services in Arizona in violation of A.R.S. § 32-145 (2). Respondent advertised his certification number on his business cards advertising state certified inspector in violation of A.R.S. § 32-145 (3)(4). Respondent offered home inspection services to the public without financial assurance in violation of A.R.S. § 32-122.02. Respondent advertised on his vehicle with magnetic signs reading Holmes Property Inspection in violation of A.R.S. § 32-145(2). Additionally, Respondent offered home inspection services as Holmes Home Inspection without firm registration in violation of A.R.S. § 32-141 (A)(D).</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay an administrative penalty in the amount of \$10,000.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$250.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

AUGUST 24, 2010

HI09-020	Ronald C. Fillet Home Inspector #38567	On or about October 3, 2008, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the inoperative garage light and outlet defects; Failed to report on the tub/shower cracks, plumbing pipe supports, and defective drain stopper; multiple plumbing valve fixtures corroded and damaged; and report a broken window covered with wood.</i> Failed to include a reference to the Arizona Standards of Professional Practice; foundation; floor and wall structures; columns; plumbing supply piping supports; electrical service conductor material; main electric panel; report the presence of a heating and cooling source in the kitchen; vapor retarder; receptacles in the garage; electrical service voltage present; failed to include the address of the inspector in the inspection agreement; and Used the word "COMMENT" in the report as an acceptable condition then listed adverse conditions found on the same items.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1500.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Ms. Fallis in the amount of \$240.00. <i>Professional Peer Review</i> - Submit for peer review the next three (3) home inspection reports done within 90 days of the effective date of the Consent Agreement. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$165.00.
HI10-003	Thomas L. Culpepper Home Inspector #39422	On or about April 19, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the type of interior supply piping as polybutylene piping.</i> Failed to obtain a signed inspection agreement prior to delivering inspection report; roof/ceiling structure; garage door opener; plumbing functional flow; electric system lights, GFCI protection; report on the presence of a heating/cooling source in each room; interior railings; kitchen, laundry, and bathroom ventilation; plumbing fixtures and faucets; bathroom outlets & switches; counters & cabinets in kitchen and bathrooms; and heating & cooling distribution systems.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1500.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Ms. Taylor in the amount of \$250.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$165.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI10-008	Larry M. Abell Home Inspector #40408	On or about March 24, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the type of interior supply piping as polybutylene piping</i> ; roof and ceiling structures; skylight; waste and vent piping; functional drainage; fuel piping; GFCI Protection in bathrooms; HVAC distribution system; HVAC air filters; HVAC source in each room; attic insulation; stairs, steps, balconies, rails, and intermediate floor structure in two story home; laundry dryer vent, and attic ventilation.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1500.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Mr. & Mrs. Self in the amount of \$275.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$131.00.
DECEMBER 21, 2010			
HI10-021	Joseph D. Aloisio Home Inspector #49811	On or about December 19, 2009, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the condition of the evaporative cooler</i> ; type of foundation; condition of the HVAC system automatic safety controls; type of columns; condition of the fuel distribution system pipe supports; plumbing system functional drainage; and a statement that the inspection is performed in accordance with the Standards of Professional Practice for Arizona Home Inspectors.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay administrative penalty in the amount of \$1000.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Ms. McKinney in the amount of \$255.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$143.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI10-022	Norier Shirvanian Home Inspector #38976	On or about January 7, 2009, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the condition of the patio roof</i> ; plumbing functional flow and functional drainage; type plumbing waste & vent pipe material; and heating system automatic safety controls.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay administrative penalty in the amount of \$500.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Mr. & Mrs. Phillips in the amount of \$370.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days until passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$147.00.
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Case: Name:

Home Inspector Disciplinary Actions: Order:

JANUARY 25, 2011

HI10-025	Robert A. Vaught Home Inspector #40688	On or about February 15, 2008, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Reporting deficiencies; failed to report the condition of the wall structure; wall flashing; roof trim; ceiling structure; plumbing pipe supports; pipe insulation; functional flow; waste and vent piping; water heater; water heater automatic safety controls; electrical service; heating system automatic safety controls; in the hall bathroom, powder room, and laundry room (GFCI outlets fixtures and faucets; countertops; cabinets; walls, ceiling, and floors windows and doors; lights and switches); obtain a signed inspection agreement; and type and condition of columns.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$300.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$160.00.
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MARCH 22, 2011

