



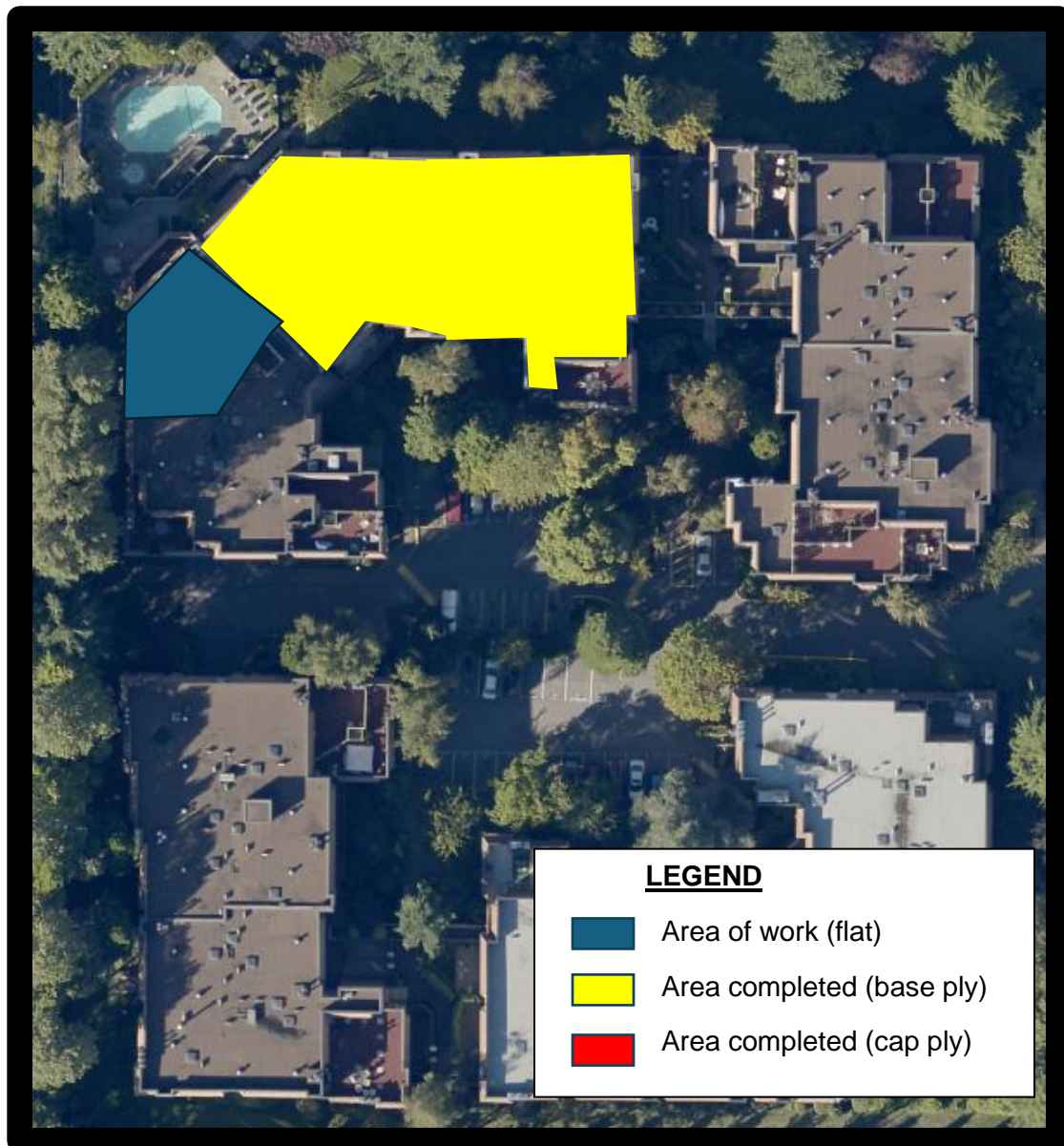
4611 Kelly Place
Delta BC
V4K 1G8
Tel: 604-317-3786
Email: ted@phoenixroofconsultants.ca

Installation Monitoring Report

Date: May 13, 2025

Project	NW 2050 Cypress Point	Job Number	24064	RGC Number	N/A
Address	7511, 7531, 7651 Minoru Boulevard Richmond, B.C.	Inspector	Matthew	Report Number	04
		Weather	Sun / 15°C	Time	4:00pm
Contractor	Flynn Canada Ltd.	Crew Size	8	Red Seal	3
				Apprentices	5

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



4.1 **Building B**

The crew moved the application of the 2n1 smart board to the South section of the main roof.



