

BEFORE THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION

In the Matter of:
Thomas Denton Jr.
Certified Home Inspector
Certification No. 59413
Zero Scope Home Inspections
Firm Registration No. 19975 (expired)
Current Registration No. 24168

Case No.: HI23-003

CONSENT AGREEMENT and ORDER OF DISCIPLINE

Respondents

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, Thomas Denton Jr. ("Respondent"), holder of Certification No. 59413, Zero Scope Home Inspections ("Respondent Firm"), holder of Registration No. 19975 (Expired), Current Firm Registration No. 24168, and the Board enter into the following Recitals, Findings of Fact, Conclusions of Law and Order ("Consent Agreement") as a final disposition of this matter.

RECITALS

1. Respondent has read and understands this Consent Agreement and has had the opportunity to discuss this Consent Agreement with an attorney, or has waived the opportunity to discuss this Consent Agreement with an attorney.

2. Respondent understands that he has a right to a public administrative hearing concerning this case. He further acknowledges that at such formal hearing he could present evidence and cross-examine witnesses. By entering into this Consent Agreement, Respondent knowingly, voluntarily, and irrevocably waives his right to such an administrative hearing, as well as rights of rehearing, review, reconsideration, appeal,

1 judicial review or any other administrative and/or judicial action concerning the matters
2 set forth herein.

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

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

7 5. The Consent Agreement, any record prepared in this matter, all investigative
8 materials prepared or received by the Board and all related exhibits and materials, are
9 public records upon acceptance by the Board of this Consent Agreement and may be
10 retained in the Board's files pertaining to this matter.

11 6. Respondent understands this Consent Agreement deals with Board case
12 number HI23-003 involving allegations that Respondent engaged in conduct that would
13 subject him to discipline under the Board's statutes and rules. The investigation into
14 these allegations against Respondent shall be concluded upon the Board's adoption of
15 this Consent Agreement.

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

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

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

3 10. This Consent Agreement is subject to the approval of the Board and is
4 effective only when accepted by the Board and signed on behalf of the Board. If the
5 Board does not accept this Consent Agreement, the Board retains its authority to hold a
6 formal administrative hearing pursuant to A.R.S. § 32-128(E). In the event that the
7 Board does not approve this Consent Agreement, it is withdrawn and shall be of no
8 evidentiary value and shall not be relied upon nor introduced in any action by any party,
9 except that the parties agree that should the Board reject this Consent Agreement and this
10 case proceeds to hearing, Respondent shall assert no claim that the Board was prejudiced
11 by its review and discussion of this document or any records relating thereto.

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

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

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

20 **FINDINGS OF FACT**

21 1. The Board is the duly constituted authority for the regulation and control of
22 the practice of Home Inspection in the State of Arizona.

23 2. Respondent is the holder of Arizona Certified Home Inspector Certification
24 No. 59413.

25 3. Respondent Firm is holder of Registration No. 19917, which expired on
26 November 8, 2018.

27 4. Board records indicate that Respondent is the firm principal and is
28 responsible party for Respondent Firm.

1 the provisions of A.R.S. § 32-128(H).

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

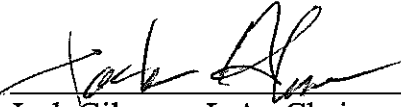
8 5. RENEWAL OF REGISTRATION. Respondent and Respondent Firm shall
9 timely renew their Arizona registration as a Home Inspector and Home Inspection Firm,
10 and timely pay all required registration fees.

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

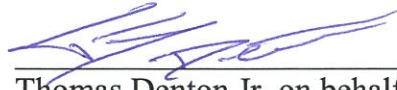
14 7. COSTS OF COMPLIANCE. Respondent shall pay all costs associated
15 with complying with this Consent Agreement.

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

21 ACCEPTED and ORDERED this 22 day of August, 2022.

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24 Jack Gilmore, L.A., Chairman
25 Arizona State Board of
26 Technical Registration
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1 Consent Agreement and Order, No. HI23-003 accepted this 09 day of 08/2022,
2 2022.

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4 Thomas Denton Jr, on behalf of himself
5 and on behalf of Zero Scope Home
6 Inspections, Respondents.

6 **ORIGINAL** filed this 22 day of

7 August, 2022, with:

8 Arizona State Board of Technical Registration
9 1110 W. Washington, Suite 240
10 Phoenix, AZ 85007

11 **COPY** of the foregoing mailed via Certified Mail

12 No. 9214 8901 9434 4600 0888 39 and

13 First Class mail this 23 day of August, 2022, to:

14 Thomas Denton Jr.
15 Zero Scope Home Inspections
16 2507 Marlene Avenue
17 Kingman, AZ 86401

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19 By: Kaitlyn Crawford
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