



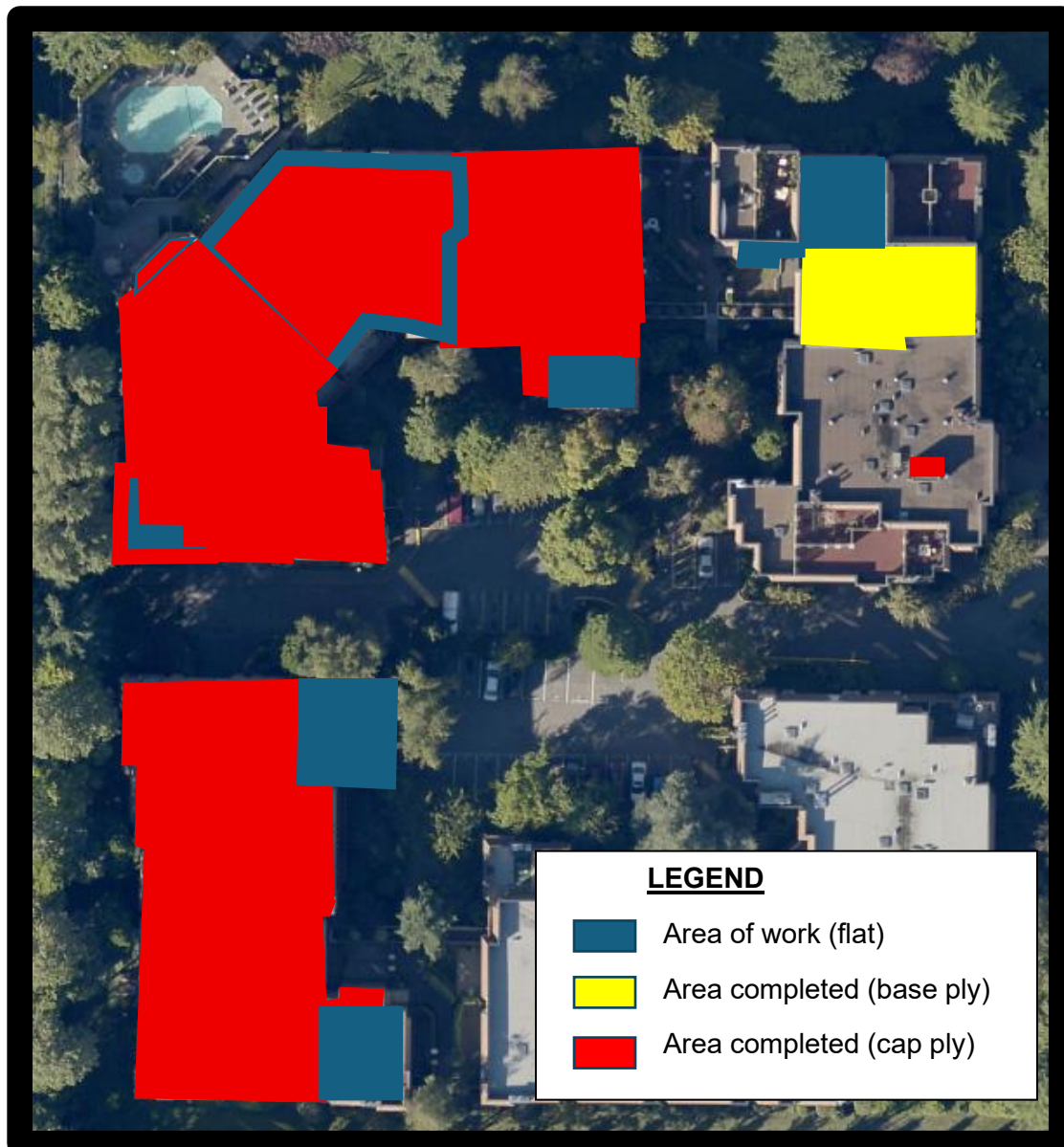
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Installation Monitoring Report

Date: July 2, 2025

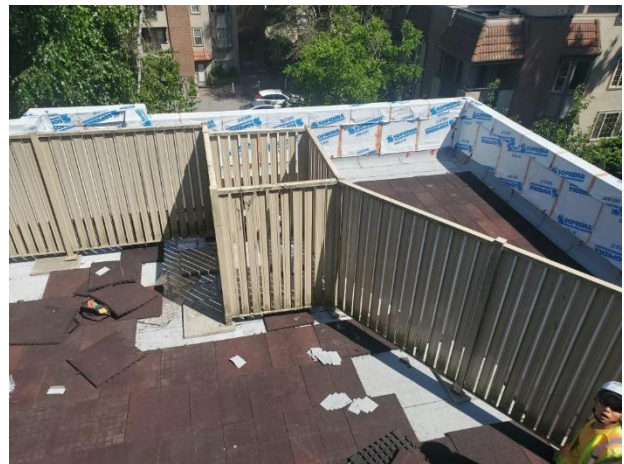
Project	NW 2050 Cypress Point	Job Number	24064	RGC Number	53216		
Address	7511, 7531, 7651 Minoru Boulevard	Inspector	Matthew	Report Number	21		
	Richmond, B.C.	Weather	Sun / 23°C	Time	2:00pm		
Contractor	Flynn Canada Ltd.	Crew Size	18	Red Seal	5	Apprentices	12

