



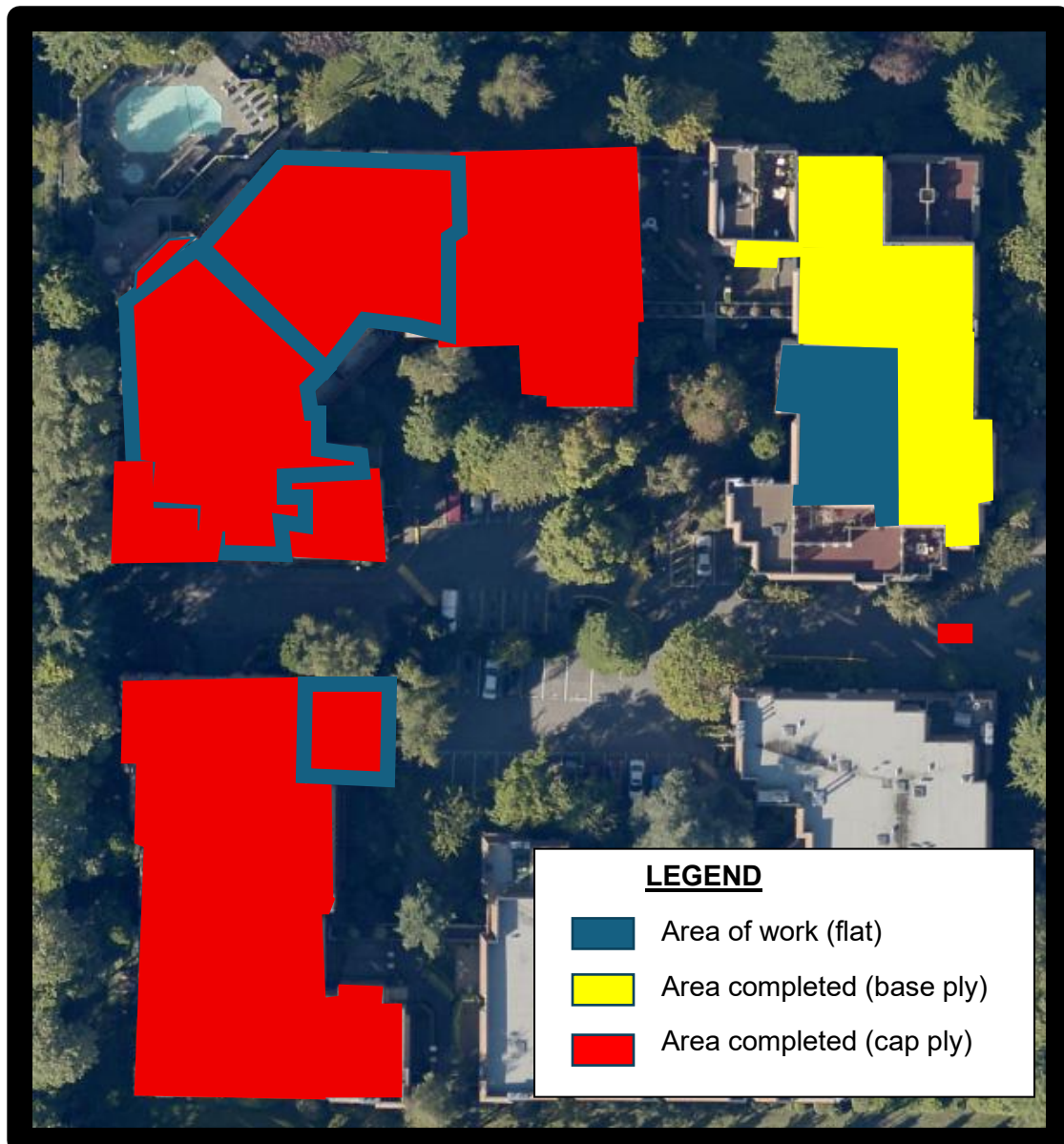
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Installation Monitoring Report

Date: July 4, 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	22
		Weather	Sun / 24°C	Time	2:00pm
Contractor	Flynn Canada Ltd.	Crew Size	22	Red Seal	6
				Apprentices	13

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



22.1 **Building B**

Overview of the roof, installation of the 24ga, pre-painted galvanized steel flashing continues to be installed to the parapets.



