



ANCHOR GUARD · EMERGENCY POWER PROGRAM

Emergency Power Readiness Record

Rule 59A-36.025 F.A.C.

A line-item verification of the facility's Emergency Environmental Control Plan against observed site condition — built on the same requirement list an AHCA surveyor works from under tag A0200. Prepared to file directly into the facility's plan.

Facility
Harborlight Assisted Living (SAMPLE)

Address
000 Sample Road, Northeast Florida

Prepared for
Administrator / Executive Director

Date of survey
00 Month 2026

Prepared by
Larry Douglas · Anchor Guard LLC

Generator start
Observed live, operated by facility staff

AHCA license / licensed beds
AL-0000000 · 64 beds

Building type
Stand-alone, single story · not in a mandatory evacuation zone

Plan reviewed
EECP dated 00 Month 2025 · county-approved

Record issued
Within 7 business days of survey

Line items verified
41

Supporting IR survey
Performed under load during the same visit

SAMPLE DOCUMENT — format demonstration only. The facility, records, measurements and findings in this record are fabricated to show the structure and depth of the deliverable. It is not a record of any real facility or any real survey.

Your plan is the yardstick. This record is the check against it.

AHCA's own surveyor guidance for tag A0200 does not describe a generic inspection. It describes four steps: **review the plan and its approval, review the required notifications, interview residents and staff, and make observations.** The facility fills out the plan; the surveyor verifies it against the building.

This record follows that same method, item by item, against the eight sections of the AHCA Emergency Environmental Control Plan submission format and the requirements of Rule 59A-36.025 F.A.C. Where the plan says one thing and the building says another, the record says so — with the measurement or the document reference behind it.

WHAT A STANDARD SURVEY ACTUALLY INVOLVES

Element	What it means for this record
Standard survey cadence	Initial survey at licensure, then a standard survey every two years. The only visits in between are complaint investigations.
Live generator test	The surveyor walks to the generator and requires a successful start, operated by facility staff, witnessed. A log is not accepted in place of it. This record documents a live start under the same conditions.
Staff knowledge	Whoever starts the generator has to know how. A facility can hold a perfect maintenance file and still be cited because the person on shift could not operate the equipment.
Records review	Test and maintenance logs are checked as corroboration — the live start is the primary evidence, the log supports it.
Plan versus building	The facility self-reports on the submission form; the surveyor double-checks it against what is physically present.

What Anchor Guard is doing here, in one sentence

Walking the facility against the same requirement list the surveyor works from, documenting what was observed against what the plan claims, and leaving behind a dated record the administrator can produce on demand. **Rule 59A-36.025(1)(c) requires the facility to acquire the services necessary to maintain and test its alternate power source**, and 59A-36.025(5) requires the plan and its procedures to be **readily available** — defined in the rule as the ability to produce them immediately, in paper or electronic form, on request. This record is built for that moment.

Anchor Guard is not an authority having jurisdiction. This record documents observed condition and the comparison between the facility's written plan and the building on the date of survey. Determination of compliance with Rule 59A-36.025 F.A.C. rests with the Agency for Health Care Administration; the county emergency management agency is the final administrative authority for the emergency management plan itself.

Every line item verified on this survey, in plan-section order. Detail and evidence for each follows in sections 3 through 9.