M05-343	Richard E. Ritzwoller Home Inspector #38973	On or about April 5, 2005, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to turn off gas valve at fireplace.</i> Reporting deficiencies; include inspectors certification number, and firm address in agreement; include a statement that the inspection is performed in accordance with the Standards of Professional Practice for Arizona Home Inspectors; obtain a signed inspection agreement prior to delivery of the report; report the method used to observe the attic; plumbing functional flow and functional drainage; heating and cooling source in each room; walls and doors; and laundry ventilation.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$300.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$437.00.
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MAY 24, 2011

HI11-013	Paul A. Juarez Home Inspector #40316	<i>Respondent conducted various home inspections, and issued inspection reports without individual registration from February 1, 2009 thru May 2011 in violation of A.R.S. § 32-145(1) in that it is unlawful for a Nonregistrant to practice or hold himself out as qualified to practice home inspections without certification. Respondent handed out business cards stating he was Arizona certified registrant #40316 in violation of A.R.S. § 32-145(2).</i>	Assurance of Discontinuance Civil Penalty – Pay an administrative penalty in the amount of \$8,000.00. Costs of Investigation – Pay costs of investigation in the amount of \$300.00.
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Case: Name:

Home Inspector Disciplinary Actions: Order:

JUNE 28, 2011

<p>HI11-014</p>	<p>Virendra Manaktala Home Inspector #40001/Lapsed Nonregistrant</p>	<p><i>Respondent performed various home inspections from January 2010-May 2011 while under an assurance of discontinuance for a prior case #HI10-004. Respondent conducted various home inspections, and issued inspection reports for a fee without individual registration from January 15, 2010 to present in violation of A.R.S. § 32-145(1) in that it is unlawful for a Nonregistrant to practice or hold himself out as qualified to practice home inspections without certification. Respondent's firm was dissolved on September 30, 2010, Arizona Home Check Professional Home Inspections, L.L.C. offered home inspection services to the public without firm registration in violation of A.R.S. § 32-141(A)(D). Respondent's financial assurance expired September 12, 2007 in violation of A.R.S. § 32-122.02(C).</i></p>	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay an administrative penalty in the amount of \$24,000.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$280.00.</p>
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AUGUST 23, 2011

<p>HI11-003</p>	<p>Thomas J. Shuey Home Inspector #42487</p>	<p>On or about July 12, 2010, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the condition of the damaged water softener that clogged plumbing fixtures.</i> Reporting deficiencies; type and condition of the structural columns present; condition of the plumbing system pipe supports and insulation; condition of the plumbing system functional flow; condition of the fuel piping supports; presence of a heating and cooling source in each room; condition of the attic insulation; and type and condition of the attic vapor retarder.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <p>Probation until the following is met: Restitution - Pay restitution to Mr. Gepner in the amount of \$285.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$221.00.</p>
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<p>HI11-006</p>	<p>David D. Sturgeon Home Inspector #40109</p>	<p>On or about May 3, 2010, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the type & condition of the attic insulation; roof shingles and ridge vent improperly installed; patio to main roof transition as improperly installed and flashed; operation of the heating system; dishwasher plumbing cross connection; moisture damaged roof decking underside visible in the attic; type of heating system; damaged HVAC ductwork in attic; exposed electrical splices in attic; and damaged and deteriorated HVAC sheet metal roof jack.</i> Reporting deficiencies; Failed to report on condition of the foundation; floors; exterior walls; type and condition of columns; operation of the garage door opener; type of interior plumbing supply piping present; condition of plumbing pipe supports and insulation; fixtures and faucets; plumbing functional flow and functional drainage; type of waste and vent piping present; condition of fuel distribution piping and</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$2500.00.</p> <p>Probation until the following is met: Restitution - Pay restitution to Mr. Royston in the amount of \$250.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$270.00.</p>
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Case: Name:

