



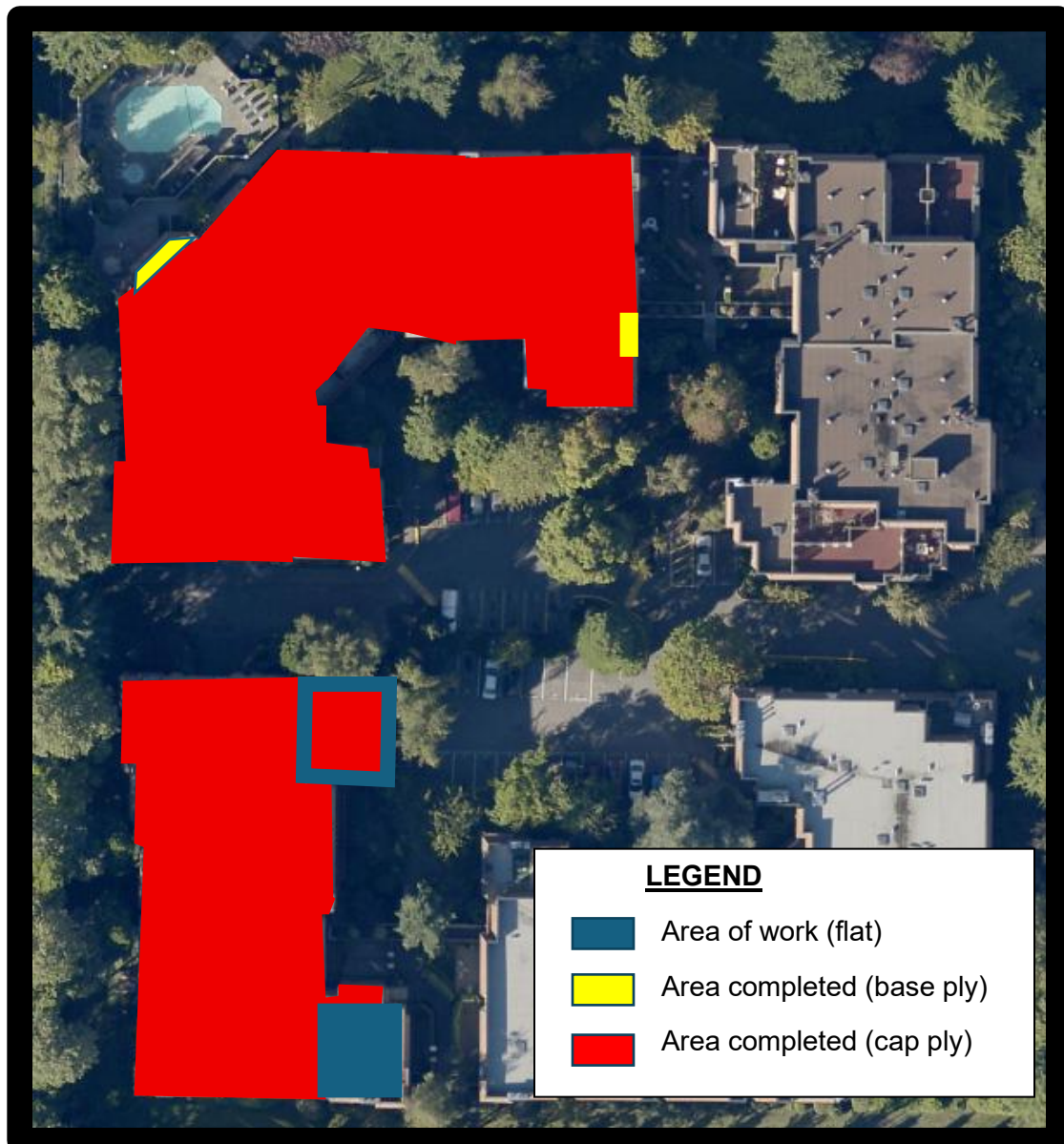
4611 Kelly Place
Delta BC
V4K 1G8
Tel: 604-317-3786
Email: ted@phoenixroofconsultants.ca

