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Wednesday 7th January 2026

[redacted]

Re: Report of the vertical facades of [redacted]

Dear Sir/Madam

Please see below a full facade survey of the above named property.

Our survey is limited to a visual inspection only. We do not have information with regard to the total facade system build-up, construction drawings or specification/material information documents.

thefullview.co.uk aherman@thefullview.co.uk +44 (0)7969374276

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Overview

The building in questions is a mixture of residential and commercial units in the [redacted]

We have been instructed to perform an inspection of the vertical facades using a drone to identify defects.

The weather condition at the time of the survey was approximately 2 Degrees C, clear.

thefullview.co.uk
aherman@thefullview.co.uk
+44 (0)7969374276

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Vertical Elevations

A number of defects were identified during the survey across both the metal cladding and the faux brick façade cladding.

The metal cladding exhibits multiple areas of deformation, including visible distortions and irregularities to the panel surfaces. These defects may be attributable to poor installation practices, inadequate fixing, or handling damage during construction; however, the precise cause cannot be confirmed without intrusive investigation. Deformation of this nature may compromise the aesthetic appearance of the building and could also affect the cladding's ability to shed water effectively, potentially leading to water ingress, accelerated corrosion, or long-term deterioration of the supporting structure.

The faux brick façade cladding is in a notably poor condition, with widespread cracking observed across the entirety of the surface. The extent and distribution of the cracking suggest a systemic failure rather than isolated defects, potentially linked to thermal movement, inadequate expansion detailing, substrate movement, or material degradation. In several locations, extensive patch repairs have been undertaken, likely in response to previous cladding failures or detachment. The durability and adequacy of these repairs cannot be assessed from a visual inspection alone, and the condition of the underlying substrate remains unknown. There is a potential risk that further delamination or detachment could occur, which may present a safety hazard to occupants or passers-by below if fragments were to become dislodged.

Windows

Several windows on the front façade appear to exhibit failed or failing sealed units, as indicated by visual signs consistent with seal breakdown. This condition may result in reduced thermal performance, condensation between panes, and potential water ingress. An internal inspection would be required to confirm the extent of failure and any associated internal damage.

One window on the front-facing façade is confirmed to have a failed seal, although the defect appears to be internal at present. If left unaddressed, this could lead to progressive deterioration, reduced energy efficiency, and possible moisture-related damage to surrounding finishes.

On the right-hand façade, the protective coating to one window sill has delaminated, exposing the underlying substrate to the elements. This exposure is likely to accelerate deterioration through moisture ingress, corrosion, or frost damage, depending on the material composition. The advanced degradation observed in this area may be linked to its proximity to multiple extraction vents that discharge directly onto the vertical façade. These vents may be introducing warm, moisture-laden air, grease, or other contaminants, contributing to an aggressive local environment. A significant accumulation of contamination was noted in this area, which may further exacerbate material breakdown and increase ongoing maintenance requirements.

Attached are extensive drone photographs of the facades, highlighting the noted defects. We have employed a colour coded severity system to help you identify the areas of most concern in the roof's current state.