27	8	3	2	1
VERIFIED	GAP	PARTIAL	NOT VERIFIABLE	N/A

Ref	Line item	Basis	Status
1.01	Facility name, address, license number match the filed plan	Form §1	VERIFIED
1.02	Licensed bed capacity on the plan matches the current license	Form §1	VERIFIED
1.03	Current resident census recorded against licensed capacity	Observation	VERIFIED
1.04	Building type classification correct (campus / multistory / stand-alone / evacuation zone)	Form §1	VERIFIED
1.05	Administrator of record on the plan is the current administrator	Form §1	PARTIAL
1.06	Safety liaison designated as primary emergency contact	ZZ830	VERIFIED
2.01	Alternate power source present and maintained at the facility	59A-36.025(1)	VERIFIED
2.02	Make, model and size of each unit match the filed plan	Form §2	GAP
2.03	What the source powers matches the plan's declaration	Form §2	VERIFIED
2.04	Live start observed, operated by facility staff	Survey practice	VERIFIED
2.05	Automatic transfer to emergency observed and timed	Observation	VERIFIED
2.06	Staff member on shift able to operate the source unassisted	A0182 / survey practice	GAP
2.07	Generator exercise log present and current for 12 months	Records review	VERIFIED
2.08	Service vendor records present for the current unit	59A-36.025(1)(c)	PARTIAL
2.09	Implementation completion date recorded on the plan	Form §2	VERIFIED
3.01	Fuel type matches the filed plan	Form §3	VERIFIED
3.02	Hours of runtime on onsite fuel meets the requirement for licensed capacity	59A-36.025(2)	GAP
3.03	Onsite fuel quantity observed and recorded	Observation	VERIFIED
3.04	Fuel distributor named on the plan	Form §3	VERIFIED
3.05	Written fuel agreement on file	Form §8	GAP
3.06	Local fuel storage restrictions identified and observed	Form §3	VERIFIED
3.07	Refuelling procedure before, during and after an event is described	Form §3	VERIFIED
4.01	Cooling method matches the plan (A/C, spot coolers, chiller, fans)	Form §4	VERIFIED
4.02	Cooling equipment named in the plan physically present and operable	Observation	GAP
4.03	Cooling equipment is served by the alternate power source	59A-36.025(1)	VERIFIED

Ref	Line item	Basis	Status
5.01	Cooled area identified and matches the plan	Form §5	PARTIAL
5.02	Net square footage meets 20 sq ft per resident at 80 % of licensed capacity	59A-36.025(1)(b)	GAP
5.03	Number of residents the area is planned to hold is stated	Form §5	VERIFIED
5.04	Beds available for the cooled area are onsite now	Form §5	GAP
5.05	Method of monitoring temperature in the area is stated and workable	Form §5	VERIFIED
5.06	Method of monitoring residents in the area is stated	Form §5	VERIFIED
5.07	Capability to hold 81 °F for 96 hours is addressed in the plan	59A-36.025(1)(a)	VERIFIED
6.01	Written policies and procedures to activate, operate and maintain the source	59A-36.025(5)	PARTIAL
6.02	Written staff training procedure for operating emergency power	Form §6	GAP
6.03	Maintenance and testing schedule for the power source AND the cooling system	Form §6	GAP
6.04	Plan and procedures readily available — timed production on request	59A-36.025(5)	VERIFIED
7.01	Carbon monoxide alarm acquired and located per the plan	59A-36.025(1)(d)	VERIFIED
7.02	CO alarm maintenance schedule stated and a test record exists	Form §7	GAP
8.01	Floor plan with the cooled area highlighted is on file and current	Form §8	PARTIAL
8.02	Sufficiency attestation letter on file and references the installed unit	Form §8	GAP
8.03	Post-implementation proof the source is installed and operable	Form §8	VERIFIED
8.04	HVAC sufficiency letter (area of refuge) — applicability	Form §8	N/A
9.01	Plan reviewed and submitted within the last twelve months	ZZ830	GAP
9.02	County emergency management approval documented	ZZ830	VERIFIED
9.03	Consumer-friendly summary published and consistent with site condition	59A-36.025(3)(c)	NOT VERIFIABLE
9.04	Most recent inspection report posted in a prominent location	A0164	VERIFIED
9.05	Electrical and mechanical systems maintained in good working order	A0152	NOT VERIFIABLE

Not verifiable means the item could not be confirmed within the scope or access of this survey — the reason is stated in section 11. It is not a finding against the facility.

Capacity drives three separate requirements in this rule — the fuel duration, the cooled-area square footage, and the number of residents the area is planned to hold. Getting the capacity figure right is therefore the first check, not an administrative formality.

