

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

3 **In the Matter of:**

Case No.: HI22-039

4 **Celia Webb**
5 **Certified Home Inspector**
6 **Certification No. 71570**

CONSENT AGREEMENT
and
ORDER OF DISCIPLINE

7 **Always Faithful Home Inspection,**
8 **LLC**

Firm Registration No. 20330

9 **Respondents**

10
11 In the interest of a prompt and judicious resolution of the above-captioned matter
12 before the Arizona State Board of Technical Registration (“Board”) and consistent with
13 the public interest, statutory requirements, and the responsibilities of the Board, and
14 pursuant to A.R.S. § 32-101 et seq., and A.A.C. R4-30-120(G), the undersigned party,
15 Celia Webb (“Respondent”), holder of Registration No. 71570, Always Faithful Home
16 Inspection, LLC (“Respondent Firm”), holder of Firm Registration No. 20330, and the
17 Board enter into the following Recitals, Findings of Fact, Conclusions of Law and Order
18 (“Consent Agreement”) as a final disposition of this matter.

19 **RECITALS**

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

23 2. Respondent understands that he has a right to a public administrative hearing
24 concerning this case. He further acknowledges that at such formal hearing he could
25 present evidence and cross-examine witnesses. By entering into this Consent Agreement,
26 Respondent knowingly, voluntarily, and irrevocably waives his right to such an
27 administrative hearing, as well as rights of rehearing, review, reconsideration, appeal,
28 judicial review or any other administrative and/or judicial action concerning the matters

1 set forth herein.

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

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

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

10 6. Respondent understands this Consent Agreement deals with Board case
11 number HI22-039 involving allegations that Respondent engaged in conduct that would
12 subject her to discipline under the Board's statutes and rules. The investigation into these
13 allegations against Respondent shall be concluded upon the Board's adoption of this
14 Consent Agreement.

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

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

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

1 Arizona, on or about May 18, 2022, erroneously reported that bedroom windows were
2 safety hazards because they were too high from the ground.

3 6. On or about June 22, 2022, Respondent Firm's registration was renewed.

4 7. On September 26, 2022, an Enforcement Advisory Committee (EAC)
5 meeting was held to discuss the case. After reviewing the evidence and interviewing
6 Respondent, the Committee determined that Respondent failed to conduct a home
7 inspection in accordance with the Standards of Professional Practice for Arizona Home
8 Inspectors ("S.O.P") and found that:

- 9 a) Respondent failed to include the legible name of the inspector in the
10 agreement as required in S.O.P #2.2
11 b) Respondent failed to include the firm address in the agreement as
12 required in S.O.P #2.2
13 c) Respondent failed to report on the type and condition of the floor as
14 required in S.O.P #4.1 and S.O.P #4.2
15 d) Respondent failed to report on the condition of the exterior wall
16 structure as required in S.O.P #4.1
17 e) Respondent failed to report on type and condition of columns as
18 required in S.O.P #4.1 and S.O.P #4.2
19 f) Respondent failed to report on the type and condition of roof
20 structure as required in S.O.P #4.1 and S.O.P #4.2.
21 g) Respondent failed to report on the condition of exterior wall flashing
22 as required in S.O.P #5.1
23 h) Respondent failed to report on the condition of grading and drainage
24 as required in S.O.P #5.1
25 i) Respondent failed to report on the condition of the roof drainage
26 system as required in S.O.P # 6.1
27 j) Respondent failed to report on the condition of the piping supports as
28 required in S.O.P # 7.1

- 1 k) Respondent failed to report on the type and condition of waste and
2 vent piping as required in S.O.P #7.1 and S.O.P. #7.2
3
4 l) Respondent failed to report on the condition of automatic safety
5 controls as required in S.O.P #7.1
6
7 m) Respondent failed to report on the condition of fuel storage and
8 distribution systems as required in S.O.P #7.1
9
10 n) Respondent failed to report on the type and condition of the service
11 type as required in S.O.P. # 8.1 and S.O.P. #8.2
12
13 o) Respondent failed to report on the type and condition of the service
14 conductor as required in S.O.P. #8.1 and S.O.P. #8.2
15
16 p) Respondent failed to report on the type and condition of the
17 overcurrent protection devices as required by S.O.P. #8.1 and S.O.P.
18 #8.2
19
20 q) Respondent failed to report on the type and condition of voltages as
21 required by S.O.P # 8.1 and S.O.P. #8.2
22
23 r) Respondent failed to report on the condition of compatibility as
24 required by S.O.P. #8.1
25
26 s) Respondent failed to report on the condition of heating automatic
27 safety controls as required in S.O.P #9.1
28
29 t) Respondent failed to report on the condition of attic ventilation as
30 required in S.O.P #12.1
31
32 u) Respondent failed to report on the type and condition of the vapor
33 retarder as required in S.O.P # 12.1 and S.O.P #12.2