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



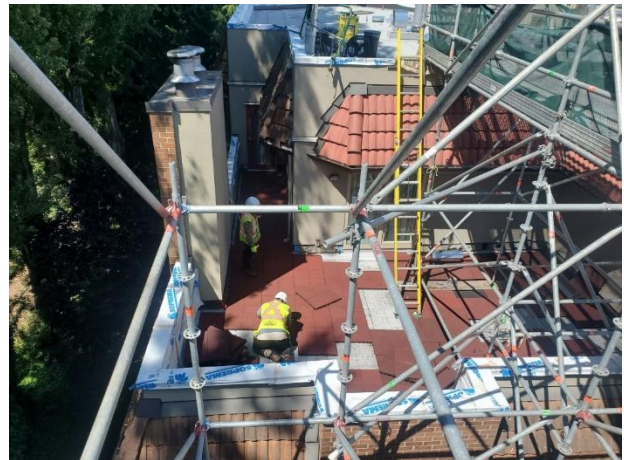
21.1 **Building C**

Installation and adjustments to the rubber / concrete pads continue on the deck areas.



21.2 **Building B**

Crew continue to adjust and set the rubber pavers on the deck area.



21.3 **Building B**

The 24ga pre-painted galvanized steel flashing installation to the parapet with s-lock and standing seam details continue.



21.4 **Building B**

Fire wall flashing installation was found acceptable to date.



21.5 **Building B**

Membrane repair patches to previously noted damaged membrane or incomplete adhesion have been applied.



21.6 **Building B**

Paver and chimney chase details continue to the noted deck area.



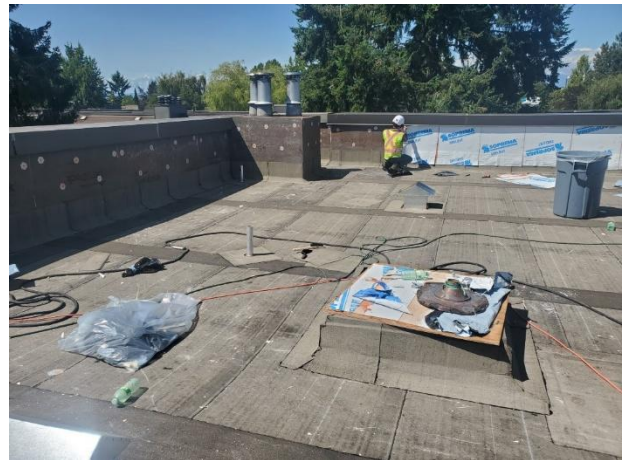
21.7 **Building A**

Overview of the current area of membrane installation.



21.8 **Building A**

The Soprema 2n1 smartboard sanded with 1/2" HD ISO has been applied to the next section of the roof, foreman indicated that no deterioration was found during cut tests.



21.9 **Building A**

A 2" barbed seam plate and 2" deck fast screw being used to secure the boards in place. Additional fasteners are still needed in areas to ensure the correct wind up lift rating is met.



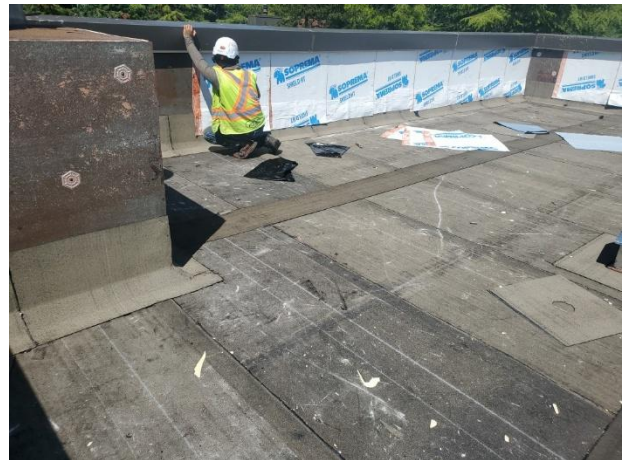
21.10 **Building A**

12" cover strips are being adhered then welded into place over end joint details.



21.11 **Building A**

A Soprema Sheild HT is being rolled into Dens deck primed overlay on the walls that have been primed with an Elastocol stick adhesive primer.



21.12 **Building A**

The Sopraply stick DUO independent base stripping found adhered and seams welded. Gussets remain to be applied at corners.



21.13 **Building A**

Copper spun drains with integral clamping ring is being set in place at drain sumps, a mechanical coupling indicated to have been applied from drain stem to outflow pipe.



Outstanding Items:

- 16.3

Reported by:



Matthew Blackstock, RRO
Phoenix Roof Consultants

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