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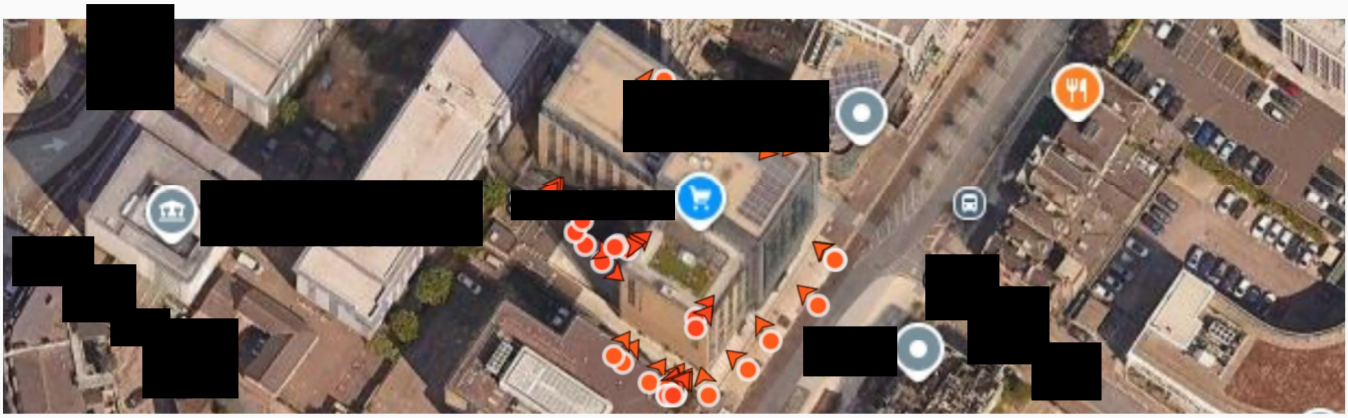
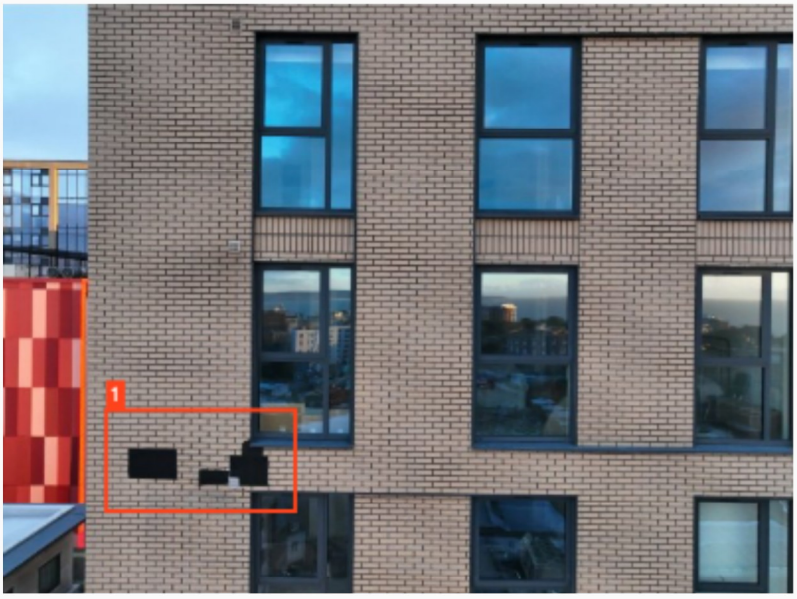


Severity overview

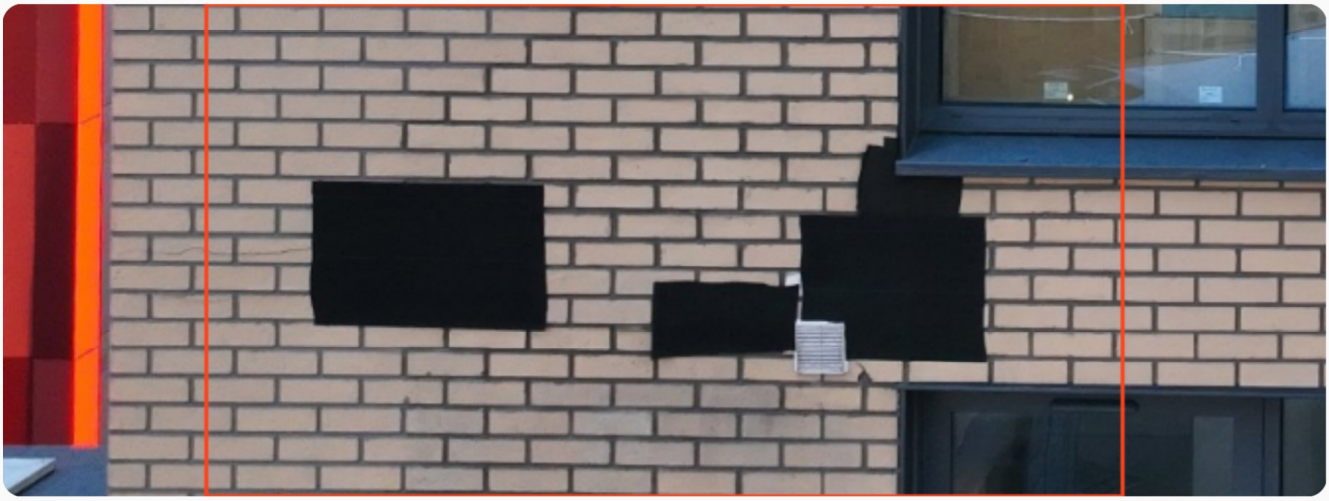
Severity 1	Severity 2	Severity 3	Severity 4	Severity 5
0	0	21	19	0

