

Audit Findings Report

Performed on 11/18/2025 by Jennifer Muske

Address: 1929 NE 33rd Ter, Cape Coral FL 33909

Permit Number: BRC23-000998

On November 12, 2025, we were dispatched to the address above in response to an extension request submitted by the contractor. When an extension request is made, we typically conduct an on-site inspection to verify that the construction progress aligns with the approved inspection stages. Jennifer Muske conducted this inspection on November 12, 2025, and discovered that the homeowner had moved into the structure before receiving the Certificate of Occupancy (CO).

During her visit, Jennifer observed several safety concerns. Specifically, she found that the well's 220 volt electrical line and the main water supply line, running from the well to the home, were both fully exposed above grade, presenting a safety risk. In addition, Jennifer noted concerns regarding fall protection around the pool area.

On November 18, 2025, Jennifer spoke with the contractor and requested access to the property to inspect for any additional life safety hazards, given that someone was residing in the home without a valid CO. During this inspection, she identified several violations of both the Florida Building Code and the National Electrical Code.

1. **Exterior Electrical-** Well 220 wiring is on top of the ground and is a life safety issue. Direct burial wires shall be buried a min of 24." (NEC 300.5) *Fig 1*



2. **Well Potable Water-** The well casing has been exposed and is not grouted as per the Lee County Ordinance 06-09. Grouting prevents surface water, bacteria, and other contaminants from seeping down into the well and aquifer. This is vital for ensuring the water is safe to drink. (P2901.1) *Fig 2*



3. **Guardrail-** A guard is required off the back of the pool deck. *Guards* shall be provided for those portions of open-sided walking surfaces, that are located more than 30 inches measured vertically to the floor or *grade* below at any point within 24 inches horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*. (R312.1.1) **Fig 3**



4. **Exterior Electrical-** All 15- and 20-ampere, 125- and 250-volt receptacles shall be listed and so identified as the weather-resistant type. All exterior receptacles are not the weather-resistant type. *(NEC406.9(B)) Fig 4*



5. **Exterior Electrical-** The receptacle for sprinkler clock is not GFCI protected. *(NEC210.8(A)(3))*
6. Exterior receptacle next to the sliding glass door on lanai is not rigidly held in place when a plug is inserted. *(NEC406.5)*

7. **Fire Separation Wall**- There is a large hole in the fire separation wall between the garage and the dwelling. (R302.5.3) *Fig 6*



8. A. Overhead Garage Doors -The garage doors do not have any labeling to identify Florida product approval number or NOA. This requirement is critical to be able to inspect the installation of the garage doors for our 160mph wind zone. Per the Florida Building Code: *Garage doors shall be labeled with a permanent label provided by the garage door manufacturer. The label shall identify the garage door manufacturer, the garage door model/series number, the positive and negative design pressure rating, indicate impact rated if applicable, the installation instruction drawing reference number, the Florida product approval or Miami-Dade product approval number if applicable, and the applicable test standards. (R609.4.1) Fig 5*

B. Overhead Garage Doors - This overhead garage door appears to be (2020 FL#31372.5 or 2023 FI#31372.11 drawing number IRC-6216-130-15) and may be missing half of the hinges that are required to be installed on the garage door stiles. (FBCA110.3.13) *Fig 5*



Fig 5

9. **Garage Electrical Panel** – Cabinet door used to cover wire chase is blocking the front of the dead front assembly from being removeable and is not allowed in front of the dead front. (NEC110.26) *Fig 7*



Fig 7

10. Garage Electrical Panel – Conductor Identification – Reidentify ungrounded conductors in the panel. (NEC 210.5(C)) *Fig 8*



Fig 8

11. Garage Electrical Panel – Fireplace – A lockable means of disconnect is required for the fireplace. (NEC 422.31) *Fig 9*