Item	Plan / record states	Observed	Status
Licensed bed capacity	64	64 — matches current license	VERIFIED
Resident census on date of survey	—	58, from the facility's own census record	VERIFIED
Building type	Stand-alone, single story	Confirmed. Not in a mandatory evacuation zone.	VERIFIED
Campus resource sharing	Not claimed	Not applicable — no shared campus arrangement	VERIFIED
Administrator of record	Named on the 2025 plan	Facility has since changed administrators. Plan not updated.	PARTIAL
Safety liaison	Named, with contact numbers	Confirmed on site; contact numbers current	VERIFIED

Ref 1.05 — the administrator name on the filed plan is no longer current

A change of administrator is a name change, which on its own does not meet the definition of a significant modification requiring a 30-day resubmission. It does, however, mean the plan on file names someone who no longer works here as the contact for emergency operations. Correct it at the annual review, which is already overdue — see ref 9.01.

*Census is recorded as an observation. The rule calculates the cooled-area and space requirements on **licensed bed capacity**, not on the census present on any given day. Census is captured here because it is the figure that determines whether the planned space actually works on the day, which is a separate question from whether the plan meets the rule. Both are addressed in section 6.*

Item	Plan states	Observed	Status
Type	Fixed generator, one unit	One fixed diesel set, exterior pad, north elevation	VERIFIED
Make / model / size	Unit listed at 80 kW, prior model number	Installed unit is 100 kW, different model. Replaced 2025; plan never updated.	GAP
What it powers	Life safety, cooling, lighting, refrigeration	Confirmed against the emergency panel schedule	VERIFIED
Implementation completion date	Recorded	Consistent with the post-implementation documentation on file	VERIFIED
Exercise log	Monthly	Written log present and current for the last 12 months	VERIFIED
Service vendor records	Annual service contract named	Records on file cover the prior unit through 2025. One service visit documented on the current unit.	PARTIAL

REF 2.04 & 2.05 — LIVE START TEST, WITNESSED

A surveyor will not accept a log in place of a start. This test was run the way the survey runs it: facility staff operated the equipment, Anchor Guard observed and recorded.

Observation	Recorded
Who started the unit	Med tech on shift — the maintenance director, who normally performs the exercise, was off site
Time from request to attempt	6 minutes — staff member located the printed start procedure before attempting
Start	Successful, first attempt
Time to stable operation	14 minutes
Automatic transfer to emergency	Observed. Transfer completed in 11 seconds.
Retransfer and cooldown	Observed. Normal.
Run duration under load	32 minutes — sufficient for the infrared survey in section 9

Ref 2.06 — the staff finding, and why it matters more than the equipment finding

The generator started and ran correctly. The equipment is not the issue here. **The issue is that the person on shift needed six minutes and a printed sheet to attempt it.**

During a standard survey the surveyor asks a staff member to start the generator while they watch, and that observation is testing two things at once: that the equipment works, and that whoever is on duty knows how to operate it. A facility can hold a complete maintenance file, pass the equipment check, and still be written up because the person on shift could not run it. The maintenance director being off site is not a defence — the surveyor arrives unannounced.

Ref 2.02 — the plan describes a generator this facility no longer owns

The unit on the pad is a 100 kW set installed in 2025. The plan on file still lists the 80 kW unit it replaced. Everything downstream of that entry — the fuel consumption figure, the runtime calculation in section 5, and the sufficiency attestation letter at ref 8.02 — was written against equipment that is no longer here. This is the single entry that most needs correcting, because three other findings are consequences of it.

The rule sets fuel duration by licensed bed capacity, and raises it in a declared emergency area. At 64 licensed beds this facility sits in the 17-or-more band.

Requirement	Threshold	Applies here
16 beds or fewer	48 hours	No
17 beds or more	72 hours	Yes — baseline requirement
Facility in a declared emergency area	96 hours	Applies when declared. The plan commits to 96 hours as its standing figure.