Home Inspector Disciplinary Actions: Order:

		supports; electrical service; type and condition of service conductor; properly report the location of the electrical main distribution panel; service amperage and voltage rating; aluminum branch circuit wiring; condition of lights, switches, and receptacles; heating equipment; heating automatic safety controls; type and condition of distribution system; heating and cooling source present in each room; fire separation doors; and type and condition of vapor retarder.	
HI11-008	Paul A. Bamberg Home Inspector #43384	Respondent conducted various home inspections, and issued inspection reports for a fee while in an inactive status from August 4, 2009 to June 2011. Respondent's firm registration expired on November 30, 2009, using the firm name Golden Ridge Home Inspections, L.L.C. Respondent offered home inspection services to the public without firm registration in violation of A.R.S. § 32-141(A)(D). Respondent's financial assurance was cancelled January 29, 2009 in violation of A.R.S. § 32-122.02(C).	<p>Assurance of Discontinuance – unless and until he obtains certification from the Board.</p> <p>Civil Penalty – Pay an administrative penalty in the amount of \$2,000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$250.00.</p>
NOVEMBER 22, 2011			
HI12-002	Brewster F. Bray Home Inspector #39183	On or about March 2, 2011, Respondent admitted to a violation of Rule A.A.C. R4-30-301.01(B)(2); which states: A Certified Home Inspector shall not perform, or offer to perform, for an additional fee, any repairs to a structure that has been inspected by that inspector or the inspector's firm for a period of twenty-four months following the inspection.	<p>Assurance of Discontinuance</p> <p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00.</p> <p>Restitution - Pay restitution to Ms. Anderson in the amount of \$166.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$90.00.</p>
HI12-006	Dwayne S. Franklin Home Inspector #39204	Respondent conducted various home inspections, and issued inspection reports without individual registration or firm registration from March 31, 2011 to present in violation of A.R.S. § 32-141(A)(D) and A.R.S. § 32-145(1)(4); uses a certification or certificate of registration of another, or uses an expired or revoked certification or certificate of registration. Respondent handed out business cards stating he was Arizona certified registrant #39204 in violation of A.R.S. § 32-145(2).	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$93.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

MARCH 27, 2012

HI11-007	Samuel H. Hillman Home Inspector #39410	On or about August 24, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>The condition of the second floor linen closet door unable to open more than midway due to the slopping floor; Reporting deficiencies substantiated ; failed to include license number in the agreement; include the firm address in the agreement; report the type and condition of the exterior wall structure; condition of the columns; type of roofs and ceiling structure present; type of plastic supply piping; plumbing functional flow and functional drainage; condition of the wall flashings and trim; condition of entryway doors; condition of the electrical service; condition of the service entrance conductors and branch circuit conductors; report is ambiguous as to the electrical compatibility of branch circuit conductors and their over current devices; condition of the heating systems automatic controls; type and condition of the solid fuel heating device; condition of the chimney; condition of the plumbing pipe supports and insulation; condition of the gas water heater flues and vents; and condition of the kitchen ventilation system.</i>	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$500.00. Restitution - Pay restitution to Mrs. Platt in the amount of \$360.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score within thirty (30) days of Respondents certification being placed into an active status. Costs of Investigation – Pay costs of investigation in the amount of \$200.00.
HI11-012	Jesse F. Reeves Home Inspector #38989	On or about February 25, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to accurately describe the condition of the rear shingled roof; and open electrical wires in the attic.</i> Reporting deficiencies substantiated ; include a notation that describes the inspection as having been done in accordance with the Arizona Standards of Professional Practice for Home Inspectors in Arizona; condition of plumbing supports and insulation; electrical system breaker or fuse compatibility; condition of lights and switches; plumbing functional flow & functional drainage; condition of bathroom cabinets and counters; fire separation walls and ceilings and doors; type and condition of the vapor retarder; and failed to state any systems or components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$2000.00. Probation until the following is met: Restitution - Pay restitution to Mr. Nikirk in the amount of \$300.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$194.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