#	Severity	Components	Issues	Comments	Page
1	4	Cladding	Damage		5
2	4	Cladding	Damage		6
3	4	Cladding	Damage		6
4	4	Cladding	Damage		7
5	4	Cladding	Damage		8
6	4	Cladding	Damage		9
7	4	Cladding	Damage		10
8	4	Cladding	Damage		10
9	4	Cladding	Damage		11
10	4	Cladding	Damage		11
11	4	Cladding	Damage		12
12	4	Cladding	Damage		13
13	4	Cladding	Damage		14
14	4	Cladding	Damage		15
15	3	Cladding	Damage		15
16	3	Cladding	Damage		16
17	4	Cladding	Damage		17
18	3	Cladding	Damage		18
19	3	Cladding	Damage		19
20	3	Cladding	Damage		19
21	3	Cladding	Damage		20
22	3	Cladding	Damage		21
23	4	Cladding	Damage		22
24	3	Cladding	Damage		23
25	3	Cladding	Damage		23
26	4	Cladding	Damage		24
27	4	Cladding	Damage		25
28	4	Cladding	Damage		26
29	3	Cladding	Damage		27
30	3	Cladding	Damage		28
31	3	Cladding	Damage		29



DJI_20260106082829_0002_V.JPG
2026:01:06 08:28:29
[redacted]

 # 1 Severity 4 | Damage | Cladding



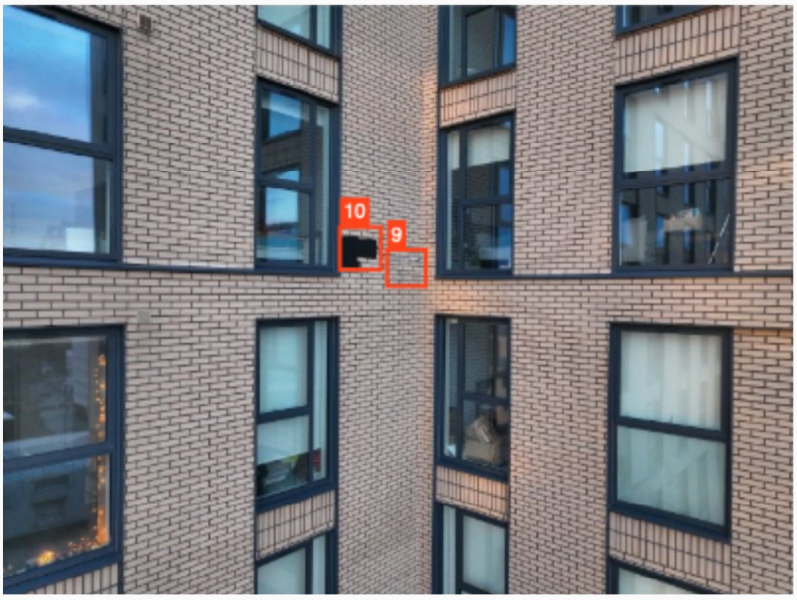
DJI_20260106082839_0004_V.JPG
2026:01:06 08:28:39
[redacted]