Piped natural gas counts toward the requirement. Portable containers are permitted for the additional fuel during a declared state of emergency.

REF 3.02 — RUNTIME ON ONSITE FUEL

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Onsite fuel capacity observed ..... 250 gal (base tank, level indication at 92 %)
Usable fuel at observed level ..... 230 gal
Consumption, installed 100 kW unit at plan load 3.8 gal/hr (manufacturer data, current unit)
Runtime on fuel presently onsite ..... 60.5 hours

Baseline requirement, 17+ licensed beds ..... 72 hours → SHORT BY 11.5 HOURS
Figure stated on the facility's own plan ..... 96 hours → SHORT BY 35.5 HOURS
  
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The 96-hour figure was calculated against the 80 kW unit the plan still lists. The 100 kW unit that replaced it burns more per hour, so the same tank buys fewer hours. Nothing was done wrong when the plan was written — the number was simply never revisited when the equipment changed.

Item	Plan states	Observed	Status
Fuel type	Diesel	Diesel — confirmed	VERIFIED
Hours of runtime onsite	96	60.5 at observed level; 65.8 at full tank	GAP
Fuel distributor	Named on the plan	Named; contact confirmed current by staff	VERIFIED
Written fuel agreement	Referenced in §8	No signed agreement or standing priority-delivery letter produced on request	GAP
Storage restrictions	Addressed	Tank and clearances consistent with the plan's description	VERIFIED
Refuelling before / during / after	Described	Procedure present and specific	VERIFIED

Ref 3.05 — a named distributor is not a fuel agreement

The plan names who the facility buys fuel from. It evidences no commitment from that supplier to deliver during an event, when every facility in the county is calling the same distributors. The submission format lists a fuel agreement under supporting documentation for exactly this reason.

The requirement the rule is built around: hold an area at or below **81 °F for a minimum of 96 hours** after loss of primary power, with **no less than 20 net square feet per resident, calculated at 80 % of licensed bed capacity**.

REF 5.02 — THE SPACE CALCULATION

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Licensed bed capacity ..... 64
Rule basis: 80 % of licensed capacity ..... 64 × 0.80 = 51.2 residents
Required net area: 20 net sq ft per resident ... 51.2 × 20 = 1,024 net sq ft required

Area claimed on the plan (dining + activity) ... 1,180 net sq ft
Activity room in use for stored equipment ..... -290 sq ft unavailable on date of survey
Usable net area observed ..... 890 net sq ft

SHORTFALL AGAINST THE RULE ..... 134 net sq ft
Equivalent ..... space for 6.7 residents
  
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On paper the plan clears the requirement by 156 square feet. On the day, roughly a quarter of the activity room held stored furniture and equipment and the usable area fell 134 square feet short. Clearing the room closes the gap without a purchase — but a surveyor measures what is usable, not what is drawn.

Item	Plan states	Observed	Status
Cooling method	Building A/C plus four portable spot coolers	Method matches the plan's description	VERIFIED
Cooling equipment present	Four portable units staged on site	Two located and operable. Two not found; the plan's storage location was empty.	GAP
Cooling on emergency power	Yes	Confirmed against the emergency panel schedule; circuits imaged in section 9	VERIFIED
Cooled area identified	Dining room + activity room	Correct rooms; activity room partly obstructed — see calculation above	PARTIAL
Net square footage	1,180	890 usable on date of survey against 1,024 required	GAP
Residents the area is planned to hold	51	Stated on the plan, consistent with the 80 % basis	VERIFIED
Beds available and onsite now	Cots for the planned population	Partial count located. Remainder not produced during the visit.	GAP
Temperature monitoring method	Two wall thermometers, hourly log	Thermometers present; a blank log form exists	VERIFIED
Resident monitoring method	Stated in the plan	Procedure present and specific	VERIFIED
81 °F for 96 hours addressed	Yes	Addressed in the plan narrative	VERIFIED

Observation — census vs planned capacity

The rule sizes the space on 80 % of licensed capacity — 51.2 residents here — and a surveyor will measure it that way. Census on the date of survey was **58**. If every resident needed the area at once, 58 people in 1,024 sq ft is 17.7 sq ft each. Recorded as an observation, not a deficiency: the requirement is written against licensed capacity. Worth knowing before someone else raises it.