<p>HI11-015</p>	<p>Thomas L. Reinert Home Inspector #38632</p>	<p>On or about February 4, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the condition of the two damaged HVAC unit's condenser coil</i>; Reporting deficiencies substantiated ; type and condition of columns; type of wall cladding present as stucco; the presence of a heating and cooling source in each room; type HVAC energy source; interior steps, stairways, and railings; describe the method used to inspect the attic; condition of insulation and vapor retarder; condition of the attic ventilation; and include the following general information in the home inspection agreement; inspector's name and certification number.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$300.00.</p> <p>Probation until the following is met: Restitution - Pay restitution to Mr. & Mrs. Von Freeden in the amount of \$300.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$150.00.</p>
<p>HI11-017</p>	<p>Eric A. Villaverde Home Inspector #43394</p>	<p>On or about November 13, 2009, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following <i>reporting deficiencies substantiated</i>: type and condition of columns; fences and gates; on the presence and condition of the detached garage and its garage door opener; type of roof covering and report the condition of the roof and ceiling structure; the proper location of the water heater; type of foundation; condition of the floor structure, exterior wall structure; condition of the wall flashings, and windows; eaves, soffits, and fascias; patio, decks, walks, and driveway; type and condition of the interior water piping, and type of vent and waste piping; condition of the plumbing fixtures, pipe supports, and insulation; water heater operating and automatic safety controls; electric underground service, main service entrance conductors, and electric service ground; main electric panel, electric service voltage, and amperage; branch service conductors, overcurrent protection, breakers, and compatibility of the breakers; light switches, receptacles, and GFCI devices; HVAC thermostat, automatic safety controls, and distribution systems; presence of a heating and cooling source in each room; condition of the front entry door, interior doors, walls, ceilings, and floors; interior counters and cabinetry; firewalls and doors; attic, kitchen, bathroom, and laundry ventilation; vapor retarder; and failed to include the following general information in the home inspection agreement; name; certification number, company address, and a notation that describes the inspection as being conducted in accordance with the Arizona Standards of Professional Practice for home inspectors.</p>	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <p>Probation until the following is met: Restitution - Pay restitution to Mrs. Southworth in the amount of \$250.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$201.00.</p>

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI12-004	Donald B. Huth Home Inspector #40519	On or about December 4, 2010, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to properly identify the condition of the leaking roof.</i> Reporting deficiencies substantiated ; failed to obtain a signed inspection agreement prior to delivery of the report; type and condition of the foundation; floor structure; wall structure; columns; condition of the plumbing system supports and insulation; water heater automatic safety controls; electrical service conductor and ground; electrical service voltage; cooling system energy source; type and condition of the vapor retarder; kitchen ventilation; laundry ventilation; and the report is ambiguous in that the inspector commented the electric water heater was functional and not tested also.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$1500.00. Probation until the following is met: Restitution - Pay restitution to Ms. Vidales in the amount of \$275.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$170.00.
JULY 24, 2012			
HI11-011	Bruce S. Hubbard Home Inspector #38582	On or about October 15, 2010, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to properly identify the condition of the roof covering.</i> Reporting deficiencies substantiated; The report was ambiguous in that the inspector commented on items as “good” and having adverse conditions present on the same item; and failed to report the method used to inspect the roof coverings.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$300.00. Costs of Investigation – Pay costs of investigation in the amount of \$198.00.
SEPTEMBER 25, 2012			
HI12-008	William B. Reed Home Inspector #51754	On or about October 31, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the lack of a central heating unit on the structure; and report the AC unit was inadequately sized for the structure.</i> Reporting deficiencies substantiated; Failed to report on the type and condition of the ceiling structure, fireplace, vapor retarder in the attic; condition of the plumbing system supports and insulation, and plumbing system functional flow and drainage; fuel system piping supports; heating and cooling source in each room; plumbing cross connection at the dishwasher drain line; the report is ambiguous in that the inspector commented on items as “good” and having adverse conditions present on the same item; and failed to obtain a signed inspection agreement prior to delivery of the report.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$2000.00. Probation until the following is met: Restitution - Pay restitution to Ms. Dockins in the amount of \$325.00. Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$300.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