2

Severity 4 | Damage | Cladding

3

Severity 4 | Damage | Cladding



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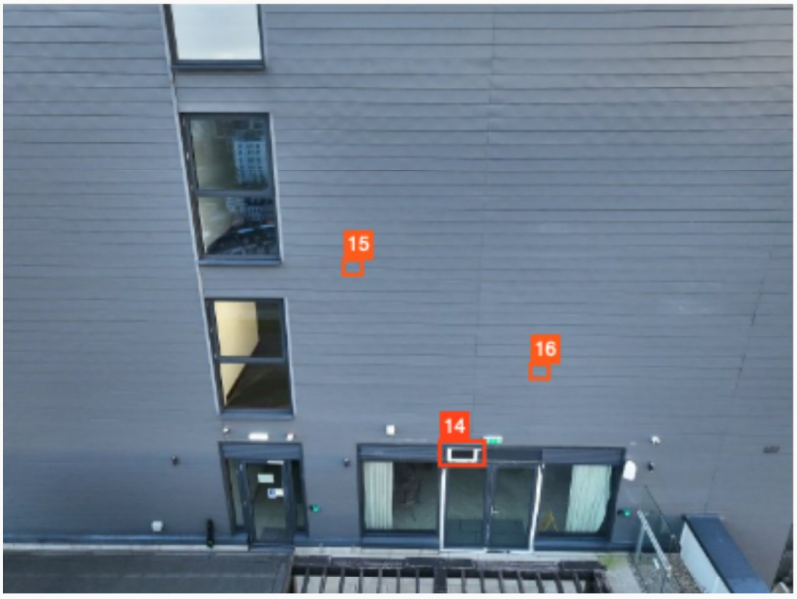
2026:01:06 08:29:51
[redacted]

