



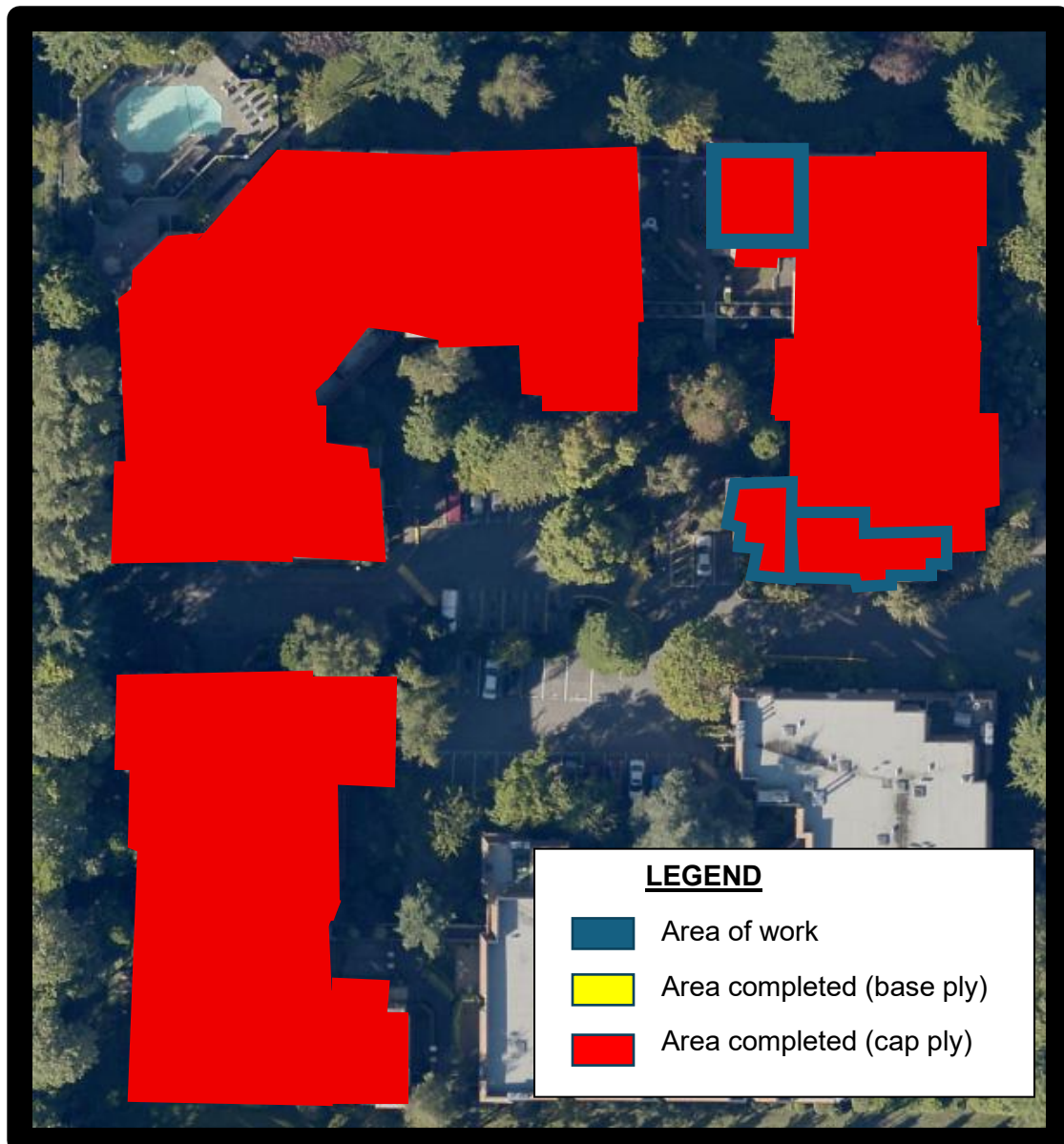
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## Installation Monitoring Report

Date: September 2, 2025

<b>Project</b>	NW 2050 Cypress Point	<b>Job Number</b>	24064	<b>RGC Number</b>	53216
<b>Address</b>	7511, 7531, 7651 Minoru Boulevard Richmond, B.C.	<b>Inspector</b>	Matthew	<b>Report Number</b>	40
		<b>Weather</b>	Sun / 24°C	<b>Time</b>	12:00pm
<b>Contractor</b>	Flynn Canada Ltd.	<b>Crew Size</b>	7	<b>Red Seal</b>	3
				<b>Apprentices</b>	2

