



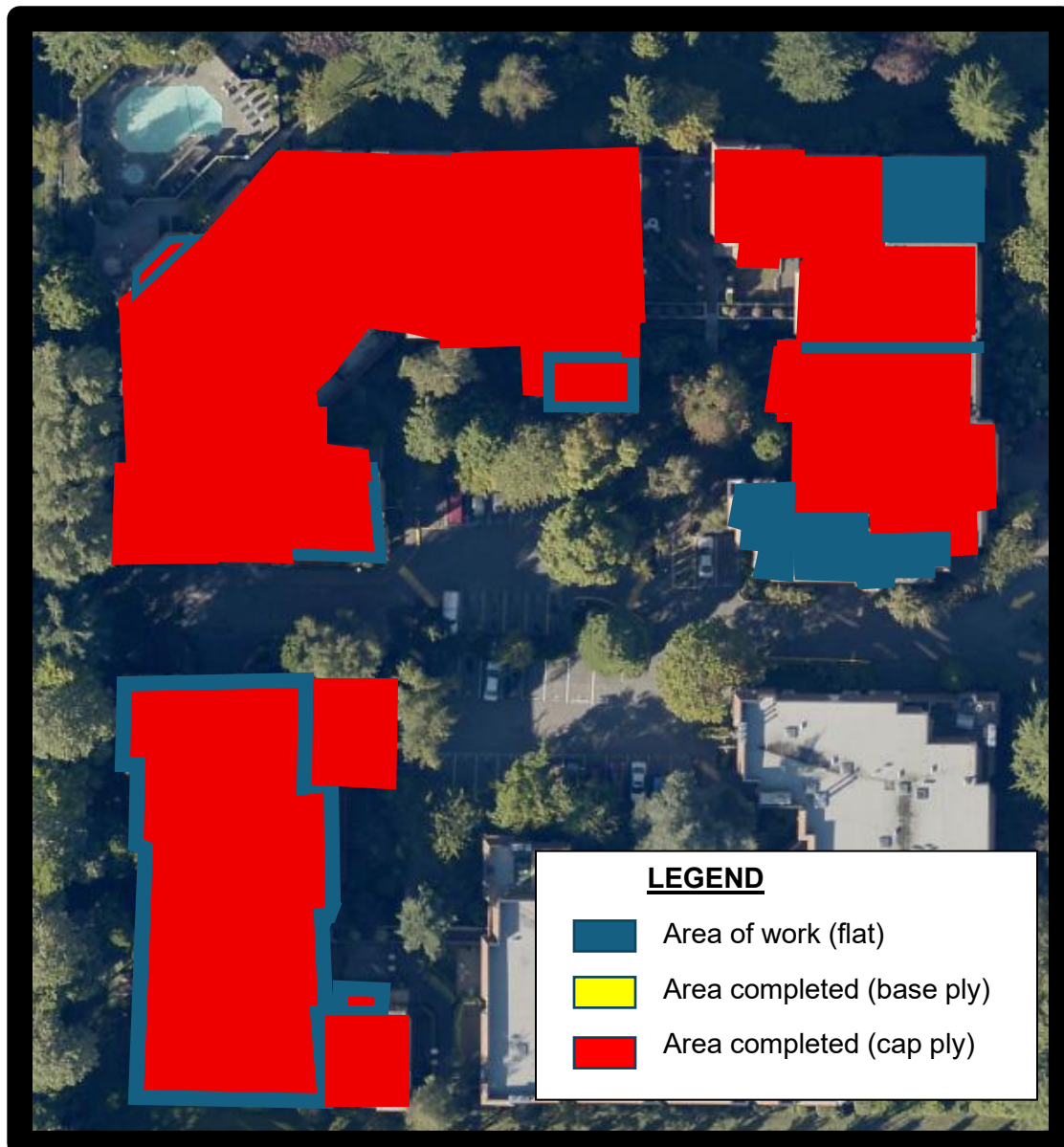
4611 Kelly Place  
Delta BC  
V4K 1G8  
Tel: 604-317-3786  
Email: ted@phoenixroofconsultants.ca

## Installation Monitoring Report

Date: July 23, 2025

<b>Project</b>	NW 2050 Cypress Point	<b>Job Number</b>	24064	<b>RGC Number</b>	53216
<b>Address</b>	7511, 7531, 7651 Minoru Boulevard Richmond, B.C.	<b>Inspector</b>	Matthew	<b>Report Number</b>	27
		<b>Weather</b>	Sun / 26°C	<b>Time</b>	10:30amm
<b>Contractor</b>	Flynn Canada Ltd.	<b>Crew Size</b>	16	<b>Red Seal</b>	6
				<b>Apprentices</b>	8

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



### 27.1 **Building C**

Installation of the 24ga cap and cross panel flashing continues on the main roof parapet walls.

Interior securement with color matching cladding screws and plastic standoffs to allow for the wall ventilation remains to be applied.