 # 9 Severity 4 | Damage | Cladding

 # 10 Severity 4 | Damage | Cladding



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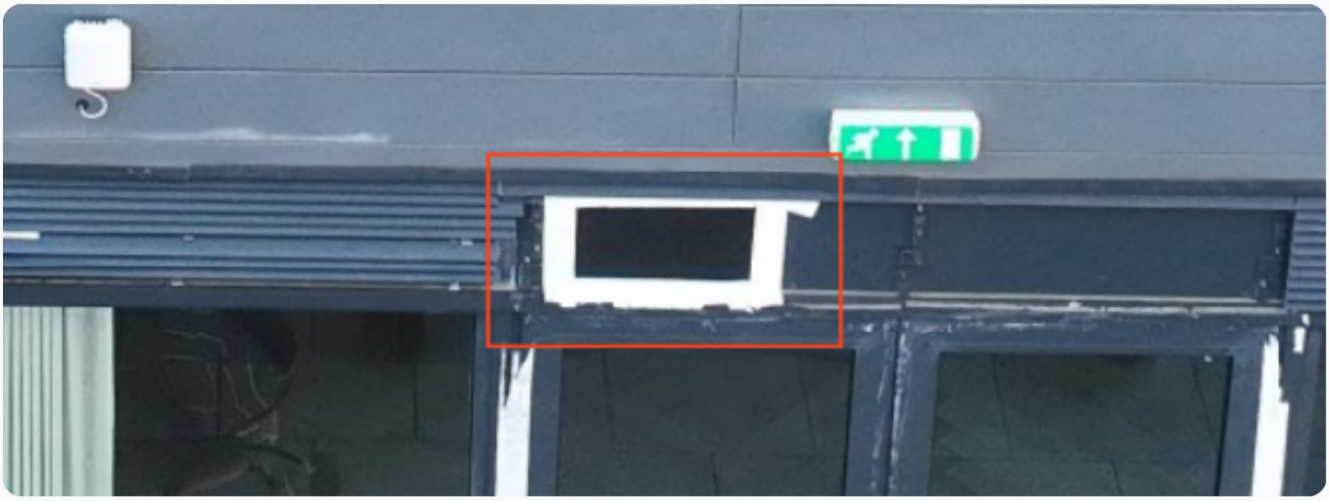
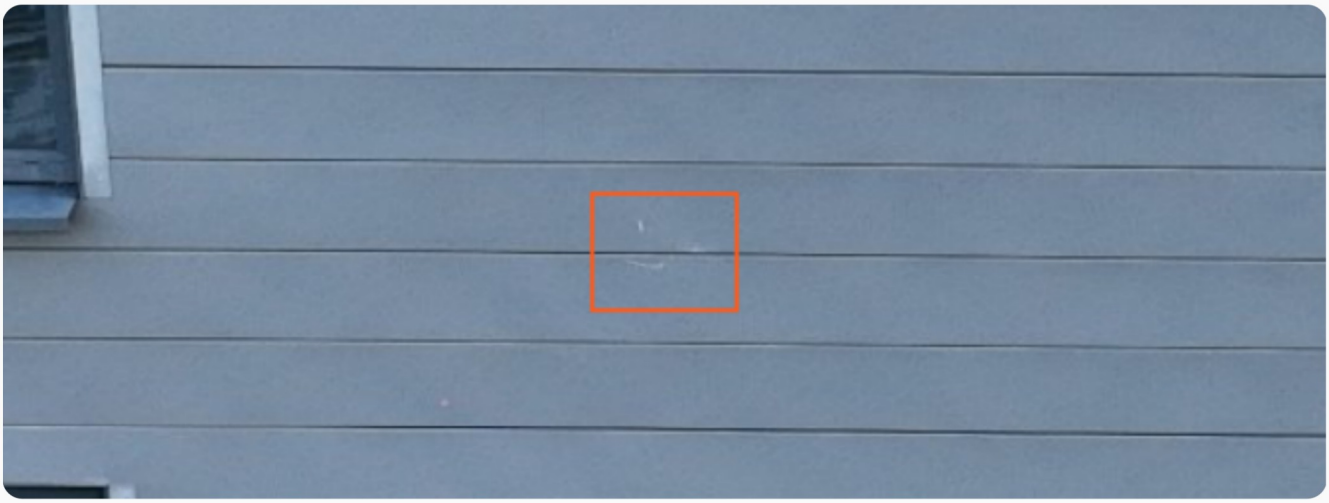
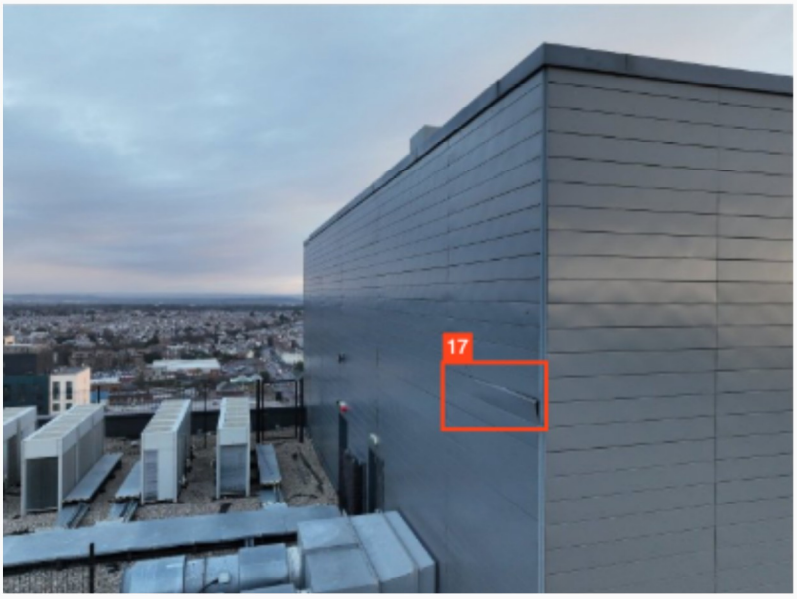
2026:01:06 08:32:34
[redacted]

