



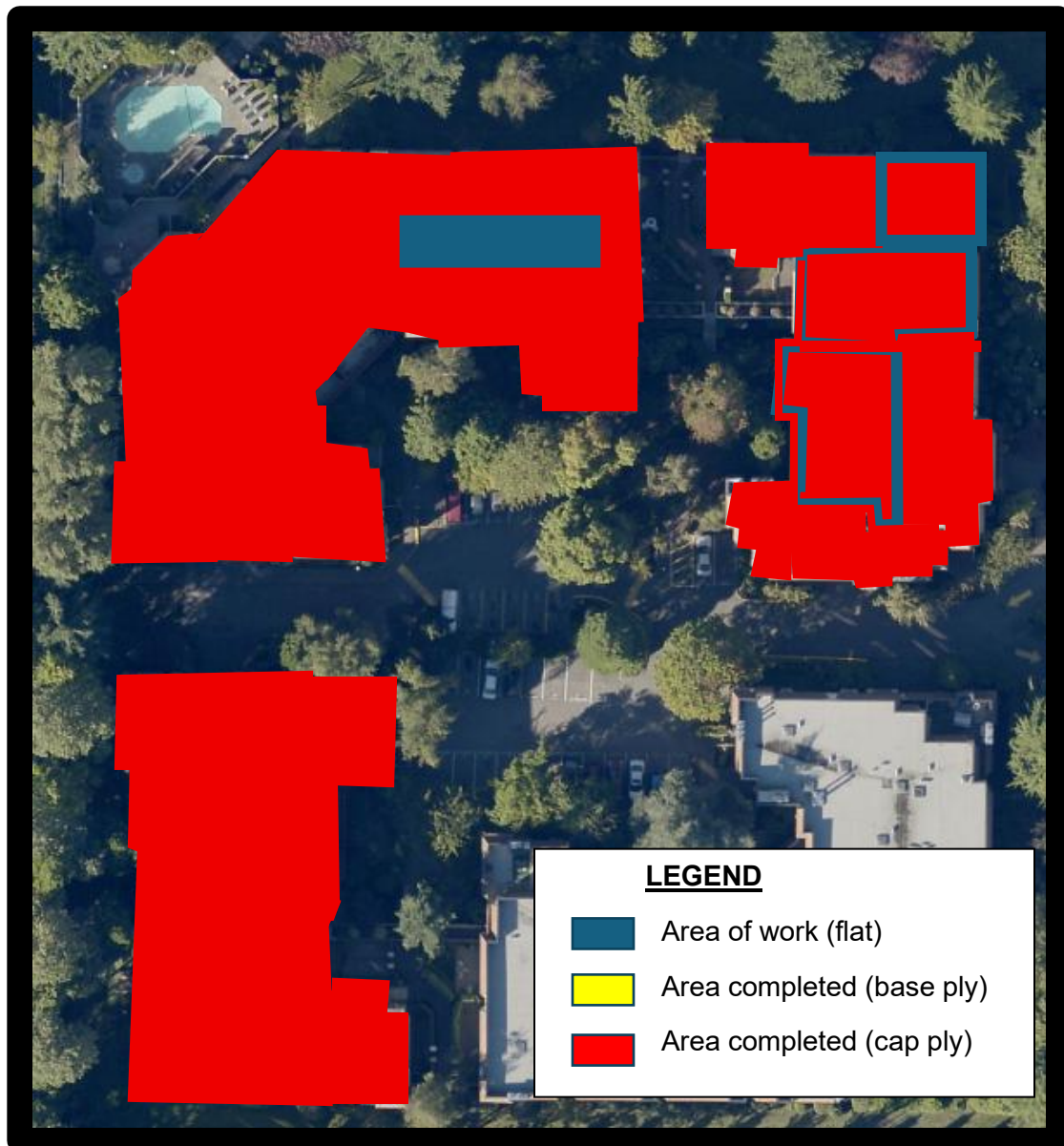
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Installation Monitoring Report

Date: August 13, 2025

Project	NW 2050 Cypress Point	Job Number	24064	RGC Number	53216
Address	7511, 7531, 7651 Minoru Boulevard Richmond, B.C.	Inspector	Matthew	Report Number	34
		Weather	Sun / 29°C	Time	1:30pm
Contractor	Flynn Canada Ltd.	Crew Size	6	Red Seal	3
				Apprentices	3

Distribution List: keith.lodge@flynncompanies.com, ken.brown@flynncompanies.com, nw2050@telus.net. matt@phoenixroofconsultants.ca



34.1 **Building A**

Installation of flashing to the perimeter of the main roof has begun.



34.2 **Building A**

Perforated vent strip is being applied over the wall vent opening as per specifications.



34.3 **Building A**

Base wall flashing is being set in place and secured with pan head screws.



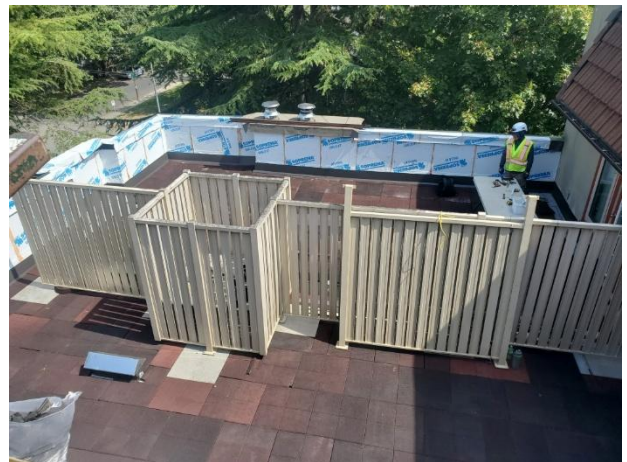
34.4 **Building A**

Saddle flashing chimney chase details are being worked on. A continuous 24ga wind clip is being applied to the exterior face of the parapet.



34.5 **Building A**

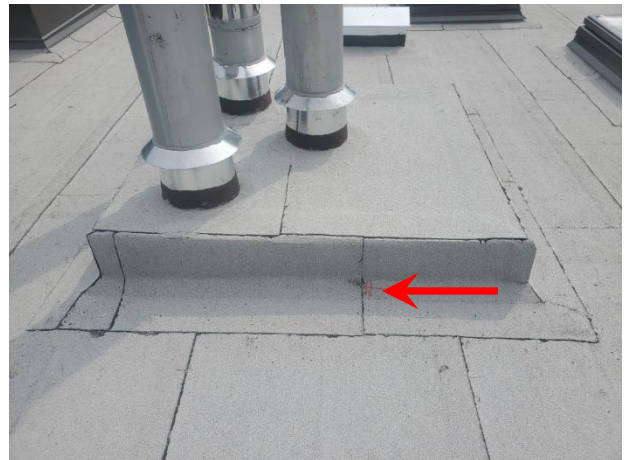
Installation of base wall flashing has also begun on the Northeast deck.



34.6 **Building C**

Pre-final carried out with Roofing Superintendent present.

Noted partially open seams to be corrected.



34.7 **Building C**

Scuff marks and stains to be repaired with Alsan flashing and color matching granules.



34.8 **Building C**

Contractor pavers with XPS remain to be placed at roof hatch and tops of the hatches to be painted.



Outstanding Items:

- Item #31.2 = Strata council to review.

Reported by:



Matthew Blackstock, RRO
Phoenix Roof Consultants

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