



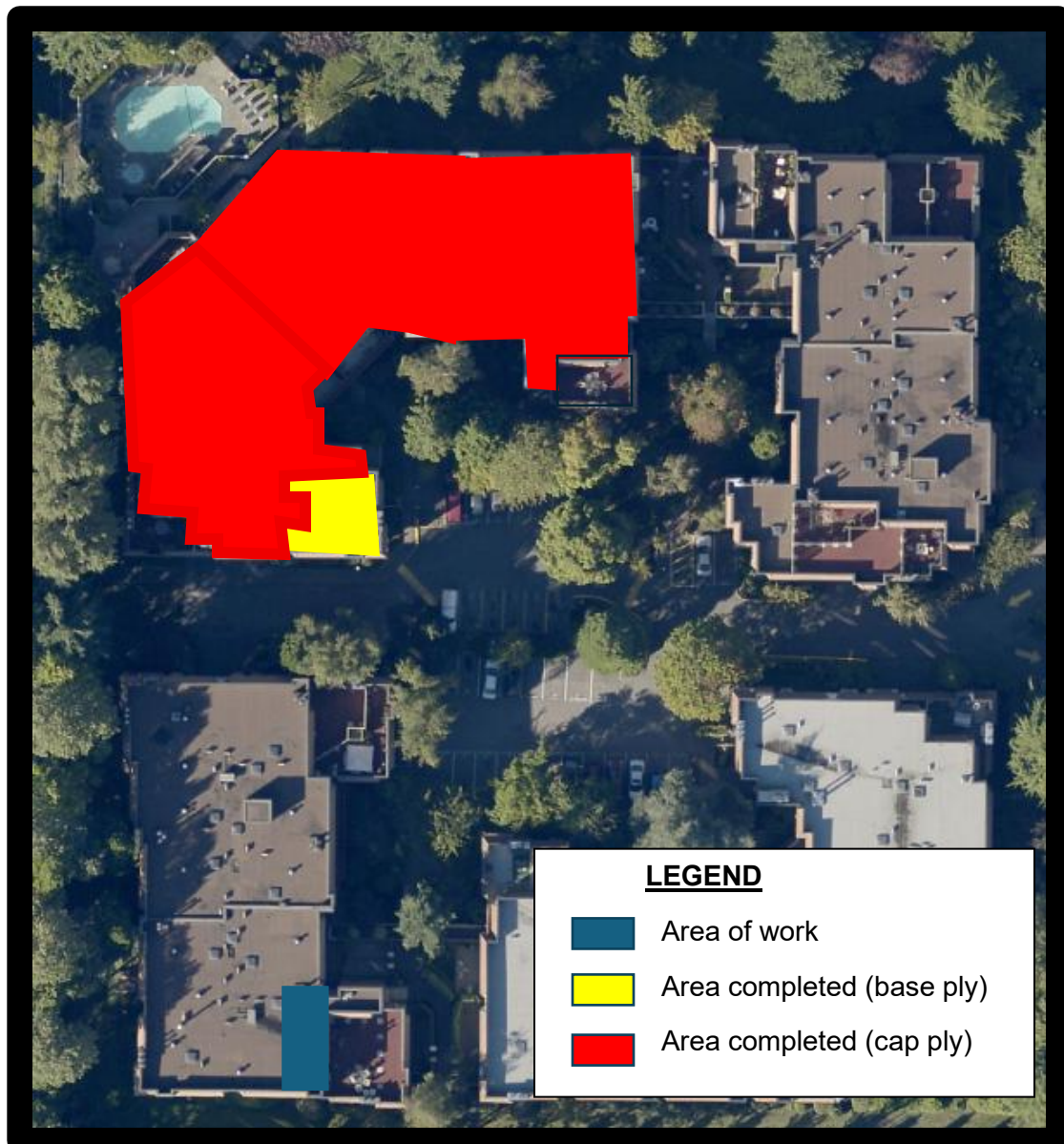
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## Installation Monitoring Report

Date: June 5, 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>	12
		<b>Weather</b>	Sun / 18°C	<b>Time</b>	8:35am
<b>Contractor</b>	Flynn Canada Ltd.	<b>Crew Size</b>	13	<b>Red Seal</b>	4
				<b>Apprentices</b>	6

