



101721 – Euston Tower Inspection

October 2018

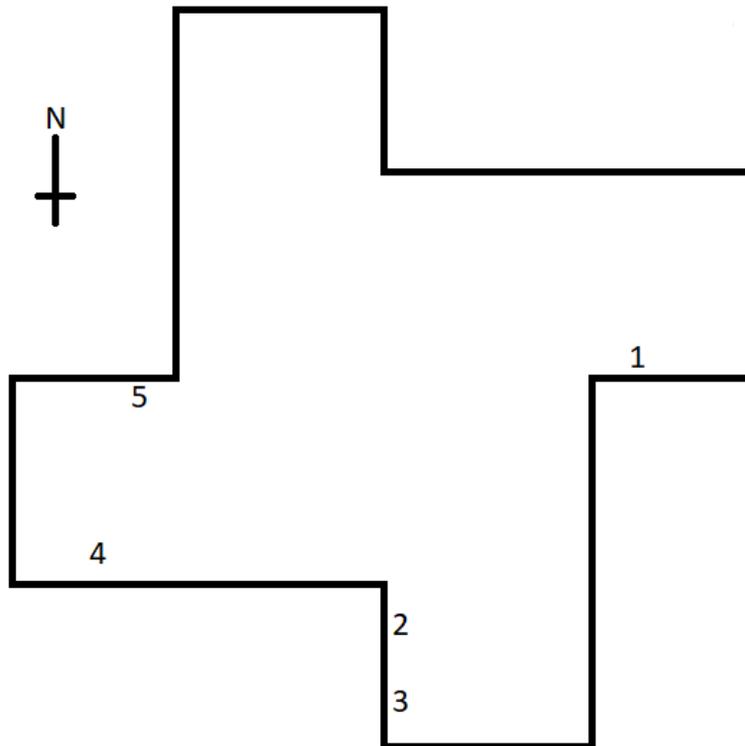


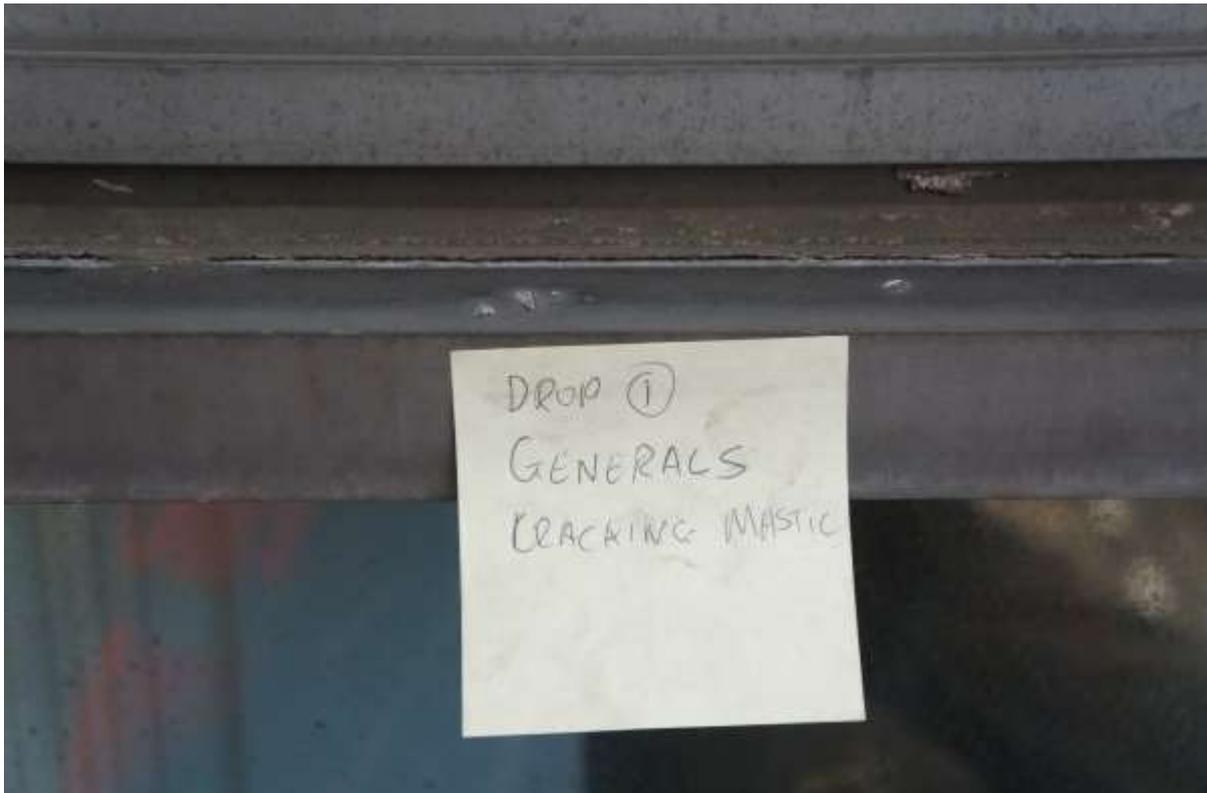
Figure 1. Approximate abseil drop locations, as specified by Diego Alves of the CBRE

Drop 1 – South Facing East Return

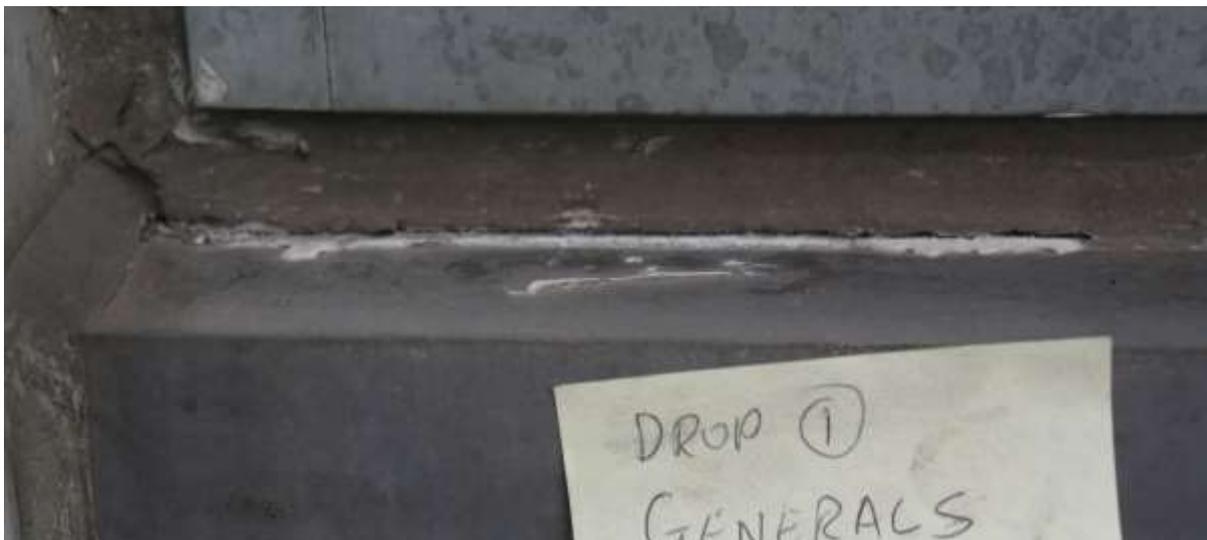
Fault Number	Floor Number	Defect	Photo Number
1	33	Perished Mastic to 20% of Louvre seal	Drop 1 -1/2/3
2	31	Perished Mastic to 25% of window seal	Drop 1 - 4/5/6
3	30	Delaminating Mastic to 15% of window seal	Drop 1 – 7/8
4	28	Delaminating Mastic to isolated patch on window seal (100mm)	Drop 1 - 9
5	26	Delaminating Mastic to 10% of window seal	Drop 1 - 10/11
6	24	Delaminating Mastic to 20% of window seal	Drop 1
7	22	Delaminating Coating to Spandrel panel (approx. 2m in length)	Drop 1 – 12/13

8	10	Delaminating Mastic to 15% of window seal	Drop 1 – 20/21
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Overall summary – 90% of the glazing seals are heavily Perished or delaminating.
 15% of the sealant on the spandrel panels overhead is heavily Perished or delaminated.



