



Montana Construction Management
 PO Box 1508, Great Falls, MT 59401
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Daily Observation Report

Date of Report: July 12, 2021

Prepared By: Jim Goveia

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

REPORT #: 057

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 46*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 82*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	6
Landscapers	_____	Tile Setters	_____	Electricians	_____	Interior Trim Crew	1
Painters	_____	Others:					
TOTALS: 7							

OBSERVATIONS – 1) E7: Unit 49 & 50 Continued siding demo. Unit 49 & 51 deck and railing blocking installation. **2)** E1: Unit 11 Continued window urethane application.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E7 Units 49 Deck Blocking Installation



**Building E7 Units 49 & 50 Gable Vents
Cut Outs**



Building E7 Units 49 Deck Blocking Installation



Building E7 Units 51 Deck Blocking Installation



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Daily Observation Report

Date of Report: July 13, 2021
 Prepared By: Jim Goveia

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

REPORT #: 058

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 48*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 72*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	6
Landscapers	_____	Tile Setters	_____	Electricians	_____	Interior Trim Crew	1
Painters	_____	Others:					
TOTALS: 7							

OBSERVATIONS – 1) E7: Unit 49-51 Deck ledger block installation Unit 49-51 Railing blocking installation. Unit 49 & 50. **2)** E3: Continued window urethane finish coat application.

TESTS/INSPECTIONS – SE observation approved building E7 unit 49 - 51 deck ledger blocking and unit 51 railing blocking. Building E3 unit 25 & 27 SE observation requested to provide continuous blocking and PL 400 adhesive to replace 3/4 t&g decking with 7/16 decking.

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E7 Unit 51 Deck Ledger Blocking



Building E7 Unit 50 Deck Ledger Blocking



**Building E7 Unit 49 & 50 Back Bedroom
Window Replacement**



Building E7 Unit 49 Deck Ledger Blocking



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Daily Observation Report

Date of Report: July 14, 2021
 Prepared By: Jim Goveia

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

REPORT #: 059

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 43*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 79*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	7
Landscapers	_____	Tile Setters	_____	Electricians	_____	Interior Trim Crew	2
Painters	_____	Others:					
TOTALS: 9							

OBSERVATIONS – 1) E7: Unit 49 & 50 Gable vents cut in, upper back bedroom windows installed, Tyvek applied, foam insulation installed. **2)** E3: Siding materials delivered. Unit 27 patio door flashing & door installed. Deck ledger installed. **3)** E4: Unit 31 Continued window urethane finish coat application and exterior foam insulation installed.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Unit 27 when KCD cut out subfloor for patio door installation they accidentally cut a radiant heat tube under subfloor and repaired that tube.



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



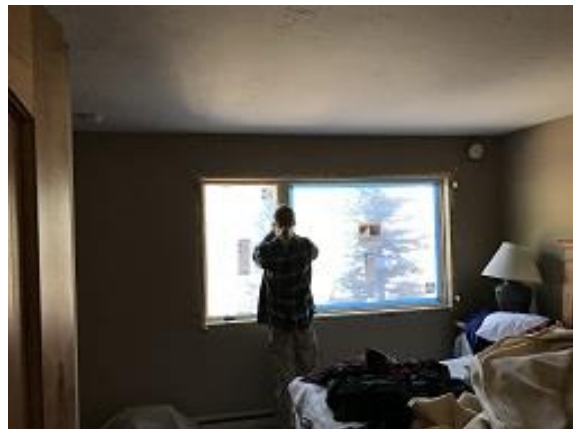
Building E3 Siding Delivered



Building E4 Unit 31 Gable Vents Cut In



Building E4 Unit 31 Foam Insulation Installed



**Building E4 Unit 31 Lower Back Bedroom
Window Uerathane Finish Coat Applied**



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E3 Unit 27 Patio Door Subfloor
and Repaired Radiant Heat Tubing**



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Daily Observation Report

Date of Report: July 15, 2021

Prepared By: Jim Goveia

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

REPORT #: 060

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 79*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	7
Landscapers	_____	Tile Setters	_____	Electricians	_____	Interior Trim Crew	2
Painters	_____	Others:					
TOTALS: 9							

OBSERVATIONS – 1) E3: Unit 24 - 27 Timbertech trim installation. **2)** E4: Unit 31 - 28 Foam insulation Installation.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Board Member Kim Hanson viewed Unit 27 patio door installation. Kenyon Noble Anderson window rep, Taylor informed us the need for the flooring cut back, existing doors were 2 x 4 with jam extensions. He said doors installed have been done in the appropriate manner with regard to the depth into the rough opening.

Kim also inