

### Corrections and Revisions Required

1. **Front Steps** – Missing required handrail. *(R311.7.8)*
2. **Coach Lights** – Fixtures are not caulked to the wall to prevent water intrusion. *(NEC 410.10)*
3. **Exterior Stairs to Second Floor** – Handrails shall be continuous for the full length of the flight, from a point directly above the top riser to a point directly above the lowest riser. Handrail ends shall return to a wall, guard, walking surface, or post. The handrail is not continuous; at least four steps at the top of the flight lack a handrail, and both ends do not return to the wall or post. *(R311.7.8.4)*
4. **Exterior Stairs to Second Floor** – The triangular openings formed by the riser, tread, and bottom rail of the guard shall not allow passage of a 6-inch sphere. *(R312.1.3)*
5. **Exterior Stairs to Second Floor** – The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The largest riser is 6 7/8", and the smallest is 5 3/4". *(R311.7.5.1)*
6. **Exterior Lanai** – Hot and neutral reversed on island receptacle. *(NEC 110.7)*
7. **Exterior Coach Lights** – Junction boxes are exposed, leaving conductors exposed to weather. During the site visit on Friday, the junction boxes were found packed with stucco. These must be cleaned out and properly repaired. *(NEC 314.21; NEC 110.12(B))*
8. **Air Conditioners** – A level working space not less than 30" deep and 30" wide is required in front of the control side for servicing. Installed units do not meet the required clearance. *(M1305.1)*
9. **Meter/Main Combo Panel** – Circuit breakers are not labeled; subpanels are not identified. *(NEC 408.4(A))*
10. **Underground Electrical Service** – Missing required straps on the riser. *(NEC 250.25(A)(5))*
11. **Receptacle Below Meter/Main Combo Panel** – Multiple violations:
  - A. Installed using Romex, which is not permitted in wet locations (exterior). *(NEC 334.12(B))*
  - B. 14 AWG wire rated for 15 amps is on a 30-amp breaker. *(NEC 310.16)*
  - C. Receptacle rated for 20 amps is wired with 14 AWG (15-amp rated) conductors. *(NEC 210.21(B)(3))*

12. **Garage Doors** – Missing required permanent manufacturer labels identifying door type, design pressure rating, impact rating (if applicable), product approval numbers, and related data. *(R609.4)*
13. **Garage/Dwelling Fire Separation Wall** – Large holes present; must be properly sealed. *(R302.5.3)*
14. **Garage Subpanels (200A)** – Bond screw not removed, creating a parallel ground. *(NEC 250.30)*
15. **Garage Subpanels (200A)** – Grounds and neutrals are not separated; creates a parallel ground. *(NEC 250.25(A)(5))*
16. **Garage Subpanels (200A)** – Conductor insulation cut down to bare wire. *(NEC 110.7)*
17. **Garage Subpanels (200A)** – Ungrounded conductors require reidentification. *(NEC 210.5(C))*
18. **Garage Subpanels (200A)** – 20-amp circuit breaker for kitchen hood missing required arc-fault protection. *(NEC 210.12(A))*
19. **Garage Subpanels (200A)** – 20-amp circuit breaker for gas oven ignitor missing required arc-fault protection. *(NEC 210.12(A))*
20. **Circuit Breakers** – Numerous breakers are not labeled or identified. *(NEC 408.4(A))*
21. **Garage Subpanels (200A)** – Missing required grommet on one Romex penetration into the panel. *(NEC 300.4(B)(1))*
22. **Garage Subpanels (200A)** – Romex wiring not properly terminated. *(NEC 110.14(B))*
23. **Garage Subpanels (200A)** – Circuit breaker for the air handler is undersized. *(NEC 422.10)*
24. **Garage Subpanels (200A)** – The installed water heater requires one 30-amp breaker, but three are present. Two 40-amp breakers were identified as pre-wiring for a future tankless water heater. The termination location of these wires must be determined and accessible in a listed junction box per *(NEC 314.29)*. Breakers should be marked “Prewire” and remain in the **OFF** position. *(NEC 110.3)*
25. **Laundry Room Water Heater** – Missing required disconnect or lockable means of disconnect. *(NEC 422.31)*

26. **Kitchen Cabinet Above Hood** – Receptacle for kitchen hood not installed in a junction box or properly secured. Receptacles must be mounted in listed boxes or assemblies, securely fastened in place. *(NEC 406.5)*
27. **Kitchen Cabinet Above Hood** – Receptacle missing required faceplate. *(NEC 406.6)*
28. **Kitchen Cabinet Above Hood** – Hole cut in cabinet leaving Romex wire exposed. *(NEC 334.15(B))*
29. **Dishwasher Receptacle** – Metal junction box not properly grounded and bonded. *(NEC 314.4)*
30. **Disposal Receptacle** – Metal junction box not properly grounded and bonded. *(NEC 314.4)*
31. **Kitchen Island Cabinets** – Multiple metal junction boxes not grounded or bonded as required. *(NEC 314.4)*
32. **Primary Bedroom** – Carbon monoxide alarm required outside each separate sleeping area within 10 feet. *(R315.1)*
33. **Bedroom Egress Windows** – Crank handles for casement windows are obstructed by permanent plantation shutter frames, preventing quick escape. *(R310.1.1)*
34. **Main Stairs (Interior)** – No handrail installed; only a guardrail present. *(R311.7.8)*
35. **Main Stairs (Interior)** – Missing required guard on second flight of stairs more than 30 inches above floor. *(R312.1.1)*
36. **Second-Floor Mechanical Closet** – Large holes in drywall must be patched. *(Florida Energy Code R403.3.2)*
37. **Attic Access** – Required opening must be at least 22" x 30"; current access is 22" x 22". *(R807.1)*
38. **Attic Wiring** – Romex wiring within 6 ft of the attic scuttle opening must be protected. *(NEC 320.23(A))*
39. **Insulation Certification** – Post insulation certificate for foam insulation at attic access for identification.

**Revisions Needed:** (FBCA 107.4)

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**Energy Calculations**

- 42. Energy calcs specify R-30 blown insulation in the attic; foam insulation has been installed under the roof deck.
  - 43. Attic designation should be revised from *vented* to *unvented*.
  - 44. Energy calcs must reflect the installed 50-gallon water heater.
  - 45. Include HVAC brand, model, serial number, SEER rating, and corresponding AHRI number verifying SEER compliance.
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**Architectural Plans**

- 46. Plans currently show a vented attic system; update plans and venting calculations to reflect the unvented system.
  - 47. Plans call for a tankless water heater in the garage mechanical room; the installed 50-gallon unit is in the laundry room—update accordingly.
  - 48. Door and window schedules must reflect accurate Florida Product Approval numbers for all installed doors and windows, including the garage overhead door.
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**Product Approval Index Sheet**

- 49. Update to reflect the correct Florida Product Approval numbers for all installed doors and windows, including the garage overhead door.