



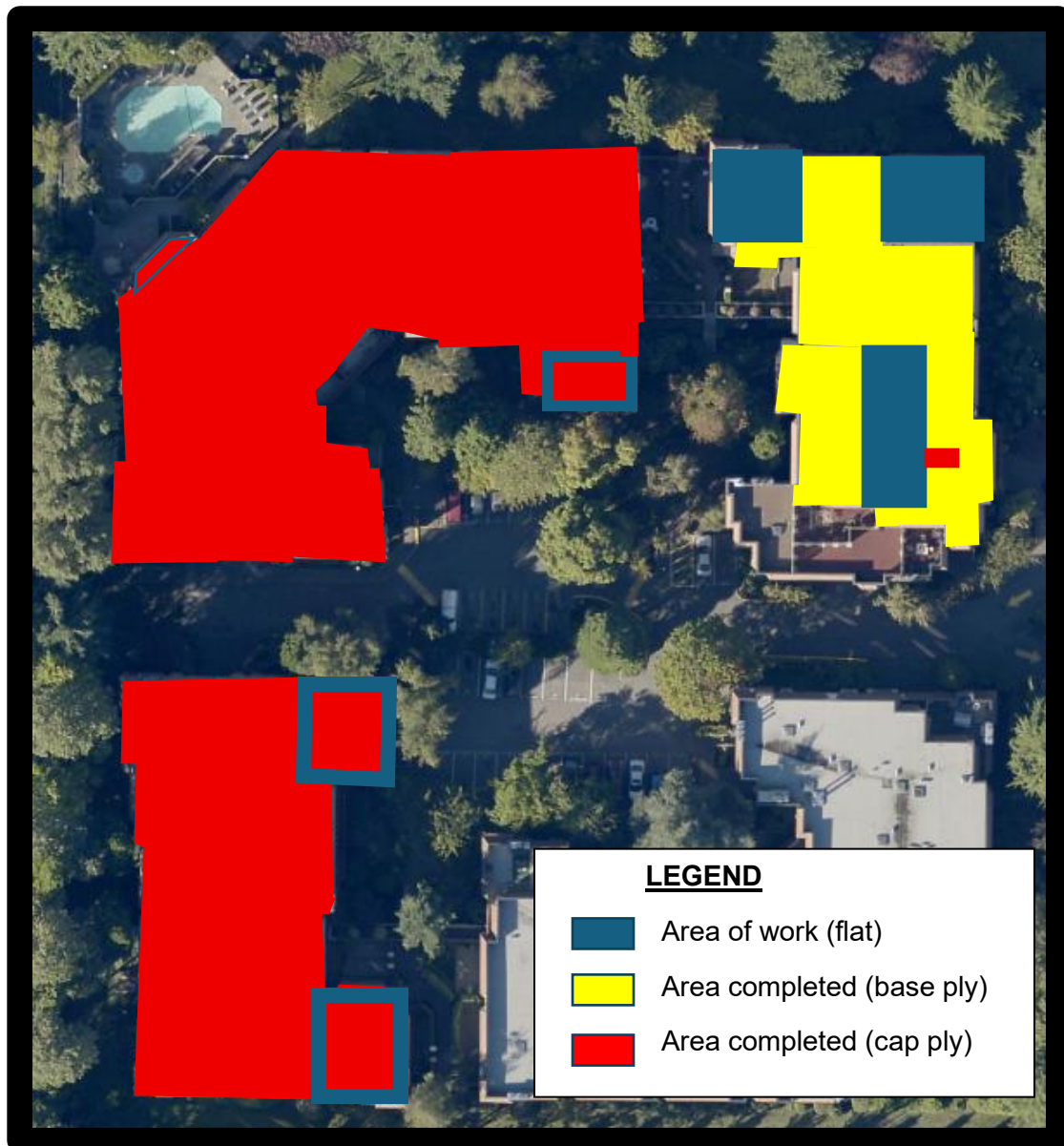
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## Installation Monitoring Report

