

ANCHOR GUARD LLC

Infrared Electrical Inspection Report

"See the failure before it happens."

REPORT

AG-2026-0142

July 6, 2026

SAMPLE REPORT — example data & imagery for demonstration.

Client	Coastal Ridge Property Management (SAMPLE)	Inspection date	July 6, 2026
Site	Ridgeway Commerce Center, 4200 US-1 S, St. Augustine, FL	Report date	July 6, 2026
Survey type	Commercial electrical distribution — panels, switchgear, disconnects	Thermographer	Larry Douglas
Equipment	Infrared camera, 320×240 (thermal) + visible; calibrated	Certification	Level I Certified Infrared Thermographer

EXECUTIVE SUMMARY

1 CRITICAL finding requires immediate attention. 3 additional deficiencies documented. Recommend de-energizing and repairing Finding 1 before continued operation.

#	LOCATION	COMPONENT	ΔT	SEVERITY	RECOMMENDED ACTION
1	Electrical Room 101 — MDP-1	Main distribution — B-phase lug	56°C / 100°F	CRITICAL	Repair immediately — potential failure / fire risk
2	Suite 120 — Lighting Panel LP-2	Breaker #14	24°C / 43°F	SERIOUS	Repair as soon as possible; monitor closely
3	Rooftop — RTU-3 disconnect	Line-side contactor	13°C / 23°F	INTERMEDIATE	Repair as schedule permits
4	Electrical Room 101 — DP-4	All phases	2°C / 4°F	MINOR	Investigate / monitor at next PM

SCOPE, METHOD & CONDITIONS

- Scope:** Infrared survey of all accessible electrical distribution equipment: main distribution panel, sub-panels, lighting panels, and rooftop HVAC disconnects.
- Method:** No-contact infrared thermography of energized equipment under operating load, per NFPA 70B / standard thermographic practice.
- Reference:** ΔT measured over a similar component under similar load, or over ambient where noted.
- Ambient:** 31°C (88°F), indoor conditioned + rooftop
- Load condition:** Normal business hours, ~70–80% typical load
- Emissivity assumed:** 0.95 (painted / non-reflective surfaces)
- Access:** All panel covers removed by facilities staff prior to survey

SEVERITY CLASSIFICATION

PRIORITY	ΔT OVER SIMILAR COMPONENT	RECOMMENDED RESPONSE
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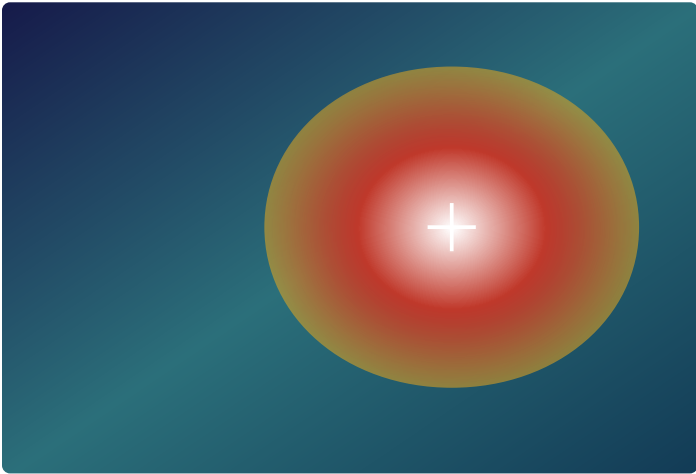
CRITICAL	> 40°C (72°F)	Repair immediately — potential failure / fire risk
SERIOUS	21–40°C (37–72°F)	Repair as soon as possible; monitor closely
INTERMEDIATE	11–20°C (20–36°F)	Repair as schedule permits
MINOR	1–10°C (2–18°F)	Investigate / monitor at next PM

DETAILED FINDINGS

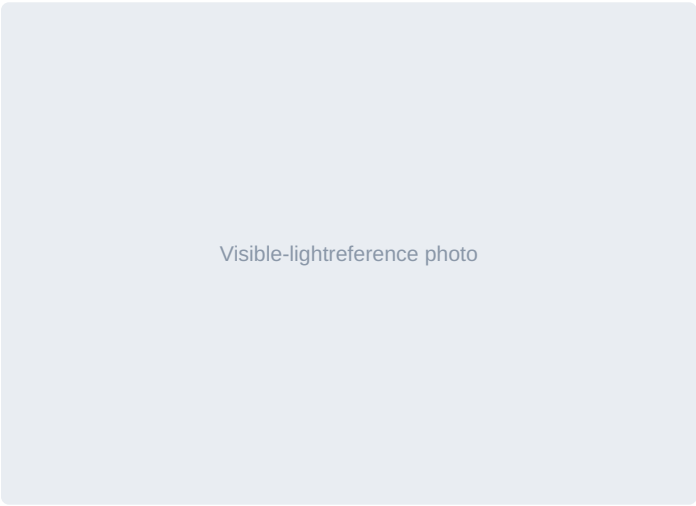
FINDING 1

CRITICAL

Location	Electrical Room 101 — MDP-1	Component	Main distribution — B-phase lug
Load at survey	~75%	Phase / circuit	Phase B



Thermal image (sample)



Visible-light reference photo

REFERENCE	MAX MEASURED	Visible reference	EMISSIVITY
32°C / 90°F	88°C / 190°F	56°C / 100°F	0.95

Observation: Severe localized heating at the B-phase main lug termination; adjacent A and C phases normal.