22.2 **Building B**

The double flashing detail continues to be installed to the top of the fire wall detail.



22.3 **Building B**

Correct S-lock details are being applied to corners and seams of the cross broken panels.



22.4 **Building C**

The installation of 26ga parapet flashing on the Northeast deck is underway.



22.5 **Building C**

The deck prime to be extended up to the vent strip opening and a 12" strip of Shield HT applied.



22.6 **Building C**

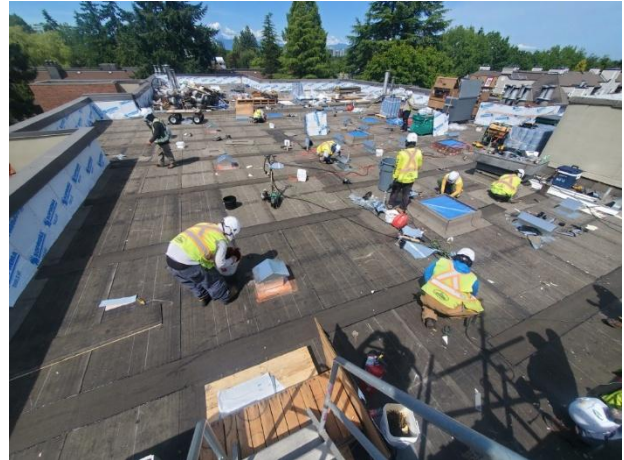
The overlay board is mechanically secured to the top of the parapet prior to install of the high temp self-adhering membrane.



22.7 **Building A**

Installation of the 2n1 smart board sanded with ½" HD ISO has finished being laid out over the pre-existing SBS adhered to the wood sheathing.

Foreman indicated that no deteriorated sheathing was found, and blisters were cut open prior to board install.



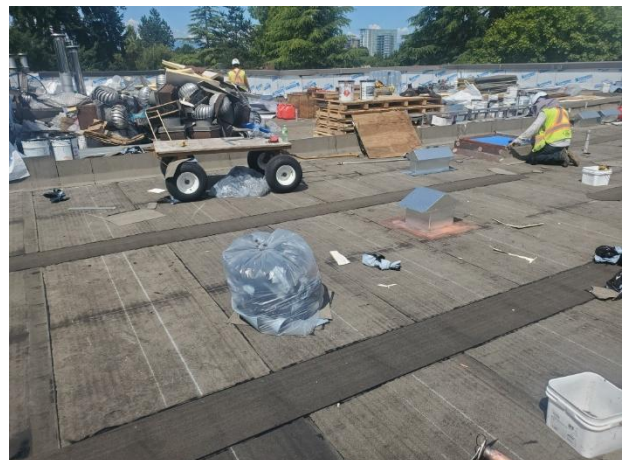
22.8 **Building A**

Sopraply DUO target patches have been created to be installed over the flanges of the BUR vents.



22.9 **Building A**

12" cover strips are being applied over the end joints of the 2n1 board in an acceptable manner.



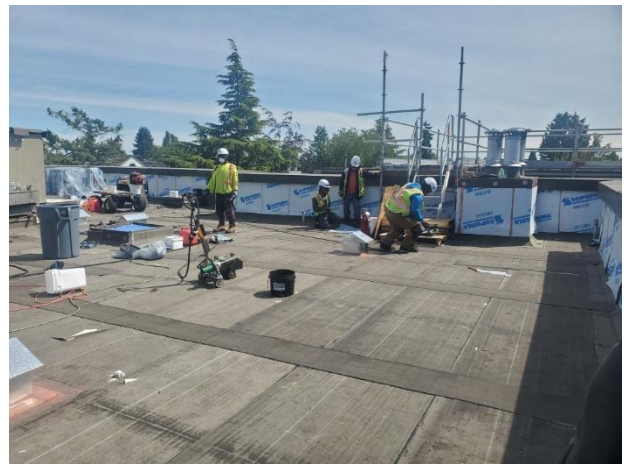
22.10 **Building A**

Laps and seams are welded closed once the membrane has been set in place.



22.11 **Building A**

Additional screws and plates with cover patch remain to be installed in some locations.



Outstanding Items:

- 16.3

Reported by:



Matthew Blackstock, RRO
Phoenix Roof Consultants

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