



## **Example Photographic Evidence Report (Timber Frame)**

The 2021 revision to part L of the building regulations introduced a new requirement to provide photographic evidence and an ‘as built’ BREL report to the building control body and the building owner to show that the building work complies with energy efficiency requirements.

Photographs should be taken for each dwelling on a development as a record during the construction of a property. The photographs should be made available to the energy assessor and the building control body. Anyone may take the photographs.

This is an example photographic evidence report for a typical timber frame home. It is in a basic format that developers can change to suit their own corporate image. Geolocation, date and time do not have to be on the photograph as shown here; they can instead be next to the photographs if autogenerated by software.

This example report has been pulled together by the Future Homes Hub for a typical house to help developers to understand the type and number of photographs needed.

Please note that the example services photographs were not able to show all the model and serial numbers, as the manufacturers did not place these at the front of their devices; which meant that they could not be photographed post-installation. This will need to be addressed by the supply chain.

Developers should check AD Part L Conservation of Fuel and Power (2021) Appendix B, for the photographs relevant to their own particular dwelling types and when to take them.

We are very grateful for the involvement of Elmhurst, NHBC, the Department for Levelling Up and the Developers’ Photographic Group who have helped us to put this example report together.

# Photograph Evidence Report

Property Reference	Example 2		Issued on Date	26/06/2020
Assessment Reference	001	Prop Type Ref	Mid Terraced House	
Property	Mid Terraced House, 12, Main Street, Lutterworth, Leics, LE17 4XX			
Assessor Details			Assessor ID	

## 1. Foundations and ground floor

### a. Ground floor perimeter edge insulation (SAP junction reference E5)



Photo reference; P1/1a

Additional notes;

### b. External door threshold (SAP junction reference E3)

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Photo reference; P1/1b

Additional notes;

c. Below damp-proof course on external walls

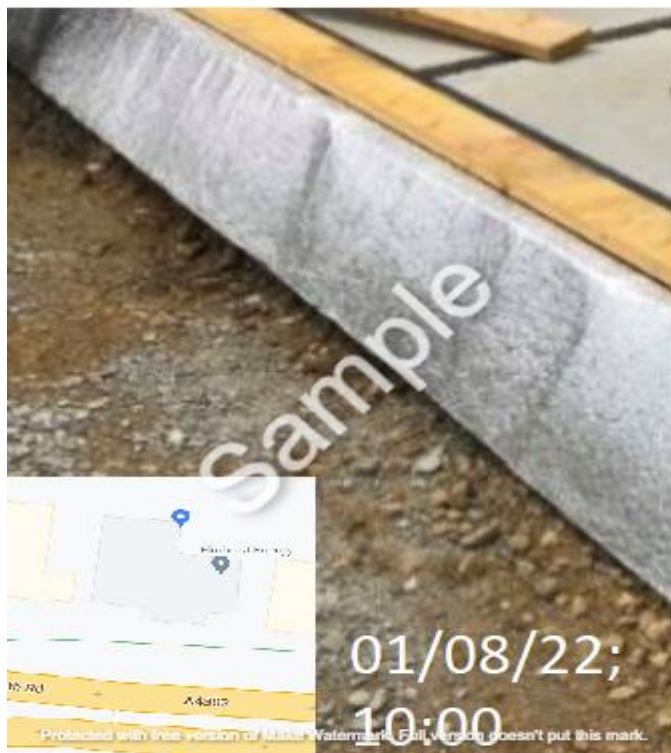


Photo reference; P1/1c

Additional notes;



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## 2. External walls

### a. Ground floor to wall junction (SAP junction reference E5)



Photo reference; P1/2a

Additional notes;

### b. Structural penetrating elements (SAP junction reference E1/2)



Photo reference; P1/2b

Additional notes;