Installation Monitoring Report

Date: June 19, 2025

Project	NW 2050 Cypress Point	Job Number	24064	RGC Number	53216		
Address	7511, 7531, 7651 Minoru Boulevard	Inspector	Matthew	Report Number	17		
	Richmond, B.C.	Weather	Cloud / 22°C	Time	1:00pm		
Contractor	Flynn Canada Ltd.	Crew Size	21	Red Seal	5	Apprentices	12

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



17.1 **Building C**

Application of Sopraply Stick Traffic Cap has finished being applied to the Northeast deck area.



17.2 **Building C**

Membrane adhesion to the 2n1 Smartboard appears acceptable and seams are welded closed.



17.3 **Building C**

Colply EF flashing appears to have been applied prior to the cap stripping being rolled in and seams heat welded closed.



17.4 **Building C**

Alsan flashing has begun to be applied around the base of the vents.



17.5 **Building C**

An asphalt overlay board is being applied and mechanically secured to the top of the parapet to allow for SA membrane application.



17.6 **Building C**

A HT SA membrane is adhered to densdeck prime on the walls with an Elastocol stick adhesive primer.



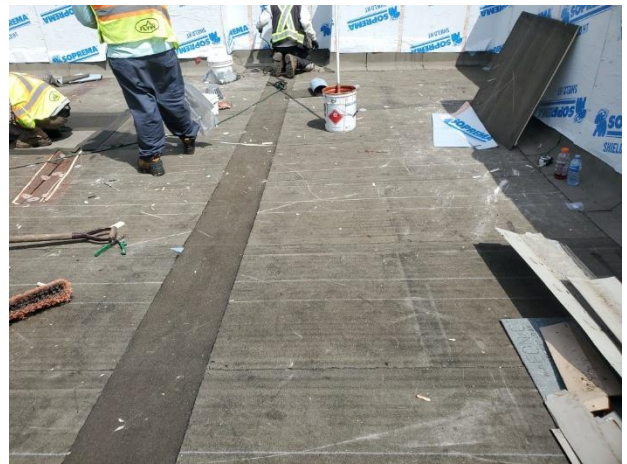
17.7 **Building C**

Installation of the 2n1 smartboard sanded with ½" HD is being applied to the Southeast deck area.



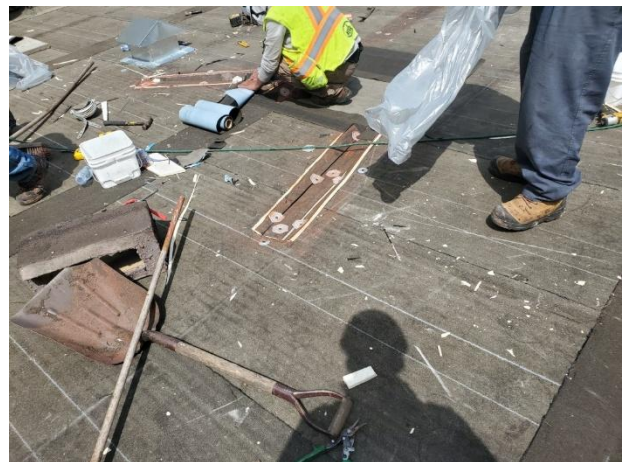
17.8 **Building C**

Board is being secured with 3" #14 dek fast screws and 2" barbed seam plates. A 12" cover strip is being applied over the end joints.



17.9 **Building C**

Noted oversized gaps at overlay board joints to be corrected. Foreman was directed to carry out repairs.



17.10 **Building C**

Sopraply DUO is being applied below the windows and doors in a manner that will allow for a PMMA lock out detail to be applied.



Outstanding Items:

- 9.3, 9.5, 10.3, 11.8, 15.12, 16.3

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.