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



12.1 Staging area is clean and organized.



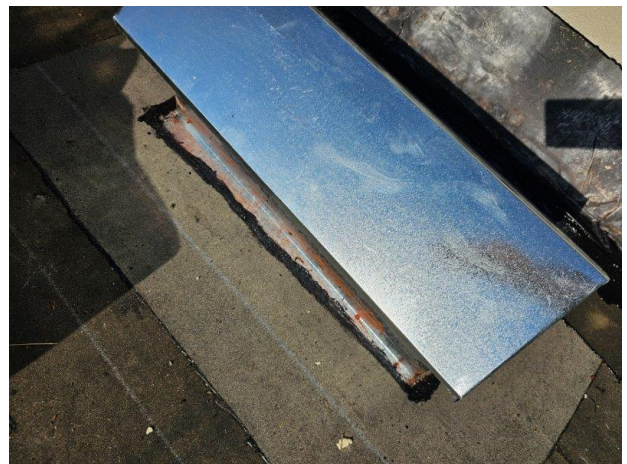
## 12.2 **Building B**

Southeast deck is now complete with the base ply. Noted wrinkled target patch at the drain- foreman indicated this was temporary as the drain needs to be pulled and connected.



## 12.3 **Building B**

Target patches at vents have been kept back from the vertical upstand by 1" to allow for the cap ply to bond to the flange as well, creating a double seal.





#### 12.4 **Building B**

Numerous wrinkles were noted in the stripping plies. The membrane must be installed as smoothly as possible without wrinkles.



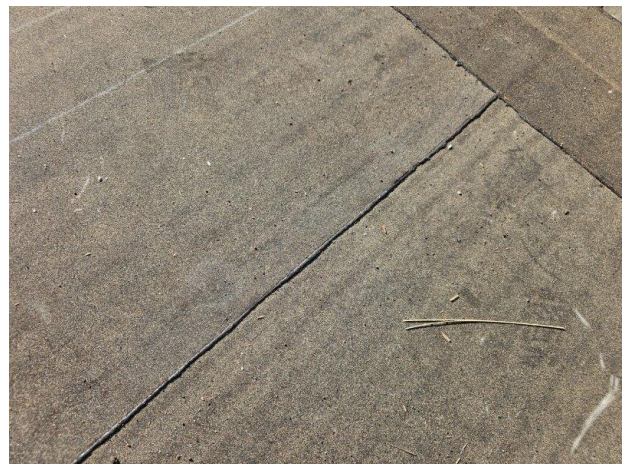
#### 12.5 **Building B**

It was noted that the stripping plies are sealed where they overlap with no small openings noted.



#### 12.6 **Building B**

Crew have achieved sufficient bleed out with the base ply side laps.



### 12.7 **Building B**

Sopralap has been installed over the end laps of the 2n1 Soprasmart Board ISO+ Sand.



### 12.8 **Building B**

Walls at the deck are protected with Soprema Shield HT.



### 12.9 **Building B**

It appears that personal belongings are still remaining to be removed from the deck on Unit 312.





#### 12.10 **Building C**

Crew are working at the Southeast area noted on the roof plan above.



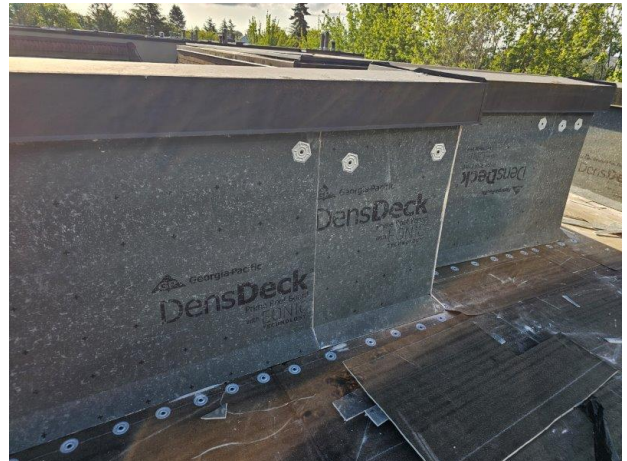
#### 12.11 **Building C**

The existing membrane has had blisters and buckles cut out in the work area and was reported to have been cleaned. 2n1 Soprasmart Board ISO+ Sand has been laid out.



#### 12.12 **Building C**

Crew are installing DensDeck Prime to the parapets.



### 12.13 **Building C**

Membrane plates and #14E-coated screws are being installed. It was observed that the crew are not overtightening the fasteners which would result in depressions in the ISO.



### 12.14 **Building C**

Material has been covered with tarps to protect from the weather as required.



## **Outstanding Items:**

- 8.7, 9.3, 9.4, 9.5, 10.3

Reported by:



**Matthew Blackstock, RRO**  
Phoenix Roof Consultants

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