



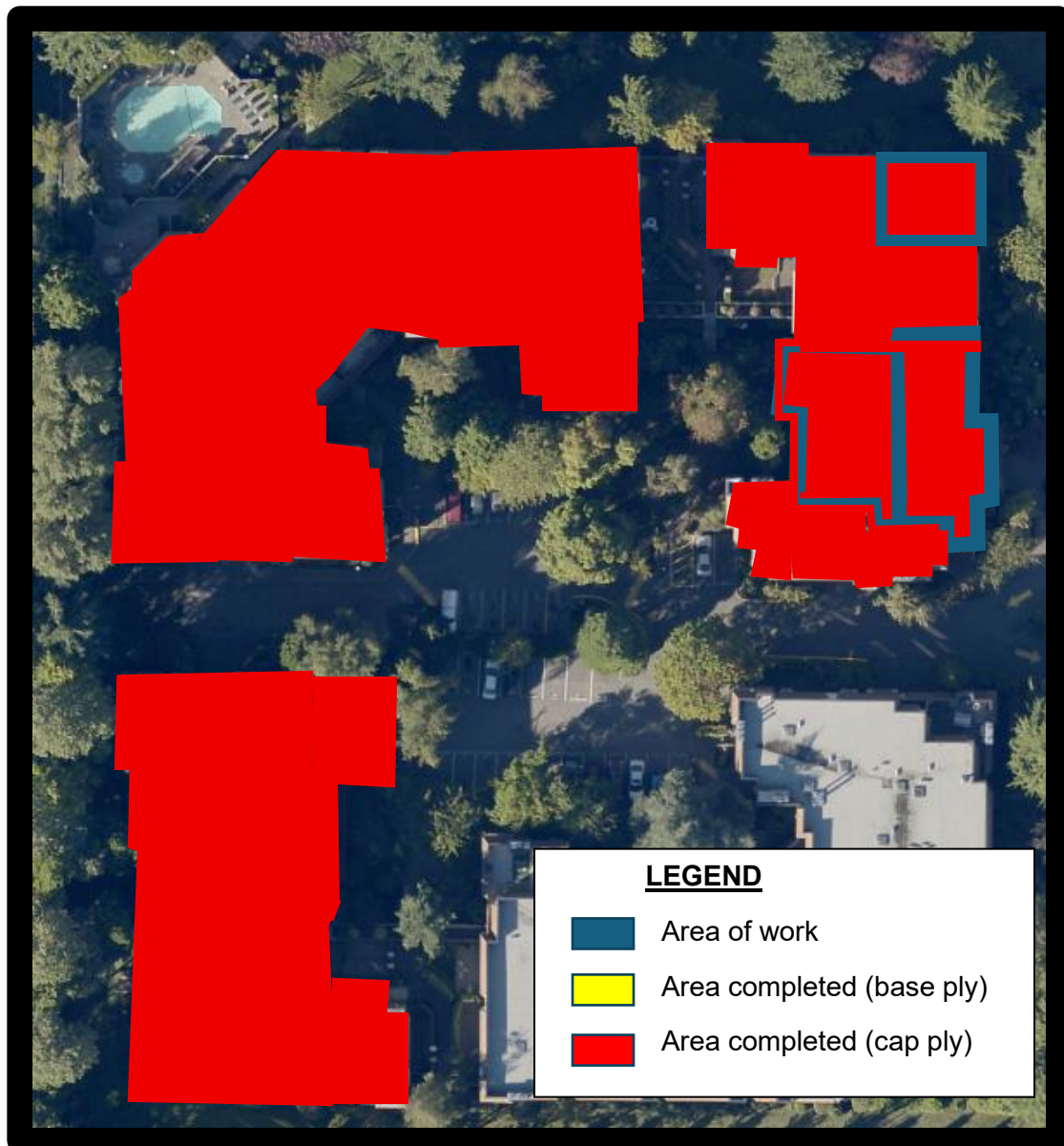
4611 Kelly Place
Delta BC
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Tel: 604-317-3786
Email: ted@phoenixroofconsultants.ca

Installation Monitoring Report

Date: August 26, 2025

Project	NW 2050 Cypress Point	Job Number	24064	RGC Number	53216
Address	7511, 7531, 7651 Minoru Boulevard Richmond, B.C.	Inspector	Ted	Report Number	38
		Weather	Sun / 22°C	Time	9:25am
Contractor	Flynn Canada Ltd.	Crew Size	5	Red Seal	3
				Apprentices	2

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



38.1 **Building A**

Stair tower and roof access area is tidy at the outside.