Example of perished mastic above viewing panels

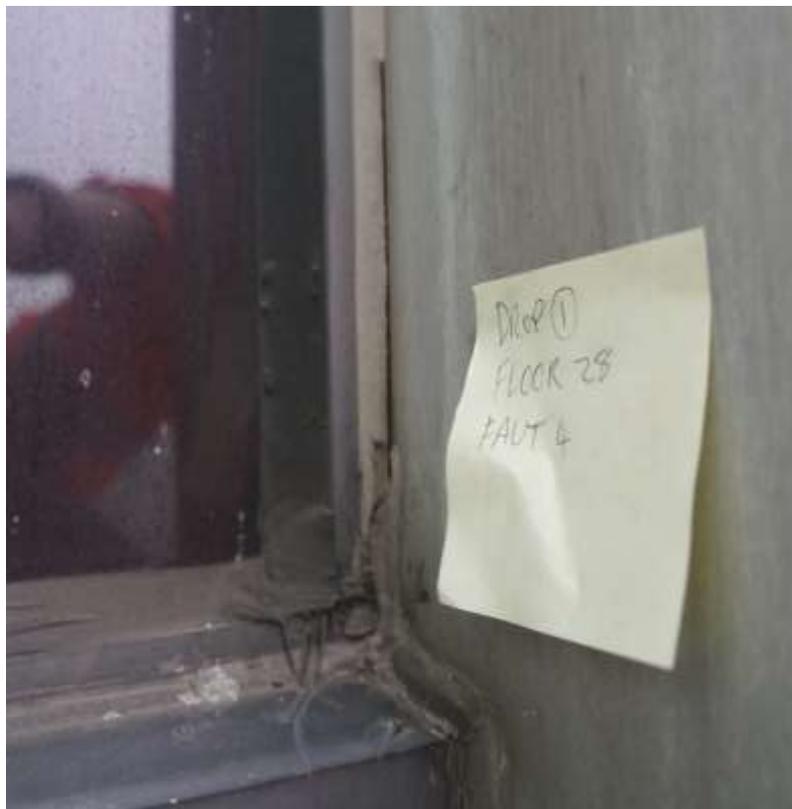




Perished mastic to louvre



Perished mastic to viewing panels



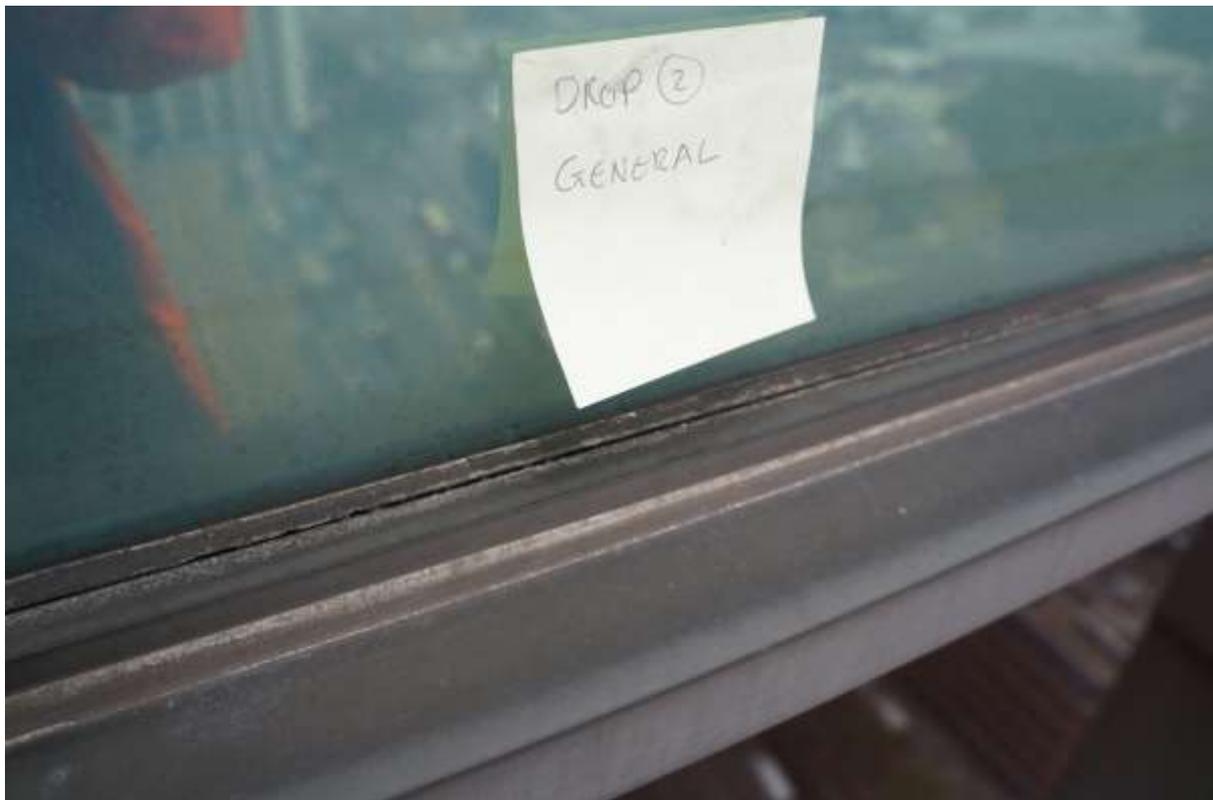
Perished Mastic – vision unit

Drop 2 – West Facing South Return

Fault Number	Floor Number	Defect	Photo Number
9	34	Mastic heavily Perished at the parapet seal – 90% of seal	Drop 2 - 23/24
10	23	100% of the mastic is missing to the stairwell Viewing panel	Drop 2 - 9/10/11/12/13
11	1	2no Fractures in spandrel panel – both full width (approx. 1100mm)	Drop 2 - 21/22

Overall summary – 95% of the glazing seals are heavily Perished or delaminating.

25% of the sealant on the spandrel panels overbead is heavily Perished or delaminated.



Example of perished mastic on viewing panel



Example of perished parapet seal



Example of cracking to spandrel panel

Drop 3 - West Facing South Return 2 – (Additional investigative drop)

Fault Number	Floor Number	Defect	Photo Number
12	32	Historic Residue to both sides of cradle guides/mullions approx. 1500mm x 200mm each side of glazing panel	Drop 3 – 1/2/3/4



