



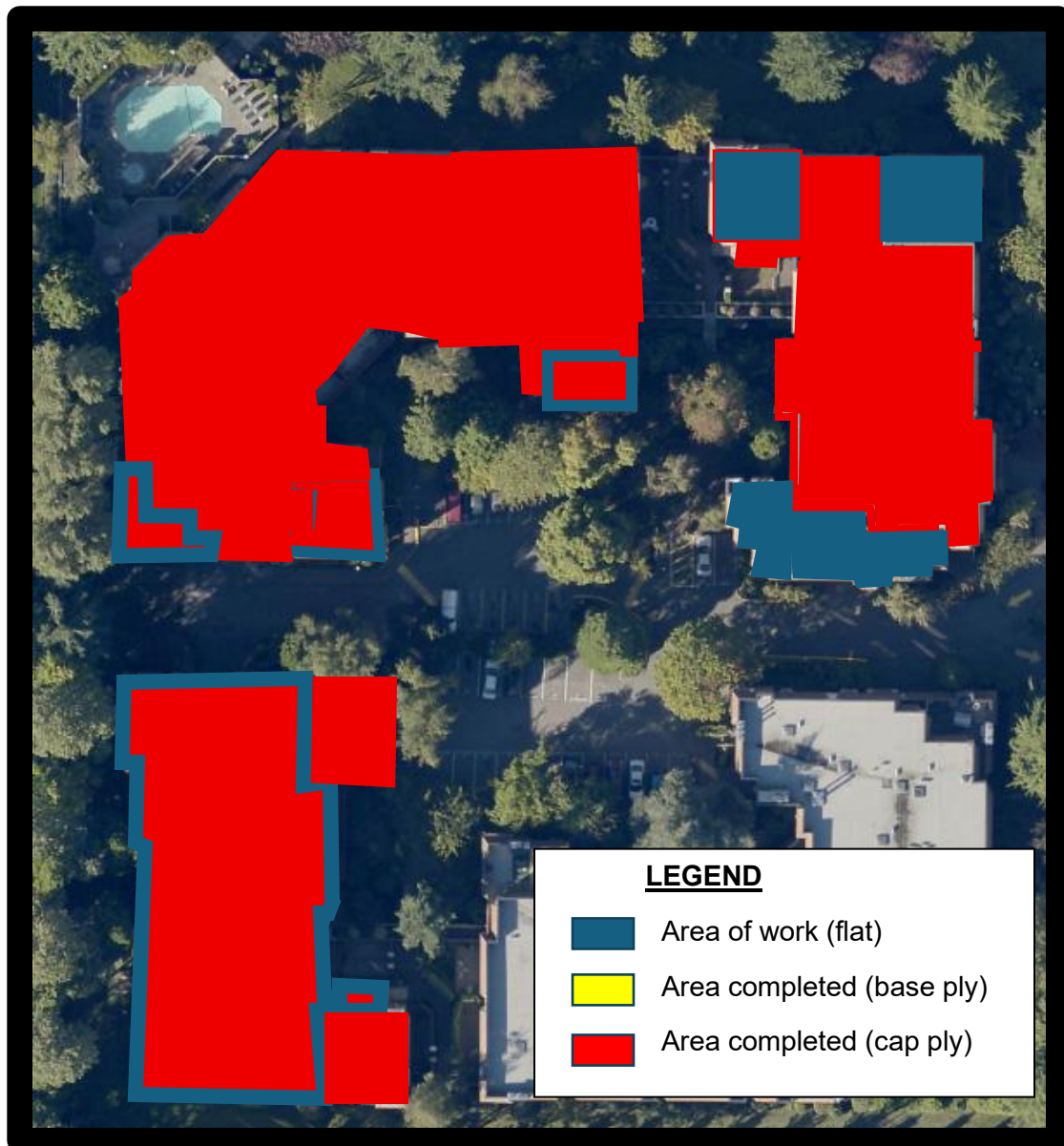
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Installation Monitoring Report

Date: July 25, 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	28
		Weather	Cloud / 25°C	Time	1:30pm
Contractor	Flynn Canada Ltd.	Crew Size	18	Red Seal	6
				Apprentices	8

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



28.1 **Building C**

The cross broken panel application has finished being applied to the parapets.



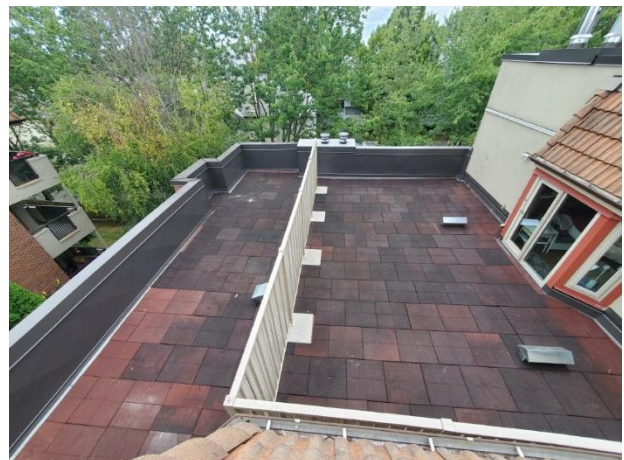
28.2 **Building C**

The balance of the cap flashing is being installed along the continuous wind clip. S-locks and standing seam details being applied.



28.3 **Building C**

Decks are nearly complete being reassembled. Drain screen details as per spec and perimeter fill in remain to be completed.



28.4 **Building B**

Cap flashing and cross broken panel details are nearly completed as well.



28.5 **Building B**

Color matching cladding screw application has begun, Roofing contractor to ensure the specified spacers are installed to ensure the vent strip is open under the cap flashing.



28.6 **Building A**

The cap membrane application has finished being applied to the deck areas.



28.7 **Building A**

Noted over heated membrane will require repair.



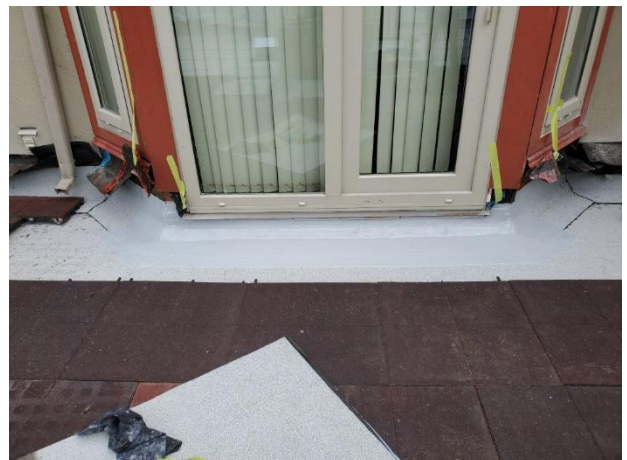
28.8 **Building A**

Discovered fish mouth in the cap stripping to be repaired.



28.9 **Building A**

Application of the RS230 lock out details are in progress below door locations.



28.10 **Building A**

PMMA remains to be extended up the sides.



28.11 **Building A**

Rubber paver details have begun to be reset back on to the deck areas.



Outstanding Items:

- N/A

Reported by:



Matthew Blackstock, RRO
Phoenix Roof Consultants

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