 # 14 Severity 4 | Damage | Cladding



 # 15 Severity 3 | Damage | Cladding





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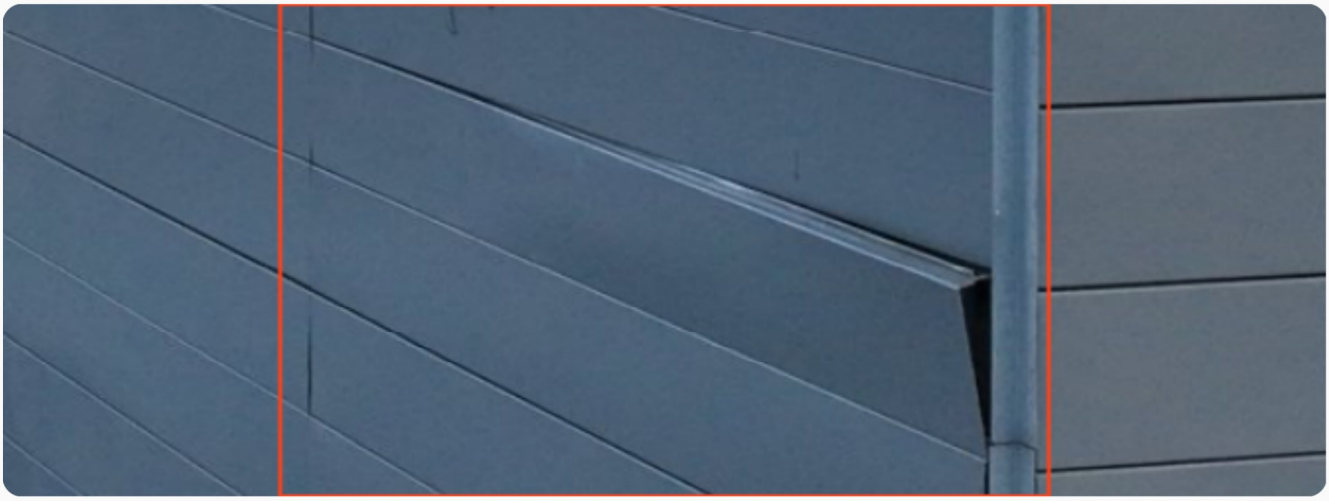
[redacted]

 # 17 Severity 4 | Damage | Cladding



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Summary

Overall, the survey identifies multiple areas where the building envelope is underperforming and failing to provide an adequate level of durability, weather resistance, and long-term performance. Further investigation and remedial works are recommended to address the identified defects and to restore the façades to an acceptable and safe standard. In its current condition, elements of the external envelope present an increased risk of continued deterioration, water ingress, and potential safety concerns if defects are left unaddressed.

The faux brickwork cladding appears to be fundamentally defective. The widespread and systemic nature of the cracking indicates an inherent failure within the cladding system rather than isolated or localised issues. As a result, it is highly likely that further cracking, delamination, and progressive deterioration of the existing defects will occur over time. Future surveys are therefore expected to identify additional areas of failure unless comprehensive remedial action is undertaken.

It is noted that there has been no visible change to the defects recorded during the initial survey carried out on 3 December 2025 when compared with the follow-up survey conducted on 6 January 2026. However, despite the apparent stability of the previously identified defects, the facilities manager has confirmed that the recently erected scaffolding surrounding parts of the building was installed in response to sections of the vertical metal cladding becoming dislodged between the two survey dates. This indicates that active failure of façade elements has occurred, presenting a potential risk to occupants and members of the public below, and underscores the need for urgent investigation, temporary safety measures, and appropriate remedial works to mitigate the risk of further detachment.

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