Part L Photographic Evidence Report

Project: Demo project

Plot: Plot 1

Builder: Sam Carter

Address: Land off Station Road

Report sent by: Sam Carter

Report Date: 10/11/2026

These photographs are intended to meet the requirements of Appendix B in Approved Document L: Volume 1 2021. The developer took them and has supplied them to the On-Construction Domestic Energy Assessor (OCDEA), who reviews them to confirm the as-built details in the Building Regulations England Part L (BREL) report and Energy Performance Certificate (EPC).

Photo Locations

All locations are shown in the below map. Many of these may be overlapping.



Phone GPS geolocation data displayed in Buildsnapper reports is typically accurate within 3 to 10 metres under ideal conditions. However, accuracy can diminish indoors, with deviations of up to 30 metres or more, and may be further affected by building materials such as concrete or steel, as well as environmental factors like tall buildings, trees, or weather conditions.

1. Foundations/substructure and ground floor, to show thermal continuity and quality of insulation in the following places.

a. At ground floor perimeter edge insulation.



Photo reference: P1-1a-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 10/03/2026 09:12 GMT

b. At external door threshold.



Photo reference: P1-1b-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 10/03/2026 09:31 GMT

c. Below damp-proof course on external walls.



Photo reference: P1-1c-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 10/03/2026 10:05 GMT

2. External walls: for each main wall type, to show thermal continuity and quality of insulation for the following.

a. Ground floor to wall junction.



Photo reference: P1-2a-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 14/04/2026 11:20 BST

b. Structural penetrating elements.



Photo reference: P1-2b-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 14/04/2026 11:42 BST

3. Roof: for each main roof type, to show thermal continuity and quality of insulation at the following.

a. Joist/rafter level.



Photo reference: P1-3a-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 19/05/2026 14:05 BST

b. Eaves and gable edges.



Photo reference: P1-3b-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 19/05/2026 14:23 BST



Photo reference: P1-3b-02
Latitude: 53.1627, Longitude: -2.2108
Date taken: 19/05/2026 14:31 BST

4. Openings: for each opening type (one image per wall or roof type is sufficient), to show thermal continuity and quality of insulation with photographs of the following.

a. Window positioning in relation to cavity closer or insulation line.



Photo reference: P1-4a-01
Latitude: 53.1627, Longitude: -2.2108
Date taken: 09/06/2026 10:15 BST

b. External doorset positioning in relation to cavity closer or insulation line.



Photo reference: P1-4b-01

Latitude: 53.1627, Longitude: -2.2108

Date taken: 09/06/2026 10:22 BST

5. Airtightness: additional photographs for all details 1–4 to show airtightness details (only if not included or visible in continuity of insulation image).

Marked as not applicable — Shown in another photo

6. Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building, show the following.

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



Photo reference: P1-6a-01

Latitude: 53.1627, Longitude: -2.2108

Date taken: 21/07/2026 13:40 BST

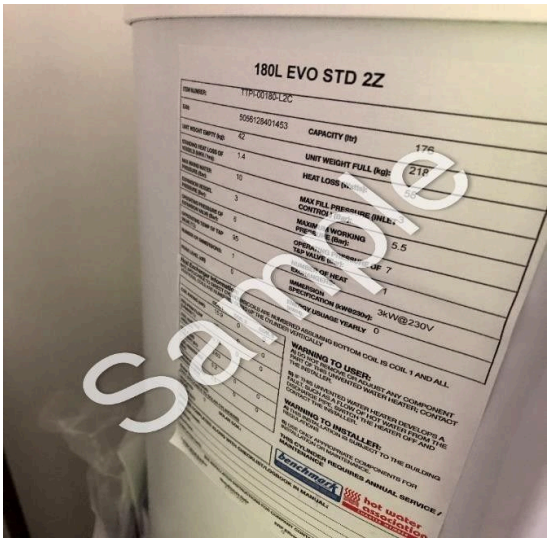


Photo reference: P1-6a-02
Latitude: 53.1627, Longitude: -2.2108
Date taken: 21/07/2026 13:44 BST

b. Primary pipework continuity of insulation.