Historic residue marking to cradle guides/mullions

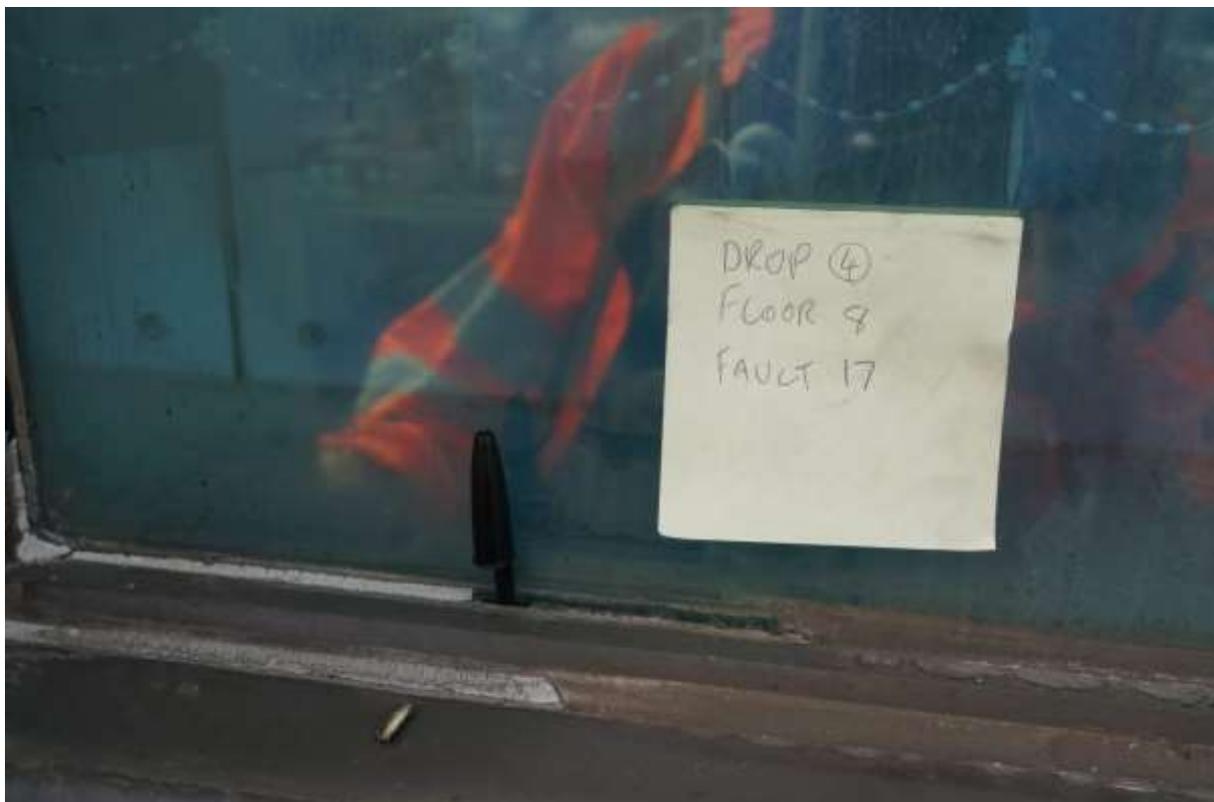
Drop 4 – South Elevation

Fault Number	Floor Number	Defect	Photo Number
13	34	100% Degradation and delamination to all sealant at parapet seal	Drop 4 - 1
14	33	!00% of the mastic on the louvred panels is Perished or delaminating	Drop 4 - 4



15	25	Isolated areas of overbead failure to spandrel panel	Drop 4 - 13
