



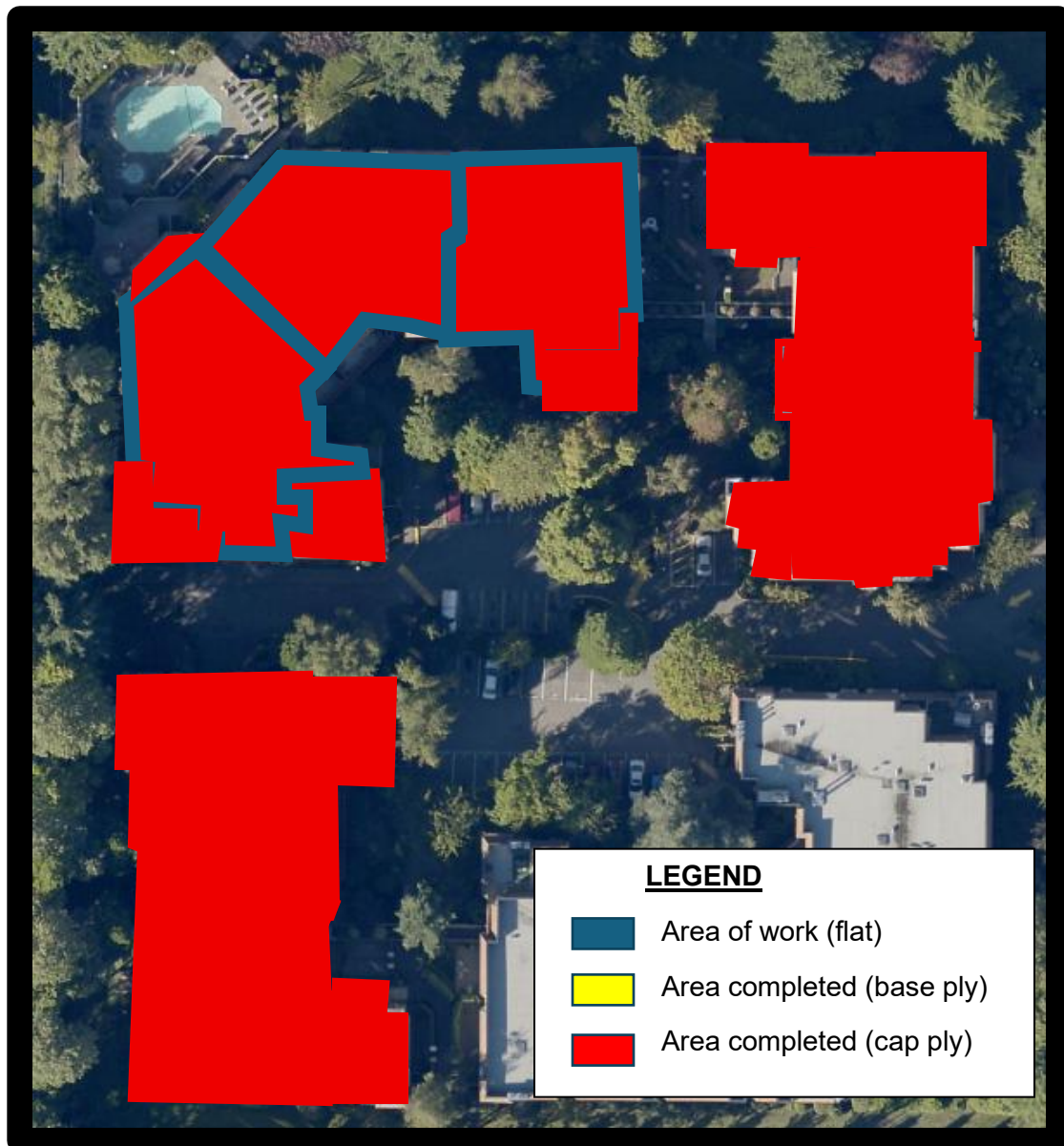
4611 Kelly Place  
Delta BC  
V4K 1G8  
Tel: 604-317-3786  
Email: ted@phoenixroofconsultants.ca

## Installation Monitoring Report

Date: August 11, 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>	33
		<b>Weather</b>	Sun / 26°C	<b>Time</b>	11:20am
<b>Contractor</b>	Flynn Canada Ltd.	<b>Crew Size</b>	7	<b>Red Seal</b>	3
				<b>Apprentices</b>	4

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



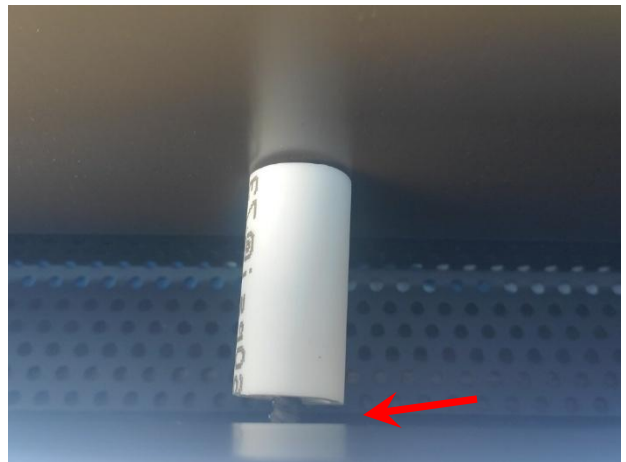
### 33.1 **Building B**

Installation of the perimeter cap flashing is completed.



### 33.2 **Building B**

Interior securement with the interior color matching cladding screws to be snugged up with the spacer in a few locations.



### 33.3 **Building B**

An interior white flashing clover in process being applied to cover the exposed wood.



#### 33.4 **Building B**

Additional wood trim to be installed behind the opening mechanism, roofing contractor to ensure it is painted before securement.



#### 33.5 **Building B**

Roofing contractor to fully remove covering without scratching the surface, if it cannot be done then it will require to be fully replaced with new.



#### 33.6 **Building B**

Roofing Contractor to confirm these are the Dayliter VCM Insulite skylights.



### 33.7 **Building B**

Some of the skylights were noted to have a warped plastic frame, Roofing contractor to review with skylight manufacturer and replace deformed frames.



### **Outstanding Items:**

- Item #31.2 = Strata council to review.

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.