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

<p><b>In the Matter of:</b></p> <p><b>Steven Anderson</b> <b>Certified Home Inspector No.51896</b></p> <p><b>National Property Inspections</b> <b>Firm Registration No. 16753</b></p> <p style="text-align: center;"><b>Respondents</b></p>	<p style="text-align: center;"><b>Case No. HI18-037</b></p> <p style="text-align: center;"><b>CONSENT AGREEMENT and ORDER OF DISCIPLINE</b></p>
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In the interest of a prompt and judicious resolution of the above-captioned matter before the Arizona State Board of Technical Registration (“Board”) and consistent with the public interest, statutory requirements, and the responsibilities of the Board, and pursuant to A.R.S. § 32-101 et seq., and A.A.C. R4-30-120(G), the undersigned party, Steven Anderson , C.H.I No. 51896, (“Respondent”), and National Property Inspections, Firm Registration No. 16753, (“Respondent Firm”), and the Board enter into the following Recitals, Findings of Fact, Conclusions of Law and Order (“Consent Agreement”) as a final disposition of this matter.

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**RECITALS**

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

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

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

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

8           6.       Respondent understands this Consent Agreement deals with Board case number  
9 HI18-037 involving allegations that Respondent engaged in conduct that would subject him to  
10 discipline under the Board's statutes and rules. The investigation into these allegations against  
11 Respondent shall be concluded upon the Board's adoption of this Consent Agreement.

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

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

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

24          10.       This Consent Agreement is subject to the approval of the Board and is effective  
25 only when accepted by the Board and signed on behalf of the Board. If the Board does not accept  
26 this Consent Agreement, the Board retains its authority to hold a formal administrative hearing  
27 pursuant to A.R.S. § 32-128(E). In the event that the Board does not approve this Consent  
28 Agreement, it is withdrawn and shall be of no evidentiary value and shall not be relied upon nor

1 introduced in any action by any party, except that the parties agree that should the Board reject  
2 this Consent Agreement and this case proceeds to hearing, Respondent shall assert no claim that  
3 the Board was prejudiced by its review and discussion of this document or any records relating  
4 thereto.

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

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

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

12 **FINDINGS OF FACT**

13 1. The Board is the duly constituted authority for the regulation and control of the  
14 practice of Home Inspection in the state of Arizona.

15 2. Respondent is holder of Home Inspector Certification #51896 and is the Firm  
16 Principal for Respondent Firm..

17 3. From on or about March 31, 2016 Respondent Firm has not been registered with  
18 the Board.

19 4. On or about May 9, 2018, Respondent conducted a Home Inspection at 406 and  
20 407 South Terry Lane, Tempe, Arizona under Respondent Firm which had expired on March 31,  
21 2016.

22 5. On June 11, 2018, the Board received a complaint alleging Respondent failed to  
23 accurately report on the condition of the roof, siding, foundation and cooling system during a  
24 home inspection at the Duplex located at 406 and 407 South Terry Lane in Tempe, Arizona, on or  
25 about May 9, 2018. It was also alleged that Respondent Firm engaged in the practice of home  
26 inspection without firm registration on or about May 9, 2018.

27 6. On October 30, 2018, the Board's Enforcement Advisory Committee ("EAC")  
28 convened to review the complaint against Respondent. After reviewing the evidence and

1 interviewing Respondent, the committee determined that Respondent failed to conduct a home  
2 inspection in accordance with the Standard of Professional Practice for Arizona Home Inspectors  
3 (“S.O.P”) and found that Respondent:

- 4 a. Failed to provide the client with a better understanding of the property conditions,  
5 as observed at the time of the inspection, as required in S.O.P #2.1
- 6 b. Failed to accurately report on the condition of the columns as required in  
7 S.O.P #4.2
- 8 c. Failed to accurately report on the condition of the plumbing supports and insulation  
9 as required in S.O.P #7.1
- 10 d. Failed to accurately report on the type of the waste and vent piping system as  
11 required in S.O.P #7.1
- 12 e. Failed to accurately report on the service conductor as required in S.O.P #8.1
- 13 f. Failed to accurately report on the condition of the overcurrent protection devices as  
14 required in S.O.P #8.1
- 15 g. Failed to accurately report on the main and distribution panels as required in  
16 S.O.P #8.1
- 17 h. Failed to accurately report on the heating operating controls as required in  
18 S.O.P #9.1
- 19 i. Failed to accurately report on automatic safety controls as required in S.O.P #9.1
- 20 j. Failed to accurately report on the condition of the air filters as required in  
21 S.O.P #10.1
- 22 k. Failed to accurately report on the cooling operating controls as required in  
23 S.O.P #10.1
- 24 l. Failed to accurately report on the fire separation walls, ceilings, doors as required  
25 in S.O.P #11.1

#### 26 CONCLUSIONS OF LAW

27 1. The Board has jurisdiction in this matter pursuant to A.R.S. § 32-101, et seq,  
28 including A.R.S. § 32-106.02(A).

