

**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.	<b>Letter of Reprimand</b>  <b>Administrative Penalty</b> – Pay an administrative penalty in the amount of \$300.00.  <b>Open Book Test</b> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score.  <b>Costs of Investigation</b> – 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.	<b>Letter of Reprimand</b>  <b>Administrative Penalty</b> – Pay an administrative penalty in the amount of \$300.00.  <b>Open Book Test</b> – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score.  <b>Costs of Investigation</b> – 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>	<b>Assurance of Discontinuance</b>  <b>Civil Penalty</b> – Pay an administrative penalty in the amount of \$8,000.00.  <b>Costs of Investigation</b> – Pay costs of investigation in the amount of \$300.00.
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**JUNE 28, 2011**

HI11-014	Virendra Manaktala Home Inspector #40001/Lapsed Nonregistrant	<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</i>	<b>Assurance of Discontinuance</b>  <b>Civil Penalty</b> – Pay an administrative penalty in the amount of \$24,000.00.  <b>Costs of Investigation</b> – Pay costs of investigation in the
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*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).*

amount of \$280.00.

**AUGUST 23, 2011**

HI11-003	Thomas J. Shuey Home Inspector #42487	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.	<b>Letter of Reprimand</b>  <b>Administrative Penalty</b> – Pay an administrative penalty in the amount of \$500.00.  <b>Probation</b> until the following is met: <b>Restitution</b> - Pay restitution to Mr. Gepner in the amount of \$285.00.  <b>Open Book Test</b> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.  <b>Costs of Investigation</b> – Pay costs of investigation in the amount of \$221.00.
HI11-006	David D. Sturgeon Home Inspector #40109	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 &amp; 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 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;	<b>Letter of Reprimand</b>  <b>Administrative Penalty</b> – Pay an administrative penalty in the amount of \$2500.00.  <b>Probation until the following is met:</b> <b>Restitution</b> - Pay restitution to Mr. Royston in the amount of \$250.00.  <b>Open Book Test</b> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.  <b>Costs of Investigation</b> – Pay costs of investigation in the amount of \$270.00.

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		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).	<b>Assurance of Discontinuance</b> – unless and until he obtains certification from the Board.  <b>Civil Penalty</b> – Pay an administrative penalty in the amount of \$2,000.00.  <b>Costs of Investigation</b> – Pay cost of investigation in the amount of \$250.00.
<b>NOVEMBER 22, 2011</b>			
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.	<b>Assurance of Discontinuance</b>  <b>Letter of Reprimand</b>  <b>Administrative Penalty</b> – Pay an administrative penalty in the amount of \$1000.00.  <b>Restitution</b> - Pay restitution to Ms. Anderson in the amount of \$166.00.  <b>Costs of Investigation</b> – Pay costs of investigation in the amount of \$90.00.
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).	<b>Letter of Reprimand</b>  <b>Administrative Penalty</b> – Pay an administrative penalty in the amount of \$1000.00.  <b>Costs of Investigation</b> – Pay costs of investigation in the amount of \$93.00.