Date: July 8, 2025

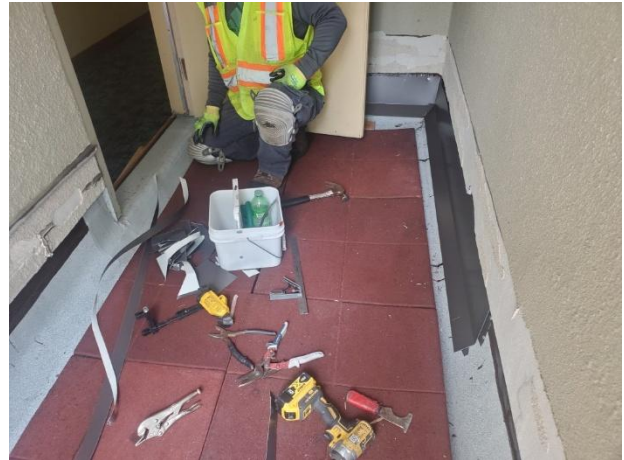
<b>Project</b>	NW 2050 Cypress Point	<b>Job Number</b>	24064	<b>RGC Number</b>	53216
<b>Address</b>	7511, 7531, 7651 Minoru Boulevard Richmond, B.C.	<b>Inspector</b>	Matthew	<b>Report Number</b>	23
		<b>Weather</b>	Sun / 26°C	<b>Time</b>	12:00pm
<b>Contractor</b>	Flynn Canada Ltd.	<b>Crew Size</b>	22	<b>Red Seal</b>	6
				<b>Apprentices</b>	13

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



### 23.1 **Building B**

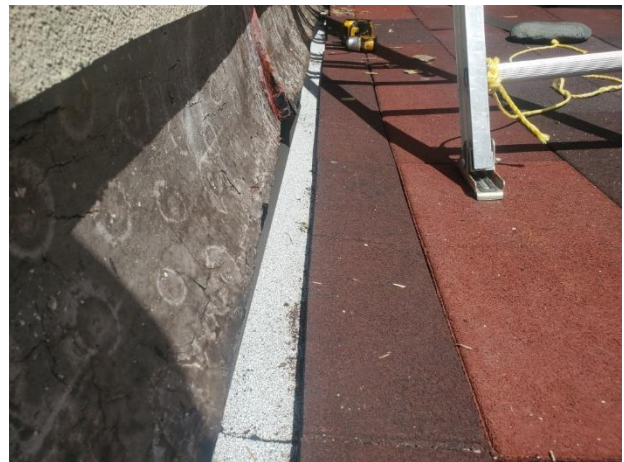
Base wall flashing has begun to be installed on the East deck location.



### 23.2 **Building B**

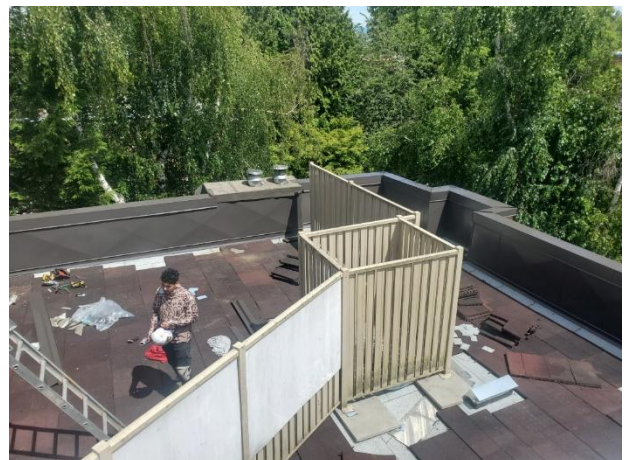
With the pavers reinstated this has left gaps along the perimeter. It is recommended they be filled with additional same style rubber pavers rather than oversized base flashing.

The roofing contractor is looking into cost to present to the Strata Council.



### 23.3 **Building C**

Installation of the parapet flashing is nearly completed and the double gum lip installation at the stucco wall has begun.





#### 23.4 **Building C**

Perforated vent strip flashing has begun to be applied along the tops of the parapet but under the capping detail.



#### 23.5 **Building C**

Incorrect stripping details at BUR vent have been corrected.



#### 23.6 **Building A**

Prep work is well underway to the Northwest deck area.



### 23.7 **Building A**

Tiles and fencing have been moved aside and the old roof deck sprayed clean.



### 23.8 **Building A**

Overview of the main roof from the scaffolding.



### 23.9 **Building A**

From the water test carried out by the foreman the day prior, identified ponding water locations have received additional build up to promote positive drainage and mitigate further ponding in that location.





### 23.10 **Building A**

Ducting will require extensions where crickets have been applied



### 23.11 **Building A**

Additional screws and plates are being applied to the field of the boards and patched in an acceptable manner with Sopraply stick DUO.



### 23.12 **Building A**

Application of Sopraply Stick Traffic Cap has begun on the South side of the main roof.

Cap rolls have been laid out to be relaxed prior to installation.



23.13 **Building A**

The cap membrane is being rolled into an Elastocol Stick primed surface, adhesion to date appears acceptable.



23.14 **Building A**

Robotic air welders are being used to complete heat welding of the side laps.

Welds to date appear acceptable.



## **Outstanding Items:**

- N/A

Reported by:



**Matthew Blackstock, RRO**  
Phoenix Roof Consultants

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