No photograph provided

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



Photo reference: P1-6c-01

Latitude: 53.1627, Longitude: -2.2108

Date taken: 21/07/2026 14:02 BST

Appendix: Supporting Documents

Energy Performance Certificate (EPC)

© Crown copyright 2009

17 Any Street, District, Any Town, B5 5XX

Dwelling type:	Detached house	**Reference number:**	0919-9628-8430-2785-5996
Date of assessment:	15 August 2011	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	13 March 2012	**Total floor area:**	165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

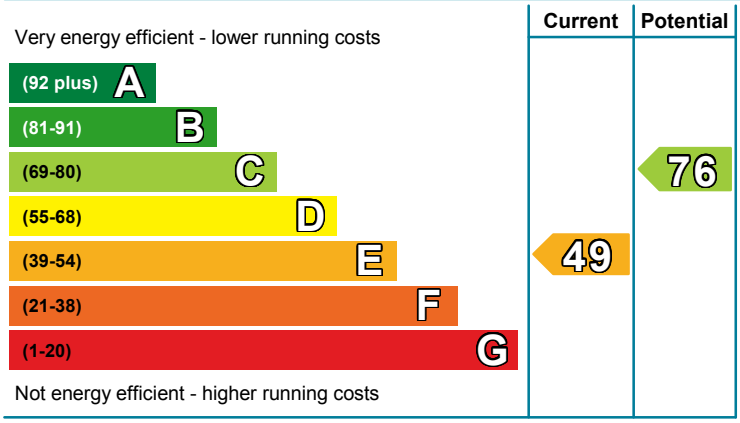
Estimated energy costs of dwelling for 3 years	**£5,367**
Over 3 years you could save	**£2,865**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	You could save £2,865 over 3 years
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	**£5,367**	**£2,502**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, partial insulation (assumed)	★★★☆☆
Roof	Pitched, 75 mm loft insulation	★★★☆☆
Floor	Solid, no insulation (assumed)	–
Windows	Partial double glazing	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	–
Hot water	From main system	★★★☆☆
Lighting	Low energy lighting in 17% of fixed outlets	★★☆☆☆

Current primary energy use per square metre of floor area: 298 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

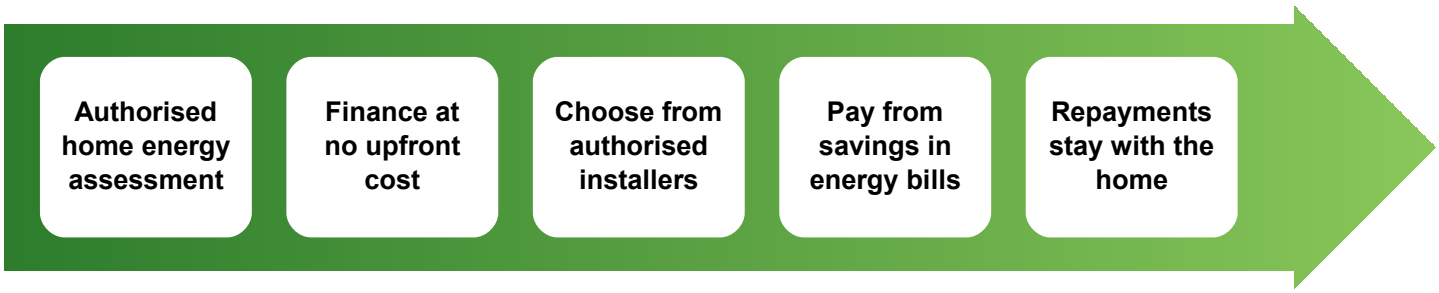
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

When the Green Deal launches, it may enable tenants or owners to improve the property they live in to make it more energy efficient, more comfortable and cheaper to run, without having to pay for the work upfront. To see which measures are recommended for this property, please turn to page 3. You can choose which measures you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised installer. You pay for the improvements over time through your electricity bill, at a level no greater than the estimated savings to energy bills. If you move home, the Green Deal charge stays with the property and the repayments pass to the new bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234**.