16	20	100% Failure of Mastic to Viewing panels	Drop 4 – 16/17
17	8	Mastic failure and gap behind original 'butyl' tape	Drop 4 – 21/22
18	2	Delamination to base of spandrel panel (5% of all spandrel panels on the building)	Drop 4 – 24/25/26/27/28/29

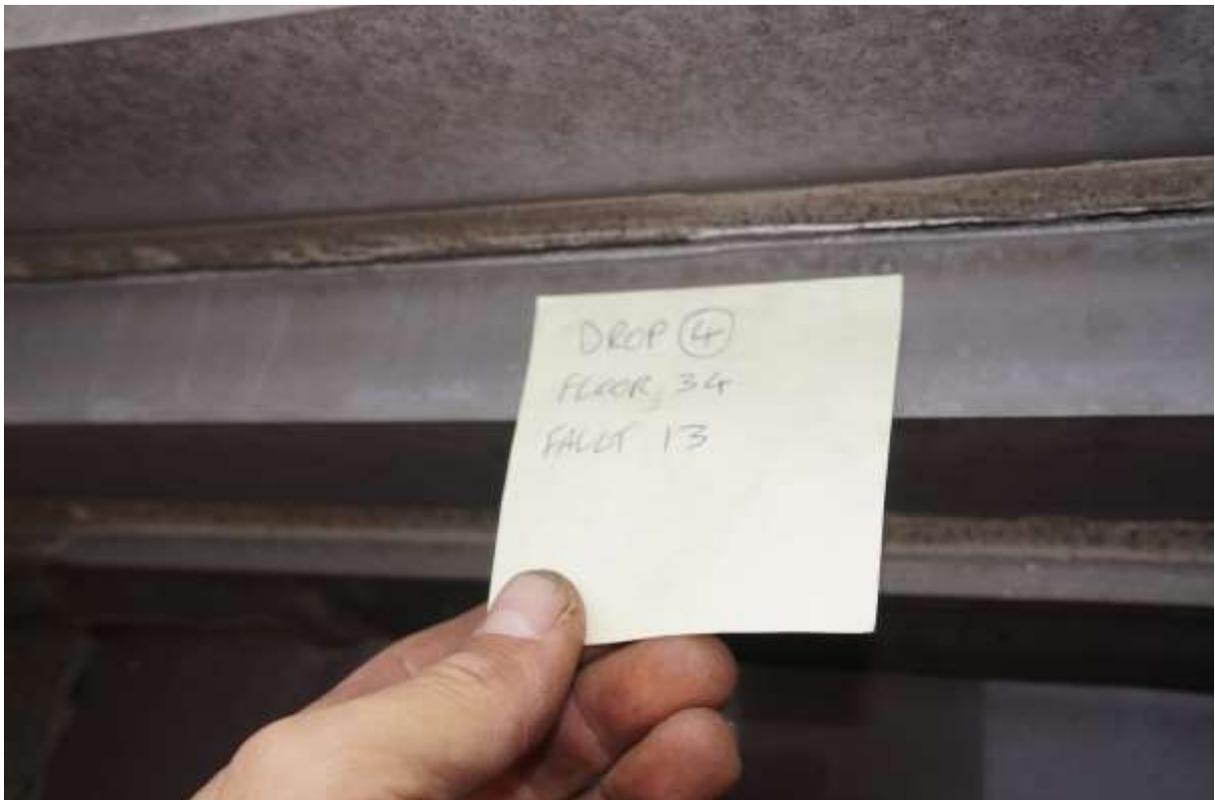
Overall summary – 100% of the glazing seals are heavily Perished or delaminating.
80% of the sealant on the spandrel panels overbead is heavily Perished or delaminated.