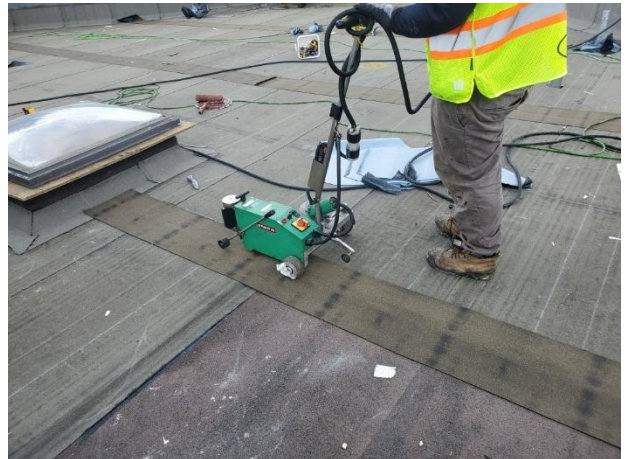
4.2 **Building B**

Overlay board is laid out in a uniform manner, secured with 2" barded seam plates / 2" #14 dek screws and end joints covered with a 12" lap joint detail. This is acceptable.



4.3 **Building B**

All seams are being heated welded closed.



4.4 **Building B**

Protrusions and curb details are in progress of being roofed in with Sopraply Stick DUO base membrane and appropriated flashing.



4.5 **Building B**

The independent base stripping is rolled in to acceptable primed surfaces and seams heat welded closed.



4.6 **Building B**

Build up on either side of the fire wall is acceptable.



4.7 **Building B**

Additional screws and plates are being applied to remove any smartboard deflection. Base patches over top are acceptable.



4.8 **Building B**

Gussets are in process of being applied to the corners of the base stripping as required.



4.9 **Building B**

The HT SA membrane to the parapet walls is acceptable, crew have left the bottom section loose to allow cap membrane strip to be applied. This is acceptable.



4.10 **Building B**

The membrane detailing to the multiple protrusion details is acceptable.



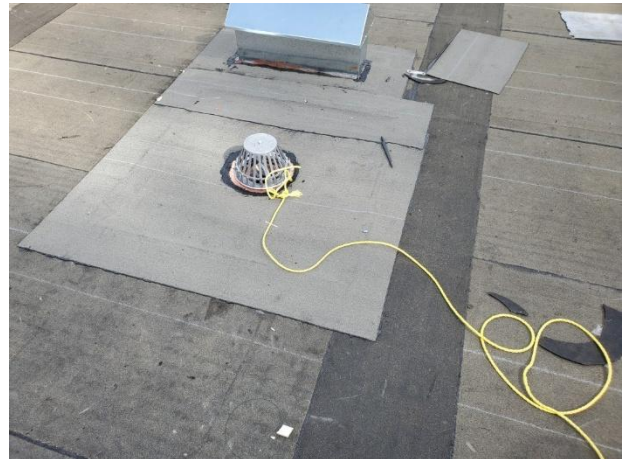
4.11 **Building B**

Temporary nighttime seals applied to the skylight curbs, the older roof membrane still to be removed from this detail.



4.12 **Building B**

The 3'x3' drain sumps created at the drains is acceptable.



Outstanding Items:

- None currently.

Reported by:



Matthew Blackstock, RRO
Phoenix Roof Consultants

Phoenix Roof Consultants field reviews are for general conformance to specifications and roofing compliance only. Our reviews are not to take the place of the contractor's own quality control which shall remain the responsibility of the contractor. Phoenix Roof Consultants will not be responsible for acts or omissions of the contractor or for the contractor's failure to fulfill the intent of the specifications, contract, or quote.