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal, when the scheme launches, since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£47	E 51	✓
Cavity wall insulation	£500 - £1,500	£179	D 59	✓
Draught proofing	£80 - £120	£26	D 60	✓
Low energy lighting for all fixed outlets	£50	£43	D 61	
Replace boiler with new condensing boiler	£2,200 - £3,000	£339	C 74	✓
Solar water heating	£4,000 - £6,000	£34	C 75	✓
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£41	C 76	✓

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

Choosing the right package

Visit **www.epcadviser.direct.gov.uk**, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
Public services all in one place

Green Deal package	Typical annual savings
Loft insulation	**Total savings of £587**
Cavity wall insulation	
Draught proofing	
Condensing boiler	
Electricity/gas/other fuel savings	£0 / £587 / £0

You could finance this package of measures under the Green Deal. It could **save you £587 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by AAA Energy Assessors Ltd. You can get contact details of the accreditation scheme at www.aaa.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for the purposes of research, compliance and direct mailing of relevant energy efficiency information. The current property owner and/or tenant may opt out of having this information disclosed.

Assessor's accreditation number:	AAA_123456
Assessor's name:	John Smith
Phone number:	030 5555 1234
E-mail address:	john.smith@isp.net
Related party disclosure:	No related party

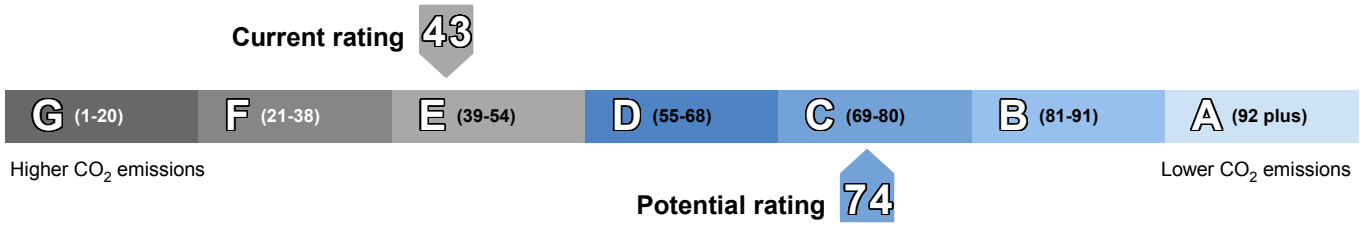
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 9.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 5.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	22,154	(1179)	(4535)	N/A
Water heating (kWh per year)	2,792			

Addendum

This dwelling may have narrow cavities and so requires further investigation to determine which type of cavity wall insulation is best suited.

ELECTRICAL INSTALLATION CERTIFICATE

(Requirements for Electrical Installations – BS 7671 IEE Wiring Regulations)

DETAILS OF THECLIENT

Client/ Address:	

DETAILS OF THE INSTALLATION

Address:		**New**	
Extent of the installation covered by this Certificate:		**An Addition**	
		An Alteration	

DESIGN

I/We, being the person(s) responsible for the design of the electrical installation (as indicated by my/our signature(s) below, particulars of which are described above, having exercised reasonable skill and care when carrying out the design, hereby Certify that the design work for which I/We have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671:2008 amended to N/A except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate. For the DESIGN of the installation:

*** (Where there is divided responsibility for the design)***

Signature		**Date**		**Name (CAPITALS)**	**Designer 1**
Signature		**Date**		**Name (CAPITALS)**	**Designer 2 ****

CONSTRUCTION

I/We, being the person(s) responsible for the construction of the electrical installation (as indicated by my/our signature(s) below, particulars of which are described above, having exercised reasonable skill and care when carrying out the construction, hereby Certify that the construction work for which I/We have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671:2008 amended to N/A except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

The extent of liability of the signatory is limited to the work described above as the subject of this certificate.
For the CONSTRUCTION of the installation:

Signature		**Date**		**Name (CAPITALS)**	**Constructor**

INSPECTION AND TESTING

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) below, particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby Certify that the inspection and testing work for which I/We have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671:2008 amended to N/A except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

The extent of liability of the signatory is limited to the work described above as the subject of this certificate.
For the INSPECTION AND TESTING of the installation:

Signature		**Date**		**Name (CAPITALS)**	**INSPECTOR**
Reviewed by					
Signature		**Date**		**Name (CAPITALS)**	**Qualified Supervisor**

DESIGN, CONSTRUCTION, INSPECTION AND TESTING

* This box is to be completed only where the design, construction, inspection and testing have been the responsibility of one person.

I, being the person responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my signature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the inspection and testing work for which I have been responsible is, to the best of my knowledge and belief, in accordance with BS 7671:2008 amended to N/A except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

The extent of liability of the signatory is limited to the work described above as the subject of this certificate.
For the DESIGN, CONSTRUCTION, and the INSPECTION AND TESTING of the installation.

