



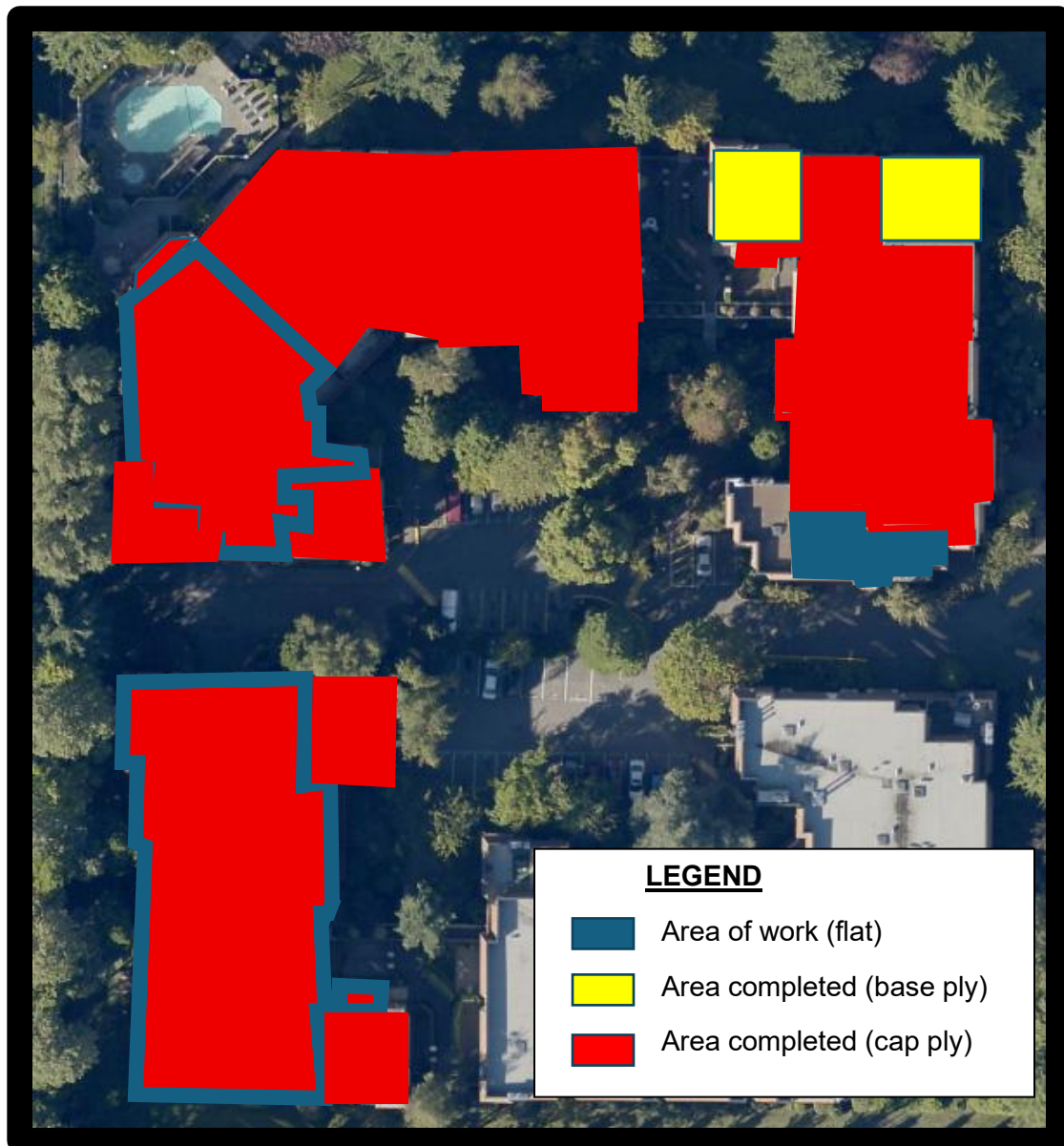
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Installation Monitoring Report

Date: July 15, 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	25
		Weather	Sun / 29°C	Time	1:30pm
Contractor	Flynn Canada Ltd.	Crew Size	13	Red Seal	5
				Apprentices	14

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



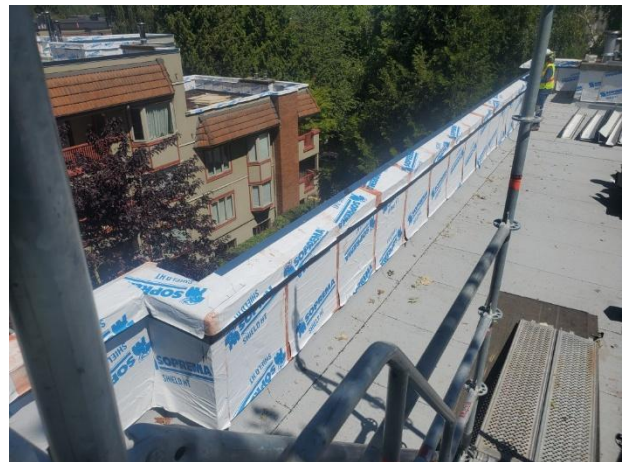
25.1 **Building C**

Installation of flashing details is in progress along the noted buildings parapets.



25.2 **Building C**

A continuous 24ga wind clip is in progress of being applied and secured in place with pan head screws 12" OC on the top and front face.



25.3 **Building C**

Saddle to chimney details in progress of being applied.