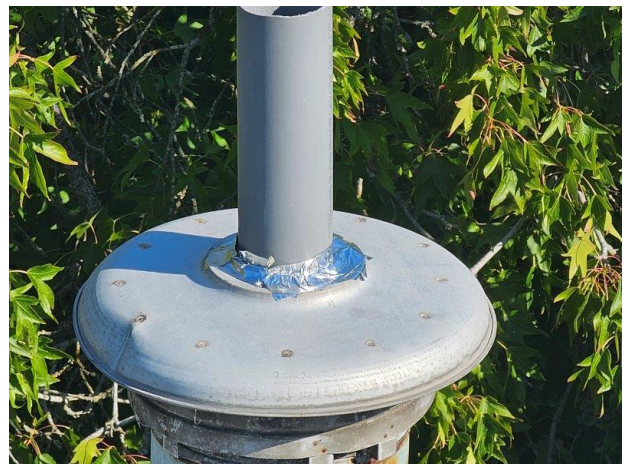
38.2 **Building A**

Southwest deck - the caulking applied to the storm collar is messy. Remove and re-caulk with grey sealant as has been used elsewhere.



38.3 **Building A**

Temporary seal noted at rain cap with pipe penetration.



38.4 **Building A**

Crew are working at various areas.



38.5 **Building A**

Fire wall detail is 95% complete.



38.6 **Building A**

It was noted that the 22ga galvanized secondary flashing is offset from the primary 24ga painted flashing as required.



38.7 **Building A**

Fastener spacing in the wind clip is 12" - 16" o/c.



38.8 **Building A**

Clips are installed at the standing seam corners.



38.9 **Building A**

Sheet metal worker observed completing a standing seam corner detail.



38.10 **Building A**

Wall flashing and bug screen are now complete.



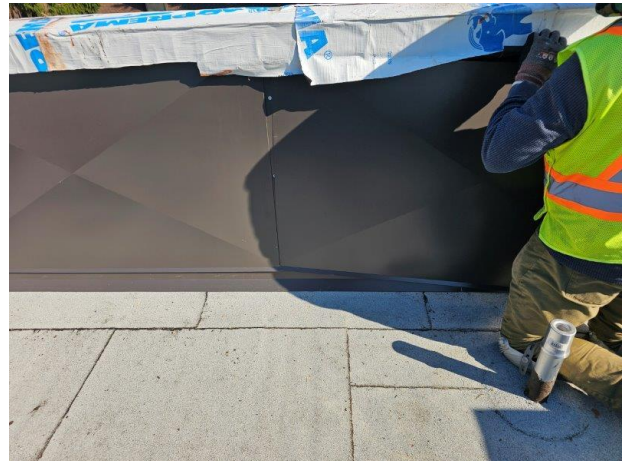
38.11 **Building A**

Wall panel secured with 3 sheet metal screws.



38.12 **Building A**

Wall panels observed being installed.



38.13 **Building A**

Saddle details are complete in areas.



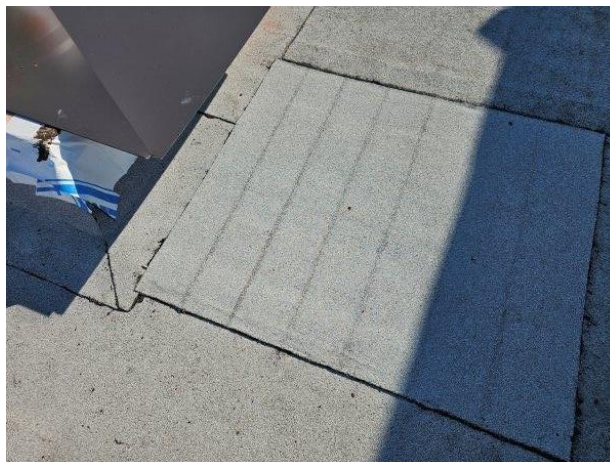
38.14 **Building A**

Gap in fabrication needs to be closed off at the Southeast upper chimney. Gap due to variation in roof deck height.



38.15 **Building A**

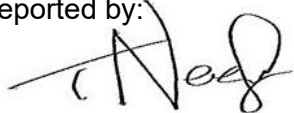
Repair patch of SBS is defective. This will require a further repair patch or coating.



Outstanding Items:

- Items #34.6 – 34.8

Reported by:

A handwritten signature in black ink, appearing to read 'Ted Neef', written over a horizontal line.

Ted Neef RRO
Phoenix Roof Consultants

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