NOVEMBER 20, 2012

HI11-010	Robert J. DeFalco Home Inspector #38064	On or about December 29, 2010, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report excessive moisture in the walls and baseboards.</i> Reporting deficiencies substantiated; obtain a signed agreement prior to delivery of the inspection report; include inspector's certification number in the agreement; include the firms mailing address in the agreement; Failed to report on the condition of the floor and ceiling structures; columns and wall structure; plumbing pipe supports and insulation; heating equipment automatic safety controls; and vapor retarders.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1000.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$250.00.
HI12-005	Dwayne S. Franklin Home Inspector #39204	On or about June 30, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report type and condition of the roof.</i> Reporting deficiencies substantiated; Failed to accurately describe type and condition of numerous items in the report; Failed to make recommendations for remedy by qualified professionals on adverse conditions found; Ambiguous reporting on multiple areas in the report commenting either inaccurately or incorrectly; Failed to report method used to inspect attic and roof; and failed to obtain a signed contract prior to delivering the report.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$500.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Ms. Moss in the amount of \$180.00. <i>Peer review</i> - by successfully completing three (3) parallel inspections supervised by a member of the Enforcement Advisory Committee. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$200.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI12-016	Floyd E. Otwell Home Inspector #38215	On or about September 30, 2010, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report on the condition of the roof.</i> Reporting deficiencies substantiated; include the inspectors certification number on the written agreement; type and condition of the roof structure; condition of the wall flashings; fuel distribution system and supports; heating system automatic safety controls; method used to inspect the attic; condition of the attic ventilation; and water heater combustion air ventilation.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$800.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Ms. Yanez in the amount of \$220.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$270.00.
DECEMBER 18, 2012			
HI12-009	Albert J. Silva Home Inspector #41817	On or about September 28, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report the condition of the leaking roof, deteriorated underlayment, and damaged fascia</i> Reporting deficiencies substantiated; Failed to report on the type and condition of the columns; plumbing pipe supports and insulation; plumbing system functional flow and functional drainage; heating and cooling system energy source; heating system automatic safety controls; presence of a heating and cooling source in each room; type and condition of the heating and cooling distribution system; and the type and condition of the vapor retarder in the attic.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1000.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Mr. Gaffney in the amount of \$285.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$270.00.

Case: Name:

Home Inspector Disciplinary Actions: Order:

HI12-013	Joseph P. Purtell Home Inspector #41254	On or about July 23, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report on the condition of the roof.</i> Reporting deficiencies substantiated; Failed to report on the type and condition of the columns; eaves, soffits and fascia; site grading and drainage; report the method used to observe the roof; plumbing system supports and insulation; plumbing system functional flow and functional drainage; a heating and cooling source presence in each room; fire separation walls and ceilings; fire separation doors; vapor retarder in the attic; attic ventilation; report signs of water staining at the water heater flue vent in the ceiling; report excessive hail damage to AC condenser fins; The report was ambiguous in that the inspector commented on items as “good” and having adverse conditions on the same item; and the report submitted to the Board with respondent’s documents was a different version than what was submitted to client at the time of inspection.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1500.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Ms. McGrane in the amount of \$230.00. <i>Peer review</i> - by successfully completing three (3) parallel inspections supervised by a member of the Enforcement Advisory Committee. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$280.00.
MARCH 26, 2013			
HI12-014	Dana G. Lebere Home Inspector #39765	On or about January 11, 2011, Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: <i>Failed to report on the condition of the duct work.</i> Reporting deficiencies substantiated; Failed to report on the condition of the plumbing main and supply piping; plumbing functional flow & functional drainage; plumbing flues and vents; fuel piping and supports; condition of electrical service ground; patio and carport columns; eaves, soffits, fascia and trim; method used to inspect the roof; piping insulation; heating normal operating controls; heating automatic safety controls; heating & cooling source in each room and energy source; HVAC normal operating controls; attic ventilation; and vapor retarders.	<i>Letter of Reprimand</i> <i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1000.00. <i>Probation until the following is met:</i> <i>Restitution</i> - Pay restitution to Ms. Mitchell in the amount of \$270.00. <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score. <i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$315.00.