Example of failed mastic and gap behind perished butyl tape



Example of delaminated mastic to viewing panel



Example of de-bonded mastic to frame of viewing panel

Drop 5 – North Facing West Return

Fault Number	Floor Number	Defect	Photo Number
19	16	Loose vent on window frame	Drop 5 - 11
20	8	100% mastic missing from spandrel panel	Drop 5 - 13

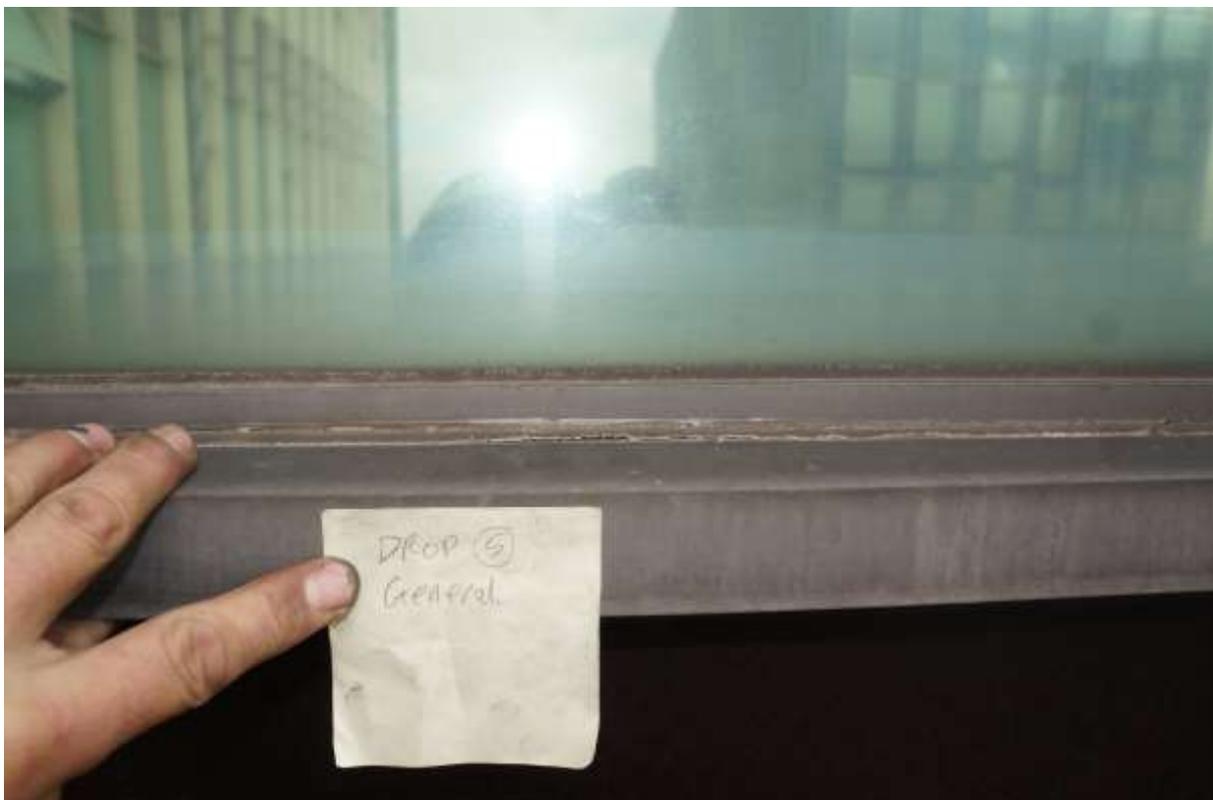
Overall summary – 70% of the glazing seals are heavily Perished or delaminating.
 15% of the sealant on the spandrel panels overbead is heavily Perished or delaminated.