Section 6 of the AHCA submission format asks the facility to provide two things in writing: **a training procedure so staff know how to operate the emergency power**, and **a maintenance and testing schedule for the alternate power source and the cooling system**. Rule 59A-36.025(5) separately requires written policies and procedures to effectively and immediately activate, operate and maintain the source, and requires them to be readily available.

Item	Plan states	Observed	Status
Written P&P to activate, operate, maintain	Attached to the plan	Present for the generator. Nothing written for the cooling system.	PARTIAL
Staff training procedure for emergency power	Field completed as "staff are trained"	No written procedure, curriculum, or dated attendance record produced	GAP
Maintenance and testing schedule	Field completed as "as needed"	Monthly generator exercise is in fact being run. Nothing scheduled for the cooling system.	GAP
Readily available — timed	Required	Plan and procedures produced from the administrator's office in 2 minutes , unprompted	VERIFIED

Ref 6.03 — "as needed" is the answer that draws the follow-up question

The facility is running a monthly generator exercise and logging it. The practice is better than the paperwork. But the field on the state form asks for a schedule, the word written in it is "as needed," and the cooling system has no schedule at all — which means the plan as filed does not describe what the facility actually does, and does not cover half of what the field asks for.

A written schedule costs nothing and closes both halves. It is also the item that connects directly to **59A-36.025(1)(c)**, the paragraph requiring the facility to acquire the services necessary to maintain and test the equipment.

MAINTENANCE & TESTING SCHEDULE — DRAFTED FOR THIS FACILITY, READY TO LIFT INTO THE PLAN

Item	Interval	Performed by	Record produced
Generator exercise under load	Monthly	Facility maintenance	Dated exercise log entry, signed
Staff operation drill — unassisted start by the person on shift	Quarterly	Facility, rotating staff	Dated drill record naming who performed it
Portable cooling units — run test and count	Quarterly	Facility maintenance	Dated log, unit-by-unit
Carbon monoxide alarm test	Monthly	Facility maintenance	Dated log entry
Fuel level verification against the runtime figure	Monthly	Facility maintenance	Level recorded, hours calculated
<i>The delivered record contains the complete schedule — twelve line items covering the alternate power source, the cooling system, the fuel system and the documentation cycle, written in the facility's own plan language and formatted to drop into Section 6 without editing. Five rows are shown here to illustrate the format.</i>			

Anchor Guard drafts the schedule and produces the record; the facility, its staff and its vendors perform the work described in it. Anchor Guard does not write, amend, approve or submit the plan itself.

Ref	Item	Observed	Status
7.01	CO alarm present	Alarm located at the position stated in the plan	VERIFIED
7.02	CO alarm maintenance schedule and test record	Schedule field on the plan is blank. No dated test record produced on request.	GAP
8.01	Floor plan with cooled area highlighted	On file. Shows the activity room as open floor; does not reflect its current use for storage.	PARTIAL
8.02	Sufficiency attestation letter	On file, signed 2023 by a licensed electrical contractor — references the 80 kW unit that was replaced in 2025.	GAP
8.03	Post-implementation proof of installation and operability	Documentation on file for the current installation	VERIFIED
8.04	HVAC sufficiency letter (area of refuge)	Facility is not designated an area of refuge	N/A
9.01	Annual plan review and submission	Last submission was 14 months ago . Annual review is overdue.	GAP
9.02	County emergency management approval	Approval letter on file for the current plan cycle	VERIFIED
9.03	Published consumer-friendly summary	Summary is published. Content was not compared line by line against site condition within this survey — see section 11.	NOT VERIFIABLE
9.04	Most recent inspection report posted	Posted in the main lobby, accessible to residents and the public	VERIFIED
9.05	Electrical and mechanical systems in good working order	Emergency power path surveyed — see section 9. Building-wide systems are outside this survey's scope.	NOT VERIFIABLE

Ref 8.02 — the attestation letter describes equipment that is gone

The supporting documentation section of the submission format calls for a letter attesting that the alternate power source is sufficient to operate the equipment needed to hold the required indoor temperature. The format states this letter **may be provided by a professional electrical engineer or a licensed electrical contractor**.