Signature		Date		Name (CAPITALS)		INSPECTOR
Reviewed by						
Signature		Date		Name (CAPITALS)		Qualified Supervisor

PATICULARS OF THE ORGANISATION(S) RESPONSIBLE FOR THE ELECTRICAL INSTALLATION

DESIGN (1) Organisation			
Address:		Registration No. (Where appropriate)	
		Branch number (If applicable)	
DESIGN (2) Organisation			
Address:		Registration No. (Where appropriate)	
		Branch number (If applicable)	
CONSTRUCTION Organisation			
Address:		Registration No. (Where appropriate)	
		Branch number (If applicable)	
INSPECTION & TESTING Organisation			
Address:		Registration No. (Where appropriate)	
		Branch number (If applicable)	

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Types		Number and types of live conductors						Nature of supply Parameters		
TN-S		A.C.				D.C.		Nominal Voltage U/Uo		Volts
TN-C-S		1-Phase 2 wire		1-Phase 3 wire		2 pole		Nominal Frequency		Hz
TN-C		2-Phase 3 wire				3 pole		Prospective fault current		kA
TT		3-Phase 3 wire		3-Phase 4 wire		Other		External Ze		Ohms
IT		Other						Number of supplies		

CHARACTERISTICS OF THE SUPPLY OVERCURRENT PROTECTIVE DEVICE

Type BS/EN		Nominal current rating		Amps	Short circuit capacity		KA

PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing | **Details of installation Earth Electrode (where applicable)**

Supplier's facility		Type: (e.g. rods, tape ect)			Location		
Installation earth electrode		Electrode resistance, RA		Ohms	Method of measurement		
Maximum Demand (Load) Per phase		Amps			Method of protection against indirect contact	EEBADS	

Main Switch or circuit-Breaker

Type BSEN		No. Of poles		Voltage rating		V	Current rating		A	RCD IΔn		mA	RCD at IΔn		mS

Supply conductors

Conductor material		Conductor csa		mm²

Earthing conductors

Conductor material		Conductor csa		mm²	Continuity check	(✓) OK

Main equipotential bonding conductors

Conductor material		Conductor csa		mm²	Continuity check	(✓) OK

Bonding of extraneous conductive parts (✓)

Water service		Gas service		Oil service		Structural steel		Lightning protection		Other services		List in report notes

COMMENTS ON THE EXISTING INSTALLATION

Additional information and report notes

NEXT INSPECTION

I/We the designer(s), recommend that this installation is further inspected and tested after an interval of not more than

SCHEDULE OF ITEMS INSPECTED

	PROTECTIVE MEASURES AGAINST ELECTRIC SHOCK
	Basic and fault protection
	SELV
	PELV
	Basic protection
	Insulation of live parts
	Barriers and enclosures
	Obstacles
	Placing out of reach
	Double or Reinforced insulation
	Fault Protection (Automatic disconnection of supply)
	Presence of earthing conductors
	Presence of circuit protection conductors
	Presence of main equipotential conductors
	Presence of earthing arrangements for combined protective and functional purposes
	Presence of adequate arrangements for alternative sources(s), where applicable
	PELV
	Choice and setting of protective and monitoring devices
	Non-conducting location: Absence of protective conductors
	Earth free equipotential bonding: Presence of earth free equipotential bonding conductors
	Electrical separation for one item of current using equipment
	Electrical separation for more than one item of current using equipment
	Additional protection (For use in controlled supervised conditions only)
	Presence of residual current device(s)
	Presence of supplementary bonding conductors

	Prevention of mutual detrimental influences
	Proximity of non-electrical services and other influences
	Segregation of band I and band II circuits or band II insulation used
	Segregation of safety circuits
	Identification
	Presence of diagrams, instructions, circuit charts and similar information
	Presence of danger notices and other warning signs
	Labelling of protective devices, switches and terminals
	Identification of conductors
	Cables and conductors
	Selection of conductors for current-carrying capacity and volt drop
	Erection methods
	Routing of cables in prescribed zones
	Cables incorporating earthed armour or sheath or run in an earthed wiring system or protected against nails, screws and the like
	Additional protection by a 30mA for cables concealed in walls (where required in premises not under the supervision of skilled or instructed persons
	Connection of conductors
	Presence of fire barriers, suitable seals and protection against thermal effects
	General Adequacy of access to switchgear and other equipment
	Presence and correct location of appropriate devices for isolation and switching
	Particular protective measures for special installations and locations
	Connection of single pole devices for protection or switching in phase conductors only
	Correct connection of accessories and equipment
	Presence of under voltage protective devices
	Selection of equipment and protective measures appropriate to external influences
	Selection of appropriate functional switching devices