34 8. In regards to the Standards of Professional Practice for Arizona Home
35 Inspectors ("S.O.P") for Swimming Pools and Spas, the EAC Committee found
36 that:

- 37 a) Respondent failed to report on the type and condition of the interior
38 finish material as required by S.O.P #3.1

1 Respondent is compliant with all terms of this Order

2 3. ADMINISTRATIVE PENALTY. Within ninety (90) days from the
3 effective date of this Consent Agreement, Respondent shall pay an administrative penalty
4 of Six Hundred and Fifty Dollars (\$650.00) by certified check or money order made
5 payable to the State of Arizona Board of Technical Registration.

6 4. COST OF INVESTIGATION. Within sixty (60) days from the effective
7 date of this Consent Agreement, Respondent shall pay the cost of investigation of this
8 case to the Board in the amount of Four Hundred and Ten Dollars (\$410.00) by certified
9 check or money order made payable to the State of Arizona Board of Technical
10 Registration, according to the provisions of A.R.S. § 32-128(H).

11 5. PEER REVIEW. Within sixty (60) days of the effective date of this
12 Consent Agreement, Respondent shall accompany a supervising Certified Home
13 Inspector ("Peer Reviewer") for two (2) Home Inspections, and perform inspections at
14 the same time and location as the Peer Reviewer. Respondent shall write a Home
15 Inspection Report, and submit the written report to the Peer Reviewer for review. The
16 Respondent may select his Peer Reviewer who shall be in good standing with the Board
17 and shall not have received any disciplinary action from the Board within the last 3-years.
18 The Peer Reviewer shall have been continuously certified by the Board as a Home
19 Inspector for at least five (5) years and shall have conducted at least two hundred and
20 fifty (250) Home Inspections in the State of Arizona. The Respondent shall cause the
21 Peer Reviewer to sign and notarize an Affidavit and Agreement to Conduct Peer Review
22 with the Board affirming that the Peer Reviewer has met the Peer Review selection
23 criteria prior to conducting any Peer Reviews. At the conclusion of each peer reviewed
24 Home Inspection, Respondent will submit his work product, specifically a Home
25 Inspection Report, to the Peer Reviewer who will review and make all corrections to the
26 Respondent's Home Inspection Report necessary for the report to meet the Standards of
27 Professional Practice for Arizona Home Inspectors. Respondent shall not perform any
28 Home Inspections or provide any client with a Home Inspection Report for a fee, until all

1 Peer Reviews are completed. Respondent shall ensure that the Peer Reviewer provides a
2 written report to the Board after each peer reviewed Home Inspection, detailing any
3 deficiencies in Respondent's practice, and certifying that the deficiencies have been
4 explained and corrected, in so far as the peer reviewed Home Inspection is concerned.
5 Respondent shall retain the Peer Reviewer at her own expense.

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

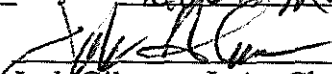
12 7. RENEWAL OF REGISTRATION. Respondent and Respondent Firm shall
13 timely renew their Arizona registration as a Certified Home Inspector and a Home
14 Inspection Firm, and timely pay all required registration fees.

15 8. EFFECTIVE DATE. The effective date of this Consent Agreement is the
16 date the Respondent and Board sign the Consent Agreement. If the dates are different, the
17 effective date is the later of the two dates.

18 9. COSTS OF COMPLIANCE. Respondent shall pay all costs associated
19 with complying with this Consent Agreement.

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

25 ACCEPTED and ORDERED this 1 day of NOVEMBER, 2022.

26
27 
28 Jack Gilmore, L.A., Chairman
Arizona State Board of
Technical Registration

1
2 Consent Agreement and Order, No. HI22-039 accepted this 1st day of
3 November, 2022.

4 Celia Webb.
5 Celia Webb, on behalf of herself and
6 Always Faithful Home Inspections,
7 LLC., Respondents

8 **ORIGINAL** filed this 1st day of
9 November, 2022, with:

10 Arizona State Board of Technical Registration
11 1110 W. Washington, Suite 240
12 Phoenix, AZ 85007

13 **COPY** of the foregoing mailed via Certified Mail
14 No. 9214 8901 9434 4600 0898 67 and
15 First Class mail this 1st day of NOVEMBER, 2022, to:

16 Celia Webb
17 1642 W Osasuna Drive
18 Tucson, Arizona 85746

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20 By: Karolyn Crawford
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