The letter on file is valid in form but was written in 2023 against the 80 kW unit. The installed unit is a different machine. **Anchor Guard does not write this letter and is not qualified to — it requires a PE or a licensed electrical contractor.** This record identifies that it needs replacing and can hand the documented equipment data to whoever writes it, which shortens their visit. A referral is available on request.

Ref 9.01 — the annual review is the moment to fix all of this at once

The plan must be reviewed and submitted annually, and a significant modification — a change that alters the execution of the plan — must be submitted within 30 days. The generator replacement, the fuel runtime figure and the cooled-area square footage all alter execution. The review is already overdue, so the practical sequence is: correct the findings in this record, then submit the whole corrected plan once, rather than filing a modification now and a review again shortly after.

Read this before the findings

Rule 59A-36.025 does not require infrared thermography, and it is not an item on the surveyor's check sheet. Sections 2 through 8 of this record are the compliance documentation. This section is separate, and it is supporting evidence.

It is included for one reason: paragraph **(1)(c)** obligates the facility to maintain and test the equipment so the alternate power source operates safely and sufficiently, and **A0152** requires electrical systems to be kept in good working order. A monthly exercise proves the generator starts. It does not show a connection that is degrading toward failure. Infrared does, while the equipment is running, without shutting anything down — and it produces dated evidence that the maintain-and-test obligation is being met by something more than a signature in a log.

HOW IT WAS PERFORMED

Parameter	Recorded
Scheduling	Attached to the facility's own monthly generator exercise — thermography on unloaded equipment shows nothing, so the survey runs while the set is under load. No extra test or downtime required.
Load at scan	Recorded per finding, in amperes and as a percentage of component rating
Instrument	FLIR TG268, S/N 00000000 — calibration date on file and cited on every finding
Ambient / reflected / emissivity / distance	23 °C / 23 °C / 0.95 / recorded per image
Equipment operation	Facility staff operated the generator and transfer switch throughout. Anchor Guard observed and documented.
Enclosure access	Covers were removed and replaced by a qualified person in the NFPA 70E sense — qualification established by training and experience with the equipment and its hazards, not by a state license — wearing arc-rated PPE. Where a facility's own protocol requires its maintenance staff or electrical contractor to do it, that arrangement is followed instead. Nothing is de-energized, adjusted or reassembled beyond restoring the cover as found.

Where a facility prefers no covers be opened, the survey proceeds on externally accessible equipment and the record states which components were imaged and which were not. Permanently installed infrared inspection windows remove the access question from every future visit and are recommended on any facility scanning on a recurring schedule.

FINDINGS — EMERGENCY POWER PATH, UNDER LOAD

Ref	Component	ΔT	Load	Severity	Action
F-001	ATS-1 load-side lug, Phase B	+41 °C vs Phase A	118 A / 30 %	P1	Electrician — WO-001
F-002	GEN-1 starting battery, positive post	+14 °C vs negative	Cranking	P2	Electrician or generator vendor — WO-002
F-003	EP-1 breaker 14 — feeds cooling unit CU-2	+6 °C vs similar	31 A / 62 %	P3	None this cycle — trend

No anomaly detected under load at the generator output lugs, block heater circuit, control terminations, EP-2 branch circuits, fire alarm panel supply, or emergency and exit lighting. Severity is graded on published comparative criteria — advisory only.

