

R4-30-102. Home Inspection Definitions

The following definitions apply to home inspection requirements in this Chapter:

1. “Automatic safety controls” means devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.
2. “Central air conditioning” means a system that uses ducts to distribute cooled or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.
3. “Component” means a readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.
4. “Cross connection” means any physical connection or arrangement between potable water and any source of contamination.
5. “Dangerous or adverse situations” means situations that pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.
6. “Dismantle” means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.
7. “Major defect” means a system or component that is dangerous or not functioning.
8. “Observe” means the act of making a visual examination of a system or component and reporting on its condition.
9. “On-site water supply quality” means water quality based on the bacterial, chemical, mineral, and solids content of the water.
10. “Parallel inspection” means a home inspection by a candidate supervised by a certified home inspector, in the presence of no more than three other candidates, that includes a written report prepared by the candidate and reviewed by the supervising certified home inspector.
11. “Primary windows and doors” means windows and exterior doors that are designed to remain in their respective openings year round.
12. “Readily openable access panel” means a panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices so the panel can be lifted off, swung open, or otherwise removed by one person; and has edges and fasteners that are not painted in place; is within normal reach or accessible from a four-foot stepladder, and is not blocked by stored items, furniture, or building components.
13. “Recreational facilities” means spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
14. “Representative number” means for multiple identical components such as windows and electrical outlets, the inspection of one component per room. For multiple identical exterior components, the inspection of one component on each side of the building.
15. “Safety glazing” means tempered glass, laminated glass, or rigid plastic.
16. “Shut down” means a piece of equipment whose switch or circuit breaker is in the “off” position, or its fuse is missing or blown, or a system cannot be operated by the device or control that a home owner should normally use to operate it.
17. “Solid fuel heating device” means any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.
18. “Structural component” means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls; and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.
19. “System” means a combination of interacting or interdependent components, assembled to carry out one or more functions.
20. “Technically exhaustive” means an inspection involving measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Historical Note

Adopted effective August 3, 1983 (Supp. 83-4). Repealed effective December 18, 1991 (Supp. 91-4). New Section made by emergency rulemaking at 8 A.A.R. 1102, effective February 19, 2002 for 180 days (Supp. 02-1). Emergency rulemaking amended and renewed for an additional 180 days under A.R.S. § 41-1026(D) at 8 A.A.R. 3842, effective August 14, 2002 (Supp. 02-3). Emergency expired; new Section made by final rulemaking at 9 A.A.R. 791, effective February 12, 2003 (Supp. 03-1).

R4-30-247. Home Inspector Certification

- A.** An applicant for certification as a home inspector shall submit all of the following in an application package to the Board:
1. An original and one copy of a completed application;
 2. Evidence of successful completion, within two years before the date of application, of the National Home Inspector Examination as administered by the Examination Board of Professional Home Inspectors;
 3. The information in subsections (C)(1) through (10);
 4. A completed fingerprint card;
 5. Applicable fees;
 6. Evidence of successful completion of 80 hours of classroom training or an equivalent course conducted by an educational facility that is licensed by the applicable post-secondary education regulatory agency in the home state of the facility, or accredited by the Accrediting Commission of the Distance Education and Training Council, or by an accrediting agency approved by the United States Department of Education. The course of study shall encompass all of following major content areas:
 - a. Structural Components,
 - b. Exterior,
 - c. Roofing,
 - d. Plumbing,
 - e. Heating,
 - f. Cooling,
 - g. Electrical,
 - h. Insulation and Ventilation,
 - i. Interiors,
 - j. Fireplaces and Solid Fuel-Burning Devices, and
 - k. Professional Practice; and
 7. An applicant who has lawfully conducted home inspections as part of a business shall provide evidence of successful completion of 100 home inspections that meet the standards referenced in R4-30-301.01 on a form provided by the Board. An applicant under this subsection shall meet all other requirements for certification in this Section;
 8. To complete a home inspector in-training program, an applicant who otherwise qualifies for certification as a home inspector except for meeting the qualification in subsection (A)(7), shall present evidence of completion of 30 parallel home inspections. The 30 parallel home inspections shall meet the standards in R4-30-301.01. The applicant shall conduct these inspections on separate residential dwelling units and shall list them on a log provided by the Board. The log shall include, with respect to each inspection, the address of the property, the date of the inspection, and the name and certification number of the supervising home inspector.
- B.** The Board may hold an application package for a period of one year based on the need for time to complete the required parallel home inspections.
- C.** The application shall contain the following information:
1. Name, residence address, mailing address, e-mail address (if applicable), residence telephone number, and residence facsimile number (if applicable);
 2. Date of birth and social security number of the candidate;
 3. Citizenship or legal residence;
 4. A detailed explanatory statement regarding:
 - a. Any disciplinary action, including suspension and revocation, taken by another state or jurisdiction on any license or certification held by the applicant in any other state or jurisdiction;
 - b. Refusal of any license or certification by any other state or jurisdiction;