√	*To indicate that an inspection or test has been carried out and the result is satisfactory*
X	*To indicate that an inspection or test has been carried out and the result was unsatisfactory*
LIM	*To indicate that an inspection or test has not been carried out following agreed limitations of inspection or testing*
N/A	*To indicate the inspection or test is not applicable*
N/V	*To indicate that details could not be verified*

SCHEDULE OF ITEMS TESTED

	External earth loop impedance, Ze		Basic protection against direct contact by barrier or enclosure provided during erection
	Installation earth electrode resistance, Ra		Insulation of non-conducting floors or walls
	Continuity of protective conductors		Polarity
	Continuity of ring circuit conductors		Earth fault loop impedance Zs
	Insulation resistance between live conductors		Verification of phase sequence
	Insulation resistance between live conductors and earth		Operation of residual current devices
	Protection by separation of circuits		Functional testing of assemblies
			Verification of voltage drop

SCHEDULE OF ADDITIONAL RECORDS (See attached schedule)

Note: Additional page(s) must be identified by the Electrical Installation Certificate serial number and page number(s).

Page No(s) :

TEST INSTRUMENTS USED

Instrument Serial No(s)	
Earth fault loop impedance	
Insulation resistance	
Continuity	
RCD	
Other	N/A

NOTES FOR RECIPIENT

THIS CERTIFICATE IS A VALUABLE DOCUMENT AND SHOULD BE RETAINED FOR FUTURE REFERENCE

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected and tested in accordance with British Standard 7671 (The IEE Wiring regulations).

You should have received an original Certificate and the contractor should have retained a duplicate Certificate. If you were the person ordering the work, but not the owner of the installation, you should pass this Certificate, or a full copy of it including the schedules immediately to the user.

The original certificate should be retained in a safe place and be shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this Certificate will demonstrate to the new owner that the electrical installation complied with the requirements of British Standard 7671 at the time the Certificate was issued was issued. The Construction (Design and Management) Regulations require that for a project covered by those Regulations, a copy of this Certificate, together with schedules is included in the health and safety documentations.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. The maximum time interval recommended before the next inspection is stated in the Certificate under “Next Inspection.”

This Certificate is intended to be issued only for a new electrical installation or for new work associated with an alteration or addition to a existing installation. It should not have been issued for the inspection of an existing electrical installation. A “Periodic Inspection Report” should be issued for such a periodic inspection.

The Certificate is only valid if a Schedule of Inspection of Test Results is appended.

DISTRIBUTION BOARD DETAILS

DB ref.:		Z_s at this board (Ω):		I_{pf} at this board (KA):		Main switch type BSEN reference:		Rating:	Amps	Supply conductors:	mm²	Earth:	mm²

Distribution board location:		Supplied from:		No. Of phases:		Supply protective device type: BSEN reference:		Rating:	Amps

CIRCUIT DETAILS

TEST RESULTS

Circuit Reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max.Disconnection time permitted (s)	Overcurrent devices			RCD	Maximum permitted Zs Ω	Circuit impedances Ω					Insulation resistance				Polarity	Maximum Measured Zs Ω	RCD	
					Live (mm²)	cpc (mm²)		Type BS EN	Rating (A)	Short circuit capacity (KA)	IΔn mA		Ring final circuits only (Measured end to end)			All circuits (At least one column to be completed)		Phase /Phase M Ω	Phase /Neutral M Ω	Phase /Earth M Ω	Neutral /Earth M Ω			At IΔn ms	At 5 x IΔn ms
													r_1	r_n	r_2	R_1+R_2	R_2								

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O (other please state)
PVC/PVC CABLES	PVC CABLES IN METALLIC CONDUIT	PVC CABLES IN NON-METALIC CONDUIT	PVC CABLES IN METALIC TRUNKING	PVC CABLES IN NON-METALIC TRUNKING	PVC/SWA CABLES	XLPE/SWA CABLES	MINERAL-INSULATED CABLES	