



Montana Construction Management
 PO Box 1508, Great Falls, MT 59401
 (406) 799-9434
montanaconstmgmt@gmail.com

Daily Observation Report

Date of Report: May 10, 2021
 Prepared By: D. Saenz

PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 013

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 27*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 47*	X Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	10
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	_____
Painters	_____	Others:					
TOTALS: 10							

OBSERVATIONS – E2 - Removal of siding began.

E4 - Continued progress was made on completing the removal of the siding and vapor barrier. Areas were marked for the contractor to expose due to suspicious conditions. MCM will schedule a visit for Redleaf to conduct an observation.

E3 - Suspicious areas ^{that were} marked at decking locations were removed. Progress was made in installing the "Solid 4x10 blocking" in the required areas. Two new kitchen windows (Units #24, #25) were removed and new Anderson windows installed. Sill pan, caulking, and window tape were installed properly. See below regarding trim.

TESTS/INSPECTIONS – NONE

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – ServPro reviewed site and will return 5/11 to identify potential mold issues. Mitigation will take place on 5/12.

Unit #24/25 - Kitchen windows were out of plumb by about 1/8" - 3/16". No shims were in place in the existing window. Existing interior trim was required to be removed for setting of new shims. Windows were installed accurate and plumb. Further finished carpentry work may be required.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E3 Unit #25 Blocking



Bldg E3 Unit #24 Blocking



Bldg E4 Unit #29



Bldg E4 Unit #31



Bldg E4 Unit #31 Areas Marked



Bldg E4 Unit #28 Patio Door



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Daily Observation Report

Date of Report: May 11, 2021
 Prepared By: D. Saenz

PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 014

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 27*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 48*	X Partly Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Partly Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	10
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	_____
Painters	_____	Others:					
TOTALS: 10							

OBSERVATIONS – Building E2 - Continued progress of siding removal. Tyvek still in place. Decks for units #20,21,22,23 have been removed. Building E3 - All blocking for future ledger is in place. Need structural energizer to approve. It was verified and confirmed that the existing strip footing locations conflict with future location of helical piers.

TESTS/INSPECTIONS – NONE

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – See BH DOR-013 dated May 10, 2021.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E2



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Daily Observation Report

Date of Report: May 12, 2021
 Prepared By: D. Saenz

PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 015

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 27*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 59*	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Cloudy
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Clear

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	10
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	_____
Painters	_____	Others:					
TOTALS:							10

Daily Observation Report – cont.

OBSERVATIONS – Discussed with the SE the test window installations to date. The issue had been that the new window (Unit #24 living room lower window) does not precisely fit into existing opening. The SE gave authorization to plane (shave) sill only; jamb and headers are not allowed to be reduced in size by planing.

Visually surveyed Buildings E1 and E3 with SE of areas previously identified that required field renovation by the contractor. Renovated areas were approved by the SE. Building will be ready for building wrap AFTER mold areas that were identified are mitigated.

Walked Buildings E2 and E4 with SE for initial observations that were identified to be corrected by the contractor. Problem areas are similar to what has been discovered in previous buildings (E1 and E3). Areas have been marked by MCM and are consistent with observations by the SE. It should be noted that Units #20, #21, and #28 discovery was found to show evidence of pests.

E1 - Building was walked and verified by ServoPro representative (mold specialist) to identify suspicious areas of possible mold. Areas were marked for technicians to mitigate on 5/13.

E4 - Building was walked and verified by ServoPro representative (mold specialist) to identify suspicious areas of possible mold. Areas were marked for technicians to mitigate on 5/13.

TESTS/INSPECTIONS – NONE

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –

PROGRESS OF WORK (PHOTOS)



**Building E4 Unit #21 Possible
Pest Control Problems**



**Building E4 Unit #28 Possible
Pest Control Problems**

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E1 Unit #11 Discoloring



Bldg E1 Unit #8 Discoloring



Bldg E4 Unit #28 Discoloring



Bldg E4 Unit #28 Discoloring



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Date of Report: May 13, 2021
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PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 016

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 39*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 63*	X Clear	<input type="checkbox"/> Cloudy
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Clear

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	10
Landscapers	_____	Tile Setters	_____	Electricians	_____	Mold Specialists	6
Painters	_____	Others:					
TOTALS: 16							

OBSERVATIONS – 1) Continued removing areas marked for mold mitigation. Removed existing sheathing at Unit #28. See note below**. **2)** Provided building wrap at buildings E1, E3 on sides that have been properly reviewed by MCM, SE, and mold specialist. **3) Building E2, E4:** Identified mold suspicious areas were treated by a mold specialist. Other areas have received building wrap as required. **4)** Mold Specialists were on site to perform suspect mold mitigation. Various areas that were marked by a mold specialist were mitigated. **5)** Unit 52 - Visually confirmed that the interior ledger board of the existing deck has thru-bolts from the exterior ledger board consistent with the SE requirements. Information was relayed to the SE.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – **Unit #28 Exterior entry wall showed significant damage near sloped roof (see photos). Area was marked for removal. Once removed it was evident that the damage of moisture in the sheathing has turned to mold and infiltrated the double top plates at a minimum. Findings were sent to SE for recommendation forthcoming.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E1 Unit #9 Patio



Bldg E1 Unit #11



Bldg E4 Unit #28 Exterior Wall at Entry-3



Bldg E4 Unit #31



Bldg E4 Unit #28 with Vert Studs Treated



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Daily Observation Report

Date of Report: May 14, 2021
 Prepared By: D. Saenz

PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 017

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 36*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 61*	X Clear	<input type="checkbox"/> Clear
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	8
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	
Painters	_____	Others:					
TOTALS: 8							

OBSERVATIONS – 1) E4 - Mold issues were identified and mitigated by ServPro. Construction crew resumed providing blocking and sheathing per the drawings for the future decks. Building wrap has begun to be installed. **2)** Units #49-51 - Observation of the decks and ledger was performed. Base of siding as it intersects with deck has no flashing. Ledger sizes are inadequate. Ledger bolt spacing is insufficient. MCM recommended decks to be replaced as a part of this project. The SE report recently submitted is consistent with these findings. **3)** E1 and E2 - Mold issues were identified and mitigated by ServPro. **4)** E3 - Mold issues were found in existing lumber near the future deck, but has been replaced as a part of the deck requirements.

TESTS/INSPECTIONS – Header behind suspect mold of sheathing at kitchen window for Unit #10 has been compromised. After review with MCM and SE, header is to be replaced

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – None



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E4 Unit #30 Deck Blocking in Place



Building E4 Unit #28 Deck Blocking in Place



Building E4 Unit #29 Deck Blocking in Place



Building E4 - Unit #31 Sheathing over blocking



Building E4 - Units 31,30 Building Wrap



**Building E4 - Units 29, 28
Building Wrap North Side**