FINDING F-001 — detail page

P1 — IMMEDIATE

Overheating load-side lug, Phase B — transfer switch ATS-1

THERMAL IMAGE

IR-0142 · ATS-1 load-side terminal block. Image placeholder in this sample.

VISIBLE LIGHT

VL-0142 · matched visible-light photograph. Image placeholder in this sample.

ΔT vs Phase A	+41 °C (Phase B 78 °C / Phase A 37 °C) · +55 °C above ambient
Load at scan	118 A — 30 % of the 400 A rating
Plain English	One of the three connections leaving the transfer switch runs 41 °C hotter than the identical connection beside it, at under a third of rated load. That difference is resistance at the joint. Resistance makes heat, heat accelerates the degradation. At full building load during a real outage the current through this joint is substantially higher than what was measured here — and this is the connection the building depends on to receive generator power.
Action — WO-001	Facility's licensed electrician to de-energize, inspect the Phase B load-side termination, clean or replace as condition requires, re-terminate to the manufacturer's torque specification, verify under load. Anchor Guard does not perform this work and receives no fee from it.

Detail pages for F-002 and F-003, each with matched thermal and visible imagery and full instrument data, are included in the delivered record. One is shown here to illustrate the format.

Trend baseline — carried forward at every recurring survey

This is the argument for the program rather than the single visit. A connection at 4 °C in March and 11 °C in September is a failure in progress. One scan cannot show that, and neither can a log.

Point	Baseline (this survey)	Cycle 2	Cycle 3
ATS-1 Phase B load lug	+41 °C	—	—
GEN-1 battery positive post	+14 °C	—	—
EP-1 breaker 14 (CU-2)	+6 °C	—	—
Fuel runtime vs 72 hr requirement	60.5 hrs — short 11.5	—	—
Usable cooled area vs 1,024 sq ft required	890 sq ft — short 134	—	—
Unassisted staff start time	6 min to attempt	—	—

Eleven items. Most are administrative and cost nothing but attention. Two need a licensed trade. One needs a PE or a licensed electrical contractor.

WO	Rank	Ref	Action	Owner
WO-001	P1	F-001	De-energize ATS-1, inspect and re-terminate the Phase B load-side lug, torque to spec, verify under load	Licensed electrician
WO-002	P1	3.02	Recalculate runtime against the installed 100 kW unit; increase onsite fuel or amend the plan's stated figure. Current shortfall against the 72-hour baseline is 11.5 hours.	Administrator
WO-003	P1	5.02 / 4.02	Clear stored equipment from the activity room to restore the designated cooled area, and locate or replace the two missing portable cooling units	Maintenance
WO-004	P1	2.02	Update the plan to the installed generator — make, model, size — and correct every downstream figure that was calculated against the old unit	Administrator
WO-005	P2	2.06	Institute a quarterly unassisted start drill rotating through shift staff, so whoever is on duty when a surveyor arrives can operate the source without the maintenance director	Administrator / maintenance
WO-006	P2	8.02	Obtain a replacement sufficiency attestation letter written against the installed unit — PE or licensed electrical contractor only ; referral available	Administrator
WO-007	P2	F-002	Clean and re-seat the generator battery positive post and cable lug, torque, inhibit; load-test the bank and record the result	Electrician or generator vendor
WO-008	P2	6.02 / 6.03	File the written training procedure and the maintenance and testing schedule into Section 6, covering the power source and the cooling system. Draft supplied with this record.	Administrator
WO-009	P2	3.05	Obtain a signed fuel agreement or standing priority-delivery letter from the named distributor	Administrator
WO-010	P2	7.02 / 5.04	Begin a dated CO alarm test record; complete the cot count for the cooled area and record where they are stored	Maintenance
WO-011	P3	9.01 / 1.05 / 8.01	Complete the overdue annual plan review — folding in WO-002, 003, 004 and 008, the current administrator's name, and an updated floor plan — and submit once to county emergency management	Administrator

Sequence, if it were us

WO-001 this week, because it is the only item with a physical failure mode. WO-003 costs an afternoon and closes two findings. WO-002, 004 and 008 all feed WO-011, so do them together and submit the corrected plan once. WO-006 needs an outside party, so start it early — it will be the long pole.