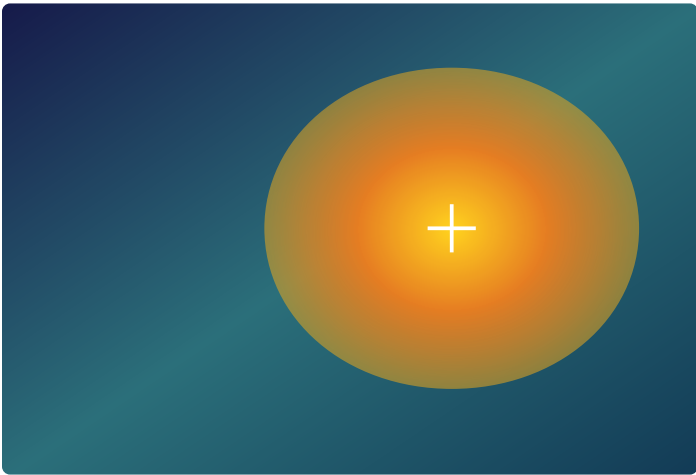
Probable cause: Loose or corroded lug connection creating high-resistance joint under load.

Recommended action: De-energize and repair immediately. High risk of connection failure and arc/fire. Have a licensed electrician re-terminate and torque to spec, then re-scan.

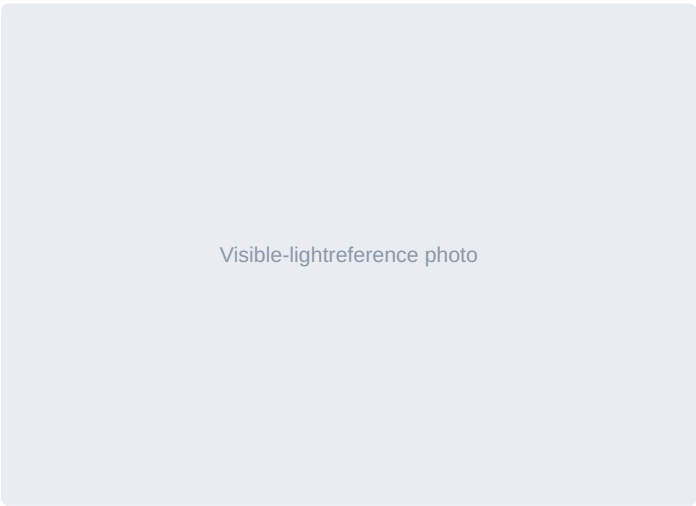
FINDING 2

SERIOUS

Location	Suite 120 — Lighting Panel LP-2	Component	Breaker #14
Load at survey	~65%	Phase / circuit	Circuit 14



Thermal image (sample)



Visible reference

REFERENCE 30°C / 86°F	MAX MEASURED 54°C / 129°F	ΔT (RISE) 24°C / 43°F	EMISSIONITY 0.95
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Observation: Elevated temperature at breaker #14 relative to neighboring breakers at similar load.

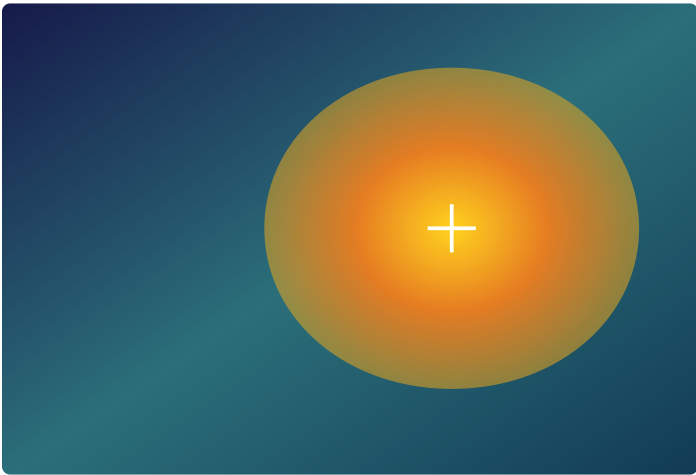
Probable cause: Loose breaker-to-bus connection or an overloaded circuit.

Recommended action: Repair as soon as possible. Verify circuit load, re-seat/replace breaker as needed.