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



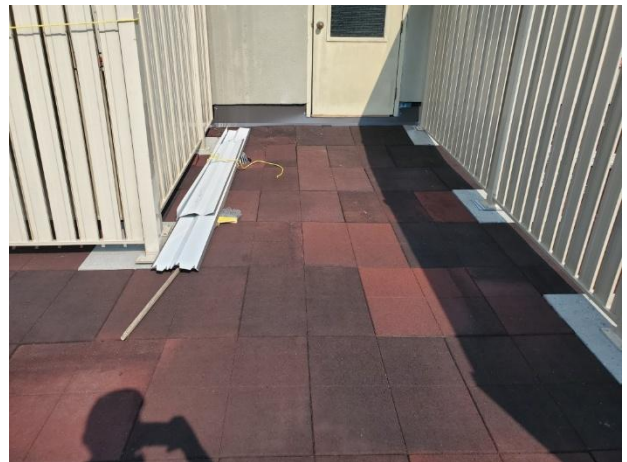
#### 40.1 **Building A**

Flashing installation continues on the South and Northwest deck areas.



#### 40.2 **Building A**

Counter flashing has been fitted and secured along the base of walls. Secured with color matching gasketed cladding screws.



#### 40.3 **Building A**

Standing seams are being applied to corners in an acceptable manner.



#### 40.4 **Building A**

Damaged gravel stop flashing and lifting membrane to be repaired.



#### 40.5 **Building A**

Alsan flashing to be applied with taped edges and granules over top along membrane termination.



#### 40.6 **Building A**

Corner trim to be reset back into place with carpentry finishing nails and repainted.





40.7 **Building A**

The wood trim to be reset back into place below windows, must be painted to match pre-existing.



40.8 **Building A**

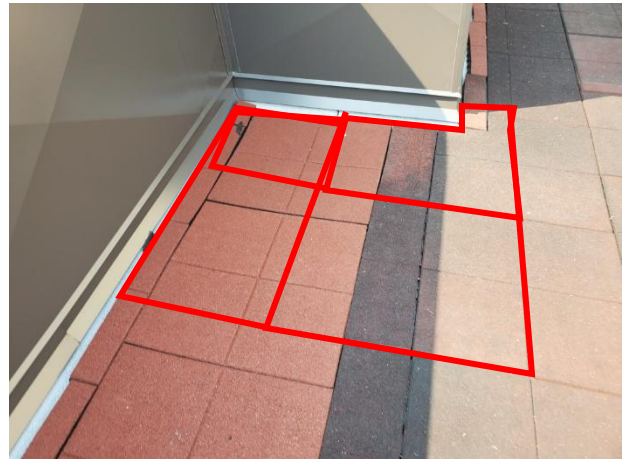
Door back dam and threshold flashing to be installed back into place.



40.9 **Building A**

Installation of new pavers at the perimeter must not be smaller than half a paver size.

Small pieces of paver will not be accepted, a course of a half paver in the field will be accepted to ensure that a full paver can be used at the perimeter.



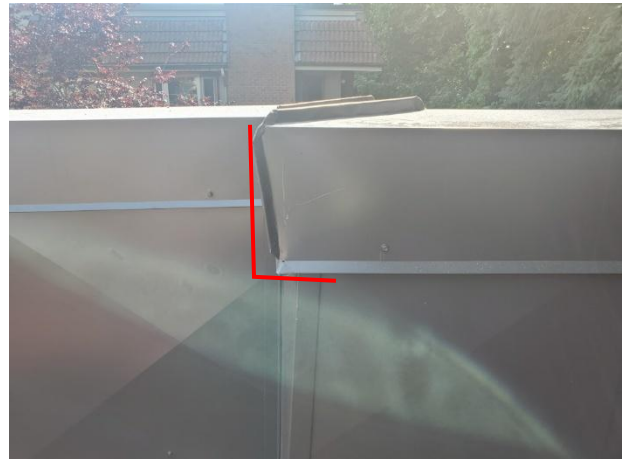
40.10 **Building B, Unit 324**

In two locations, missing s-lock details to have the flashing removed and replaced with new.



40.11 **Building B, Unit 324**

Standing seam details are to match at corners.



40.12 **Building B, Unit 324**

Poorly fitted BUR hood to be corrected.



40.13 **Building B, Unit 324**

Similar paver fitting to be applied to the deck area. No smaller than half paver to be used and damaged pavers to be removed.



## **Outstanding Items:**

- Items #34.6 – 34.8, #39.7

Reported by:



**Matthew Blackstock, RRO**  
Phoenix Roof Consultants

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