Example of perished mastic to frame of viewing panel



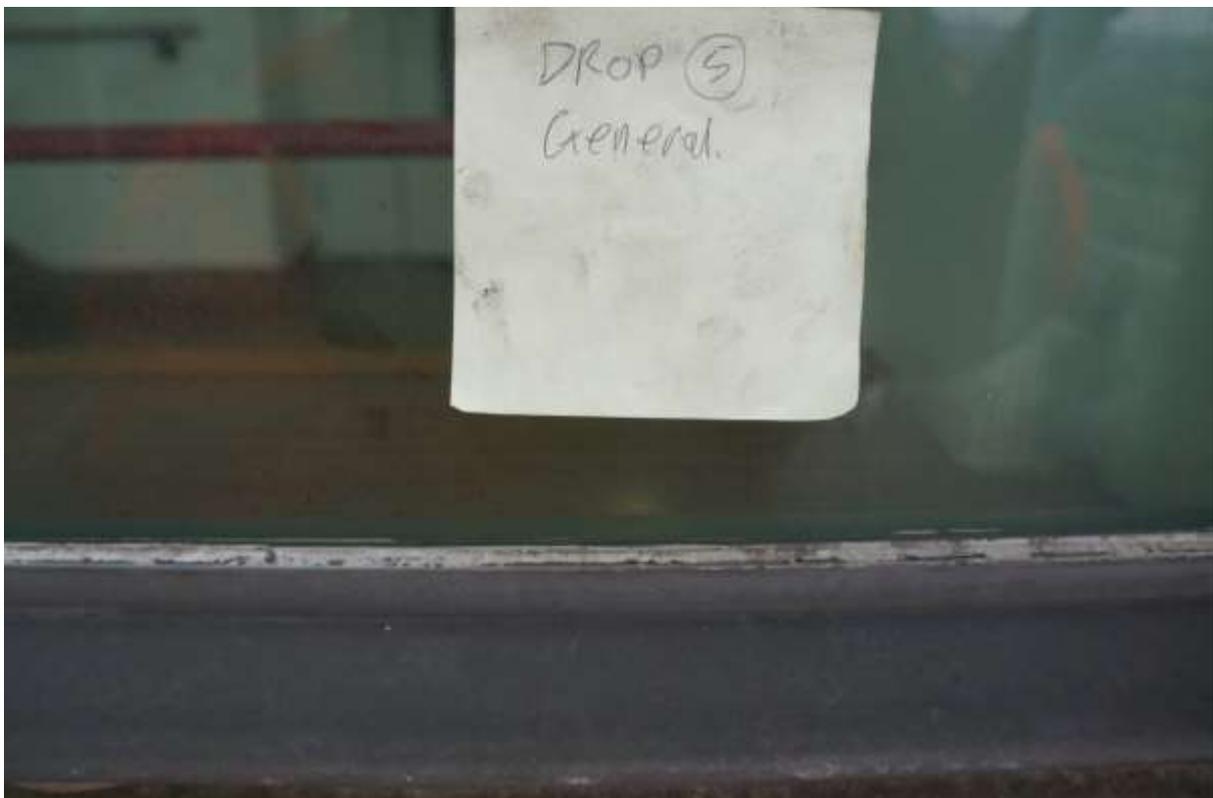
Loose vent on north facing west return – 16th floor



Example of delaminated mastic at the base of viewing panel



Perished butyl tape to spandrel



Perished butyl tape to vision unit