- c. Any pending disciplinary action in any other state or jurisdiction on any license or certification held by the candidate;
 - d. Any alias or other name used by the applicant;
 - e. Any conviction for a felony or misdemeanor, other than a minor traffic violation.
5. Documentation of absolute discharge from sentence at least five years before the date of application if an applicant has been convicted of one or more felonies;
 6. Jurisdiction in which any other license or certification is held; type of license or certification, number, year granted, and how license or certification was granted (that is, by examination, education, experience, or reciprocity);
 7. The current status of any application for any type of license or certification pending in another state or jurisdiction;
 8. A release authorizing the Board to investigate the applicant's education, experience, and good moral character and repute;
 9. Certification that the information provided to the Board is accurate, true, and complete; and
 10. Copies of five reports that meet the standards in R4-30-301.01.
- D.** The Board staff shall review all applications and, if necessary, refer completed applications to the Home Inspector Rules and Standards Committee for evaluation. If the application is complete and in the proper form and the Board staff or committee is satisfied that all statements on the application are true and that the applicant is eligible in all other aspects to be certified as a home inspector, the Board staff or committee shall recommend that the Board certify the applicant. If the evidence is not clear and convincing of qualification for certification, the matter shall be reviewed by the committee and the committee may request additional information regarding any issue upon which the applicant has not established qualification by clear and convincing evidence.
- E.** If a certified home inspector loses financial assurance, the inspector shall provide written notification to the Board within five business days. The Board shall suspend the certificate holder's certification immediately and prohibit further home inspections until current proof of financial assurance is provided to the Board. The Board shall revoke a certificate if the certificate holder fails to provide proof of financial assurance within 90 days of loss of financial assurance or lapse of policy. A candidate shall also provide proof of financial assurance at the time of each annual certification renewal. The Board shall not renew a home inspector certification unless the financial assurance is in full force and effect.

Historical Note

New Section made by emergency rulemaking at 8 A.A.R. 1102, effective February 19, 2002 for 180 days (Supp. 02-1). Emergency rulemaking amended and renewed for an additional 180 days under A.R.S. § 41-1026(D) at 8 A.A.R. 3842, effective August 14, 2002 (Supp. 02-3). Emergency expired; new Section made by final rulemaking at 9 A.A.R. 791, effective February 12, 2003 (Supp. 03-1).

R4-30-301.01. Home Inspector Rules of Professional Conduct

- A.** To the extent applicable, a certified home inspector shall conduct a home inspection in accordance with the "Standards of Professional Practice" adopted by the Arizona Chapter of the American Society of Home Inspectors, Inc. on January 1, 2002, the provisions of which are incorporated by reference and on file with the Office of the Secretary of State. This rule does not include any later amendments or editions of the incorporated matter. Copies of these standards are available at the office of the Board of Technical Registration.
- B.** A Certified Home Inspector shall not:
1. Pay or receive, directly or indirectly, in full or in part, a commission or compensation as a referral or finder's fee;

2. 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; or
3. Be accompanied by more than four home inspector candidates while conducting any parallel home inspection.

Historical Note

New Section made by emergency rulemaking at 8 A.A.R. 1102, effective February 19, 2002 for 180 days (Supp. 02-1). Emergency rulemaking amended and renewed for an additional 180 days under A.R.S. § 41-1026(D) at 8 A.A.R. 3842, effective August 14, 2002 (Supp. 02-3). Emergency expired; new Section made by final rulemaking at 9 A.A.R. 791, effective February 12, 2003 (Supp. 03-1).