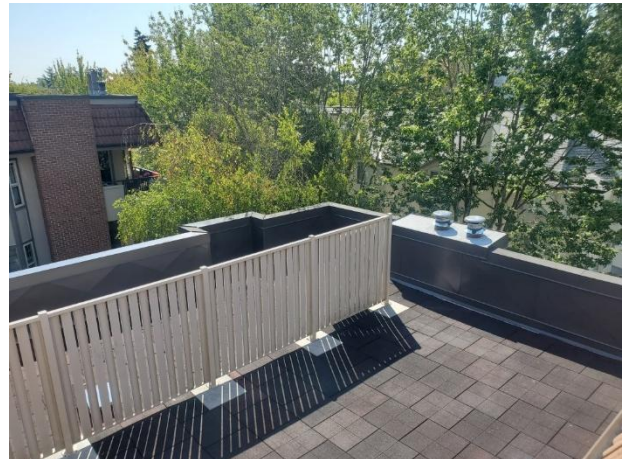
### 27.2 **Building C**

The fire wall flashing detail has been completed, foreman provided pictures showing the galvanized metal offset under the top capping.



### 27.3 **Building C**

The flashing and privacy screens on the lower decks are nearly completed.



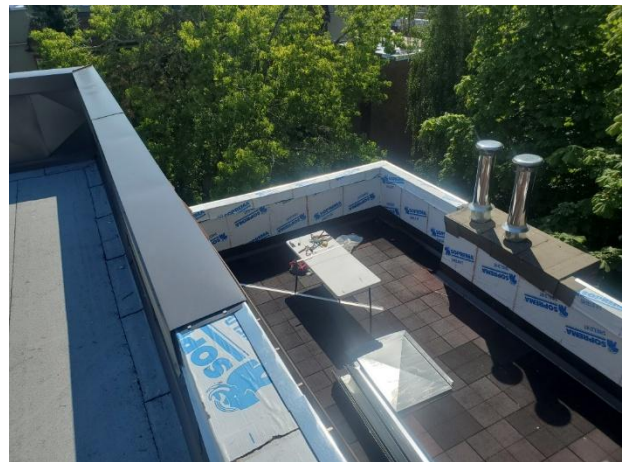
#### 27.4 **Building B**

A continuous 24ga wind clip is being applied to the parapet tops.



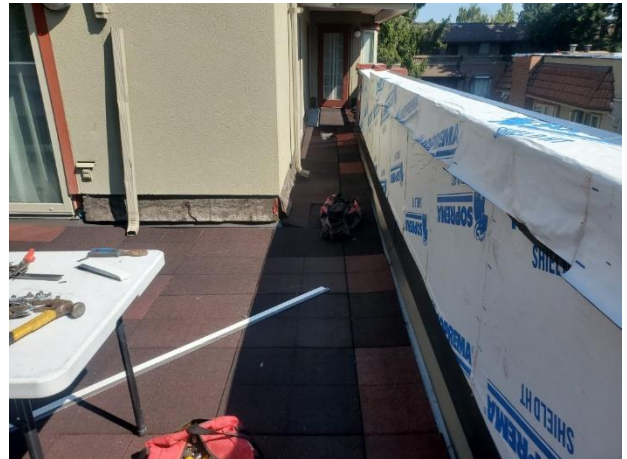
#### 27.5 **Building B**

Cap flashing is being hooked onto the wind clips and secured with pan head screws at s-lock details.



#### 27.6 **Building B**

Installation of the cross broken panels to the deck areas continues.





### 27.7 **Building B**

The double gumlip flashing install is being applied along the parapets on the deck 1<sup>st</sup> floor balcony at the Northwest corner of the building.



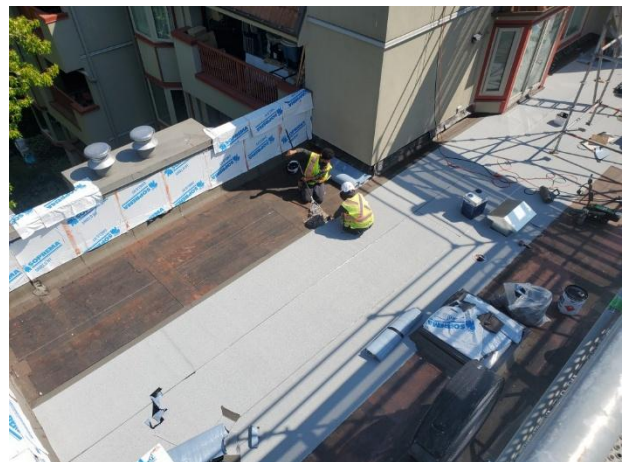
### 27.8 **Building B**

Base wall flashing is lapping onto the rubber pavers in an acceptable manner.



### 27.9 **Building A**

The installation of the Sopraply Stick Traffic cap to the lower decks continues.



#### 27.10 **Building A**

Membrane seams are being heat welded closed, and membrane rolled into an Elastocal primed surface of the 2n1 board.



#### 27.11 **Building A**

Membrane application is nearly completed on the Northwest deck area.



#### 27.12 **Building A**

Colpoly EF cement is being applied with a notched trowel prior to cap stripping install.



27.13 **Building A**

Cap stripping is being rolled into the primed surface and EF flashing cement.



27.14 **Building A**

Seam welding appears acceptable.



## **Outstanding Items:**

- N/A

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.