1 2. The conduct alleged in the Findings of Fact constitutes grounds for discipline  
2 pursuant to A.R.S. § 32-128(C)(4) as it relates to A.A.C. R4-30-301.01, in that Respondent failed  
3 to conduct a Home Inspection in accordance with the Standards of Professional Practice for  
4 Arizona Home Inspectors.

5 3. The conduct alleged in the Findings of Fact, constitutes grounds for discipline  
6 pursuant to A.R.S. § 32-128(C)(4) as it relates to A.R.S. § 32-141(A), in that Respondent Firm  
7 practiced a Board regulated profession without registration with the Board.

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2 **ORDER**

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

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

6 2. ASSURANCE OF DISCONTINUANCE. Respondent and Respondent Firm shall  
7 not practice, offer to practice, or by any implication hold themselves out as qualified to practice  
8 Home Inspections as defined by A.R.S. § 32-101(B)(17) until such time as Respondent and  
9 Respondent Firm are registered by the Board and is in full compliance with the Board's Statutes  
10 and Rules.

11 3. ADMINISTRATIVE PENALTY. Within ninety (90) days from the effective date  
12 of this Consent Agreement, Respondent shall pay an administrative penalty of One Thousand  
13 Dollars (\$1000.00) to the Board of Technical Registration by cashier's check or money order  
14 made payable to the Arizona State Board of Technical Registration, according to the provisions of  
15 A.R.S. § 32-106.02(A).

16 4. COST OF INVESTIGATION. Within sixty (60) days from the effective date of this  
17 Consent Agreement, Respondent shall pay the cost of investigation of this case to the Board in  
18 the amount of Five Hundred Fifty Seven Dollars (\$557.00) to the Board of Technical Registration  
19 by certified check or money order, according to the provisions of A.R.S. § 32-128(H).

20 5. RESTITUTION. Within thirty (30) days from the effective date of this Consent  
21 Agreement, Respondent shall pay restitution to the client, Rozanna Quintana, in the amount of  
22 Four Hundred and Twenty Five Dollars (\$425.00) for the cost of the home inspection fee related  
23 to case HI18-037. Respondent shall provide proof of payment made to the client, such as a copy  
24 of the check, to the Board of Technical Registration showing payment was made to the client.

25 6. RENEWAL OF REGISTRATION. Respondent Firm shall timely renew their  
26 Arizona registration as a Home Inspection Firm, and timely pay all required registration fees.

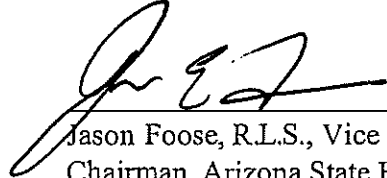
27 7. EFFECTIVE DATE. The effective date of this Consent Agreement is the date the  
28 Respondent and Board sign the Consent Agreement. If the dates are different, the effective date is

1 the later of the two dates.

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

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

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11 ACCEPTED and ORDERED this 22<sup>ND</sup> day of JANUARY 2019, 2019.

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14 Jason Foose, R.L.S., Vice  
15 Chairman, Arizona State Board  
16 of Technical Registration

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19 Consent Agreement and Order, No. HI18-037 accepted this 19 day of NOVEMBER, 2018.

20 

21 Steven Anderson and on behalf of National  
22 Property Inspections, Respondents

23 ORIGINAL filed this 29 day of

24 JANUARY, 2019, with:

25  
26 Arizona State Board of Technical Registration  
27 1110 W. Washington, Suite 240  
28 Phoenix, AZ 85007

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**COPY** of the foregoing mailed via Certified Mail  
No. 9214 8901 9434 4600 0494 96 and  
First Class mail this 29 day of JANUARY, 2019, to:

Steven Anderson  
National Property Inspections  
14175 W Indian School Rd Ste B4-451  
Goodyear, AZ 85395

By: 