Close-out

When the items above are complete, Anchor Guard re-verifies each closed line item and re-scans F-001 and F-002, then issues a dated close-out addendum against this baseline. The addendum files behind this record. **That is what converts a list of gaps into a documented record of gaps found and closed** — which is the file a surveyor is actually asking to see.

WHAT ANCHOR GUARD DOES NOT DO

- **Does not operate the generator or the transfer switch.** Facility staff operate the equipment — deliberately, because that is how the surveyor will run it too.
- **Does not perform the load bank test.** That is the generator service vendor's scope.
- **Does not tighten, torque, reset, replace or repair anything.** Corrective work goes to the facility's own electrician or vendor. Anchor Guard does not bid, perform, or subcontract it, and receives no fee or referral consideration from any party that does.
- **Does not write, amend, approve or submit the Emergency Power Plan.** That is the facility's document; the county emergency management agency is its final administrative authority.
- **Does not write the sufficiency attestation letter.** That requires a professional electrical engineer or a licensed electrical contractor.
- **Does not certify compliance.** This record documents observed condition and the comparison between the plan and the building on the date of survey. Compliance with Rule 59A-36.025 F.A.C. is determined by the Agency for Health Care Administration.

LIMITATIONS ON THIS SURVEY

- **Not accessed:** EP-2 neutral bar terminations — panel interior obstructed by stored materials that facility staff elected not to move. Recommend re-imaging next cycle.
- **Ref 9.03 not verifiable:** the published consumer-friendly plan summary was not compared line by line against site condition within this visit. Available as an add-on check.
- **Ref 9.05 not verifiable:** building-wide electrical and mechanical condition is outside this scope. This survey covered the emergency power path only.
- **Point in time.** Everything here reflects condition and records on the date of survey. It does not predict future performance or remaining service life.
- **Load dependency.** Thermographic results reflect the load present during the exercise. Components lightly loaded at the time of survey can mask a defect entirely.
- **Infrared limits.** Thermography reads surface temperature. It does not detect defects producing no temperature differential, internal insulation faults, or anything behind material opaque to infrared.
- **Standards status.** NFPA 70B is an industry consensus standard and a recognized standard of care. It is not law in itself and is enforceable only where adopted by the authority having jurisdiction.

CREDENTIALS

Item	Detail
Surveyed and prepared by	Larry Douglas — Anchor Guard LLC
Background	20 years in the U.S. Navy — Electrical Chief (EMC). Power distribution, electrical troubleshooting, safety programs, shipboard power systems. Certified military instructor.
Certifications	Level I Thermographer, Infraspection Institute · SBA-Certified SDVOSB & VOSB · Florida CBE Veteran-Owned
Insurance	General and professional liability in force; certificate available on request
Not held	No Professional Engineer seal. No Florida electrical contractor license. Level II thermographic certification not yet held. Stated so no reviewer has to ask.

The observations, measurements, document reviews and images in this record were made by the undersigned on the date of survey. Readings that could not be defended — poor angle, reflective surface, insufficient load, uncertain emissivity — were discarded rather than reported. Where an item could not be verified, it is marked not verifiable and the reason is stated above rather than being recorded as a finding against the facility.

Signature	Date of issue
Larry Douglas · Anchor Guard LLC	Within 7 business days of the site visit

ANCHOR GUARD LLC · SDVOSB

See the failure before it happens.

Larry · 904-325-9788 · Larry@anchorguard.us · anchorguard.us

St. Johns / Jacksonville, FL — serving St. Johns, Duval, Flagler, Clay and Nassau counties

SAMPLE DOCUMENT. Harborlight Assisted Living does not exist. Every record, measurement, calculation, serial number, license number and finding in this document was fabricated to demonstrate the structure and depth of the deliverable. It is not a record of any real facility, any real survey, or any real equipment.