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## 3. Roof

### a. Joist/rafter level (SAP junction reference E10-E13)

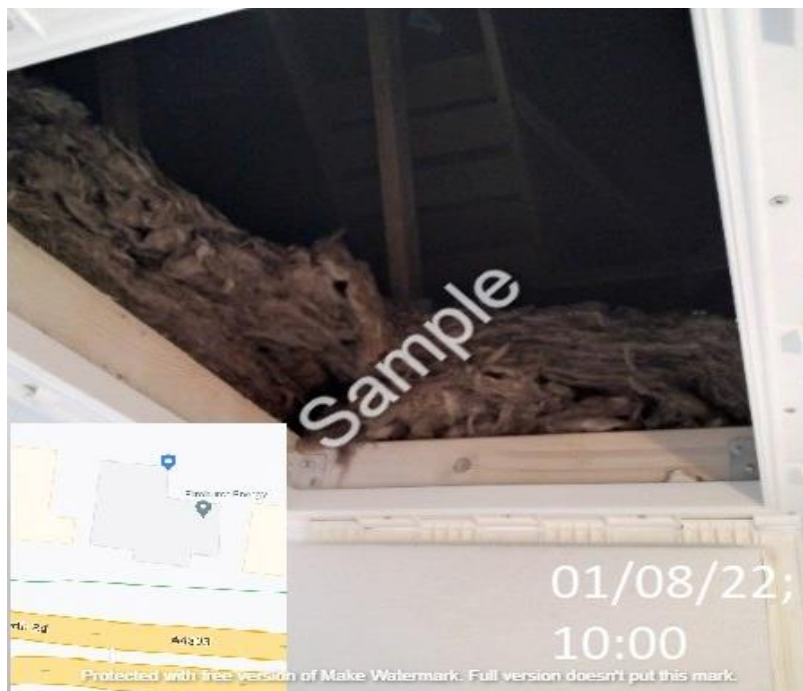


Photo reference; P1/3a

Additional notes;

### b. Eaves and gable edges (SAP junction reference E10-E13)



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Photo reference; P1/3b.1

Additional notes;



Photo reference; P1/3b.2

Additional notes;



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## 4. Openings

a. Window positioning in relation to cavity closer or insulation line (SAP junction reference E4)



Photo reference; P1/4a

Additional notes;

b. External doorset positioning in relation to cavity closer or insulation line (SAP junction reference E4)

Photo reference; P1/4b

**Additional notes; As per photo P1/4a**

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## 5. Airtightness details



Photo reference; P1/5

Additional notes;



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## 6. Building services

a. Plant/equipment identification label(s), including make/model and serial number.



Photo reference; P1/5a

Additional notes;



Photo reference; P1/5b.1

Additional notes;

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b. Primary pipework continuity of insulation.

Photo reference; N/A

**Additional notes; Shown in photo P1/5b.1**

c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope).

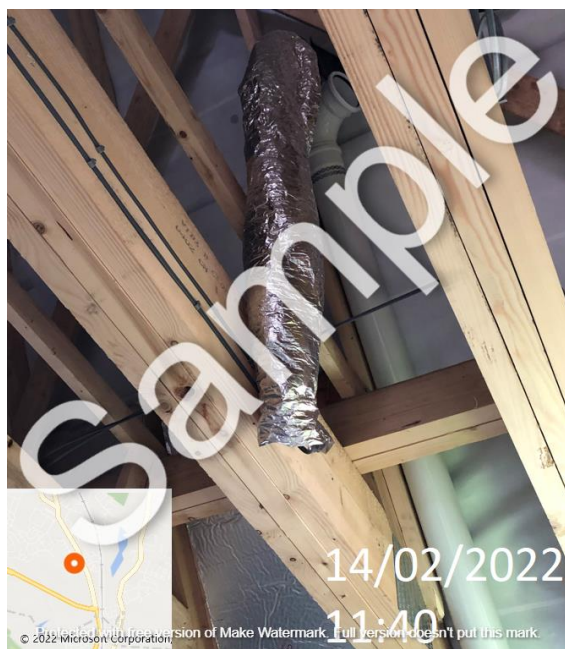


Photo reference; P1/5c

Additional notes;