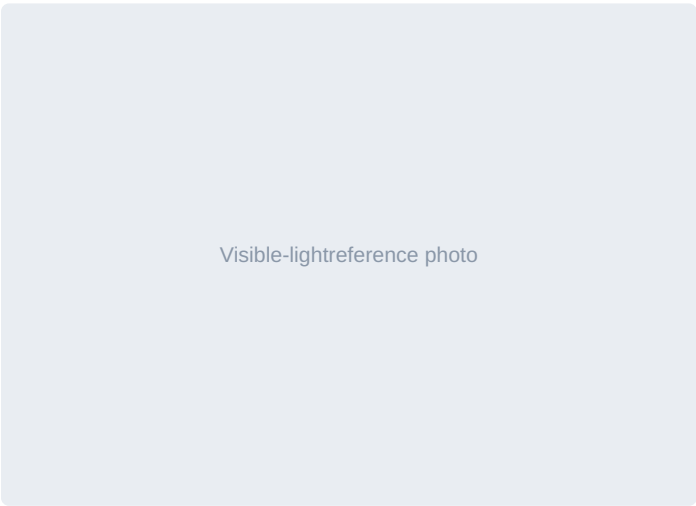
FINDING 3

INTERMEDIATE

Location	Rooftop — RTU-3 disconnect	Component	Line-side contactor
Load at survey	~60%	Phase / circuit	Phase A



Thermal image (sample)



Visible reference

REFERENCE 34°C / 93°F	MAX MEASURED 47°C / 117°F	ΔT (RISE) 13°C / 23°F	EMISSIONITY 0.95
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Observation: Moderate heating at the line-side contactor of the rooftop unit disconnect.

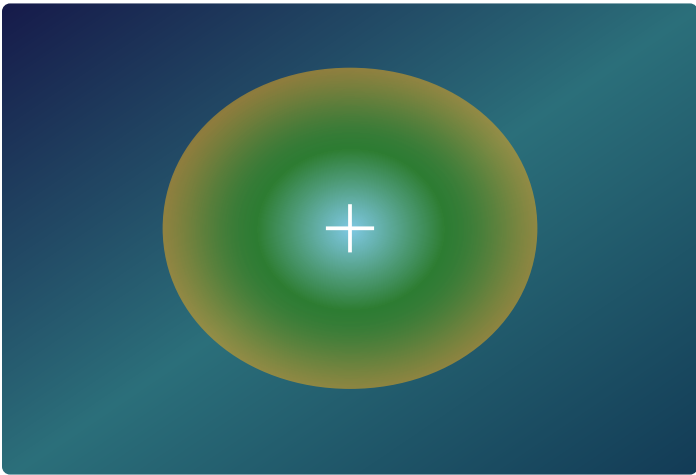
Probable cause: Contactor contact wear / early degradation.

Recommended action: Schedule contactor inspection/replacement at next preventive-maintenance cycle.

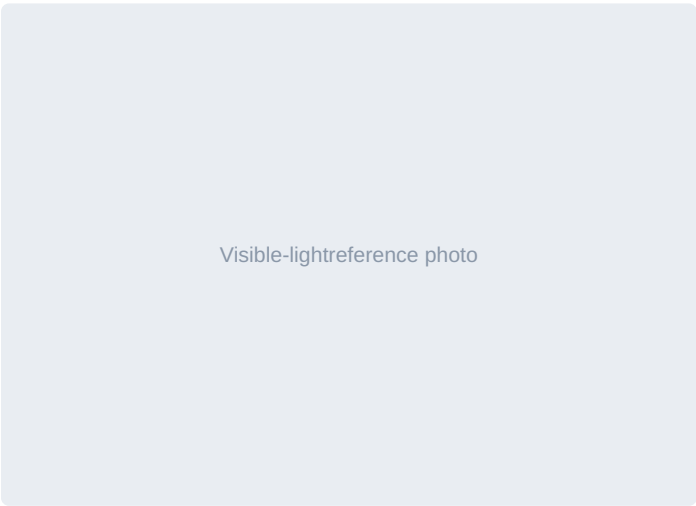
FINDING 4

MINOR

Location	Electrical Room 101 — DP-4	Component	All phases
Load at survey	~55%	Phase / circuit	A/B/C



Thermal image (sample)



Visible-light reference photo

REFERENCE	MAX MEASURED	Visible reference	EMISSIONITY
31°C / 88°F	33°C / 91°F	ΔT (RISE) 2°C / 4°F	0.95

Observation: Balanced, uniform temperatures across all phases; no anomaly.

Probable cause: Normal operating condition.

Recommended action: No action required. Included to document panel was surveyed and found normal.

LIMITATIONS & DISCLAIMER

Infrared thermography is a non-invasive screening tool that detects surface thermal anomalies at the time of the survey under the load conditions present. It does not detect faults that are not thermally active during the survey, and it is not a guarantee against future failure. Loads, equipment condition, and access may change results. Anchor Guard LLC inspects and documents conditions only and does not perform electrical repairs. All corrective work should be performed by a licensed, qualified electrician who should verify findings before acting. Anchor Guard LLC assumes no liability for equipment not accessible or not inspected, or for conditions arising after the survey date.

CERTIFICATION & SIGN-OFF

Findings reflect thermal conditions observed at the time and load stated above. This report was prepared by a Level I Certified Infrared Thermographer.

Larry Douglas — Managing Member & Certified Thermographer, Anchor Guard LLC
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