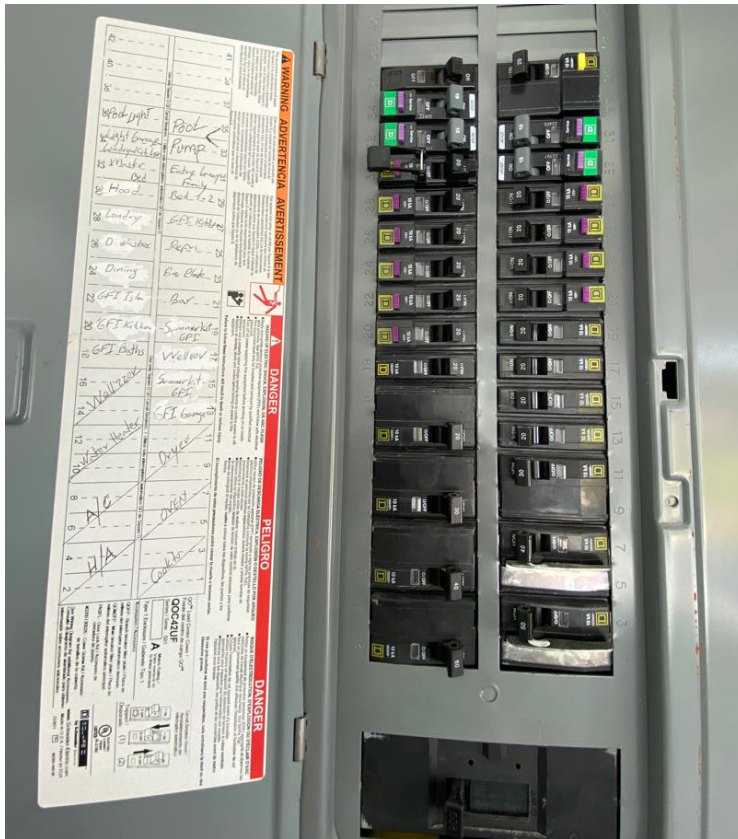


Fig 9

12. Kitchen Island– The receptacles on the front of the island are not installed in a junction box and are surrounded by combustible material. (NEC 406.5) *Fig 11*



Fig 11

13. Kitchen Cooktop – Clearance – Please refer to manufacture specification, a minimum of 5¾ inches clearance is required between the bottom of the cooktop and combustible materials. A drawer is currently installed directly below and nearly touching the cooktop. (M1901.2) *Fig 12*



Fig 12

14. Emergency Escape Openings- Windows in bed 2 & 3 do not have a 24" clear opening.
(R310.1.1) *Fig 13*



Fig 13

15. Master closet- The minimum clearance between recessed LED luminaires installed in clothes closets and the edge closet shelf shall be 6 in. (NEC410.2 & NEC410.16(C))

Fig 14



Fig 14

Revisions to Construction Documents required (FBCA 107.4):

Architectural Plans

- 16.** The overhead garage door appears not match the Florida product approval number on the city approved plans. (Amarr door installed, FL#31372.5 vs. Overhead Door Company FL#32170.17)
- 17.** All the windows and doors do not match the Florida product approval numbers on the city approved plans. (Mr. Glass windows are installed, the Florida Product Approval numbers on the city approved plans are a PGT window)
- 18.** The kitchen layout shows a freestanding Range installed; a cooktop is installed in a cabinet base.
- 19.** Pre plumb in office with water supply lines and drain are not identified on the plans.

Energy Calculations

- 20.** Model and serial numbers of installed HVAC equipment do not match the model and serial numbers of the HVAC equipment installed on the energy calculations.
- 21.** The energy calculations must be revised to show the U-Factor and Solar Heat Gain Coefficient of the doors and windows installed in the home.

Please ensure the property owner is informed of these requirements and vacates the structure within 5 business days. Under Florida building code FBC 111.1 any structure shall not be occupied until the building official has granted the Certificate Of Occupancy. The Building official has the authority to have the Utilities disconnected under Florida Building Code 112.3. Please confirm these items are addressed in writing and provide a new co request form and private provider compliance report once the items have been resolved. You may contact Ves Swift with the City of Cape Coral with any questions. My number is 239-707-3029. Please feel free to call me if you need any assistance.