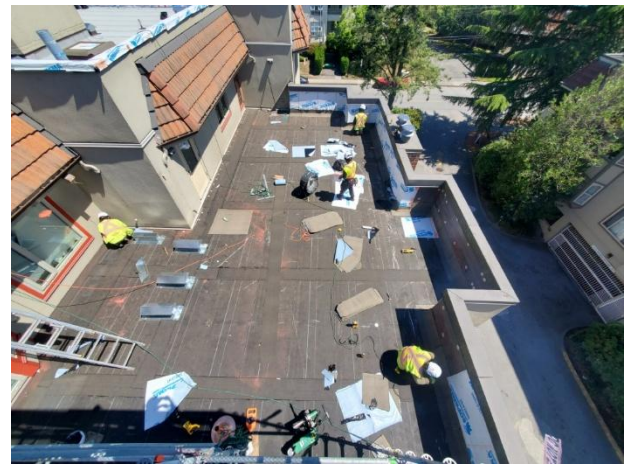
25.4 **Building C**

The gravel stop details are being applied to the sides and top of the chimney details.



25.5 **Building A**

Overview of the work area on the South deck area.



25.6 **Building A**

The field application of the 2n1 Smartboard with ½" HD board is being laid out and secured with 2" barbed seam plates and 2" dek fast screws.



25.7 **Building A**

The side laps and 12" cover strip welds appear acceptable.



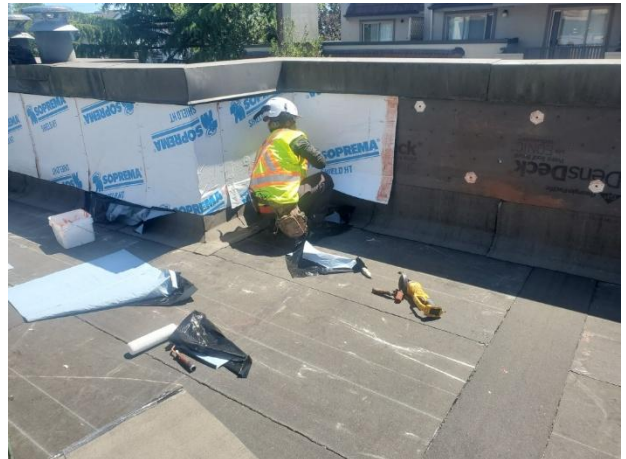
25.8 **Building A**

Sopraply Stick DUO has been rolled into the Elastocol stick adhesive primer and seams welded closed.



25.9 **Building A**

Shield HT is being rolled on to Elastocol stick primed surface of the mech attached densdeck prime overlay on the parapets.



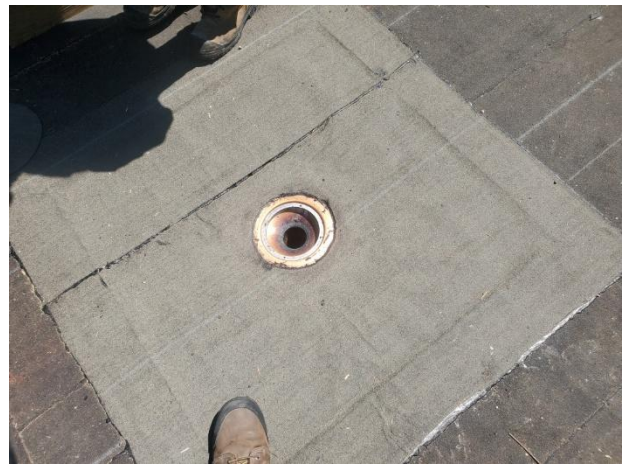
25.10 **Building A**

Installation of the base layer is near completed to the Northeast deck location.



25.11 **Building A**

Noted lifting overlay board in the drain sump to be corrected.



25.12 **Building A**

The application of 2n1 Smartboard sanded with 1/2" HD, Sopraply Stick DUO and 12" Sopra Lap has finished being applied to the Northwest deck area.

Seam welds appear acceptable.



25.13 **Building A**

Crew working on membrane tie-in at the parapet to wall detail.



25.14 **Building A, Unit 307**

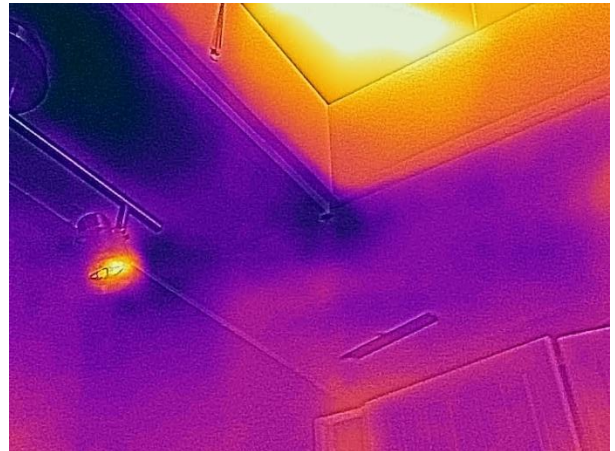
The indicated leak location that occurred in the noted unit last Wednesday rain fall.

Tape marks indicated locations of moisture that were recorded by another contractor.



25.15 **Building A, Unit 307**

Infrared scans of the area show temperature differentials that can indicate moisture still present.



25.16 **Building A, Unit 307**

The cause of the leak was from a compromised temporary seal on the skylight, which has now been repaired.

Flynn Canada to provide schedule of installation of the dehumidifier within the unit and timings of repairs.



Outstanding Items:

- N/A

Reported by:



Matthew Blackstock, RRO
Phoenix Roof Consultants

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