

Audit Findings Report

Performed on 11/7/2025 by Jennifer Muske

Address: 1909 NW 32nd Ct, Cape Coral FL 33993

Permit Number: BRC24-003068

Private Provider Firm: Freedom Code Compliance Corp

1. **Address Numbers** – The home shall have plainly visible and legible address numbers posted on the building. The address identification shall contrast with its background and be visible from the street or road fronting the property. Numbers shall be Arabic (not spelled out) and not less than 4 inches high. *(R319.1)*
2. **Exterior HVAC** – Refrigerant circuit access ports are missing from the condenser. They shall be fitted with locking-type, tamper-resistant caps. *(M1411.8)*
3. **Exterior Plumbing** – The hose bibb on the pool deck shall be protected by a permanently attached hose connection vacuum breaker. *(P2902.4.3)*
4. **Meter Main Combo** – All circuit breakers shall be labeled. *(NEC 408.4(A))*
5. **Garage Subpanel – Circuit Identification** – All panelboard circuits and circuit modifications shall be clearly and legibly identified as to their specific purpose. The circuit directory is currently labeled backwards and upside down, making identification difficult. *(NEC 408.4(A))*
6. **Garage Subpanel – Fasteners** – The dead front has been attached with sharp-ended screws not listed for this application. Factory screws shall be installed. These enclosures are tested for arc and spark containment, and non-listed screws are not rated for that purpose. If screw holes are stripped, the cabinet shall be replaced. *(NEC 110.3(B))*
7. **Garage Subpanel – Well Circuit** – The 20-amp double-pole breaker for the well must be GFCI protected. *(NEC 210.8(A)(3))*
8. **Garage Subpanel – Conductor Identification** – Reidentify ungrounded conductors in the panel. *(NEC 210.5(C))*
9. **Garage Subpanel – Terminations** – Numerous wires in the panel are not properly terminated as required. *(NEC 110.14(B))*
10. **Garage Subpanel – Mini Split** – A mini split is wired but not installed. The termination point must be located and made accessible in a listed junction box. The breaker should be labeled as “prewire” and left in the OFF position. *(NEC 314.29, 110.3)*

11. **Garage Subpanel – Kitchen Hood** – A lockable means of disconnect is required for the kitchen hood. *(NEC 422.31)*
12. **Garage Subpanel – Fireplace** – A lockable means of disconnect is required for the fireplace. *(NEC 422.31)*
13. **Garage Subpanel – Raceway Fitting** – The raceway at the top of the panel enclosure is missing a fitting to protect wires from abrasion. *(NEC 312.5(C)(3))*
14. **Attic Wiring** – Protect the wiring for the air handler in the attic; it is currently unprotected from damage. *(NEC 320.23(A))*
15. **Insulation Certification** – Foam insulation used in the attic is unidentified. An insulation certificate must be posted at the attic entrance. *(R316.5)*
16. **Fire Separation Wall** – There is a gap under the fire separation wall between the garage and home where the sill plate allows a visible opening. Gaps between the garage and living space are not permitted and must be sealed. *(R302.5.3)*
17. **Overhead Garage Doors** – The manufacturer’s identification label is missing as required. *(R609.4)*
18. **Smoke Detector** – The smoke detector outside Bedrooms 2 and 3 shall receive primary power from the building wiring. *(R314.6)*
19. **Master Bathroom – Receptacle Location** – Receptacles shall not be installed within 3 feet of a shower stall. *(NEC 406.9(3))*
20. **Master Bathroom – Sink Drain** – The sink drain assembly is in the open position but nearly shut; repair as needed. *(P2705.1(4))*
21. **Living Room Cabinet – Pop-Up Outlet** – A pop-up receptacle outlet installed on the countertop is not listed or labeled by any approved agency for this application. *(NEC 406.5(E), 110.3(C))*
22. **Living Room Cabinet – Receptacle** – The receptacle located inside the cabinet is not installed in a junction box and is surrounded by combustible material. *(NEC 406.5)*
23. **Kitchen Exhaust Hood** – The hood wiring is not terminated in a listed box, and the circuit breaker is left on, leaving a live wire above the cooktop. *(NEC 110.27)*
24. **Kitchen Cooktop – Clearance** – 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)*

25. **Kitchen Cooktop – Grounding** – Metal junction boxes shall be properly grounded and bonded. *(NEC 314.4)*
 26. **Kitchen Cooktop – Circuit Breaker** – The installed 50-amp circuit breaker is oversized. A 30-amp breaker is required. *(NEC 422.11)*
 27. **Kitchen Garbage Disposal** – The receptacle for the garbage disposal is not installed in a junction box and is surrounded by combustible material. *(NEC 406.5)*
 28. **Kitchen Dishwasher** – The receptacle for the dishwasher is not installed in a junction box and is surrounded by combustible material. *(NEC 406.5)*
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Revisions to Construction Documents *(FBCA 107.4)*

Energy Calculations

29. Energy calcs call for R-30 blown insulation in the attic, but foam insulation was installed.
30. If foam insulation was also used in the walls, this must be revised in the calcs.
31. Energy calcs indicate a vented attic system; the attic is sealed.
32. The installed HVAC system does not match the model and serial numbers listed in the documentation.

Architectural Plans

33. The plans specify a vented attic system with venting calculations; however, the attic is sealed.
34. A vapor diffusion port is required for sealed attic systems per the plans, please provide clarification from the engineer.

Florida Product Approval Index Sheet

35. The product approval index sheet does not match the garage doors installed. The sheet specifies impact-rated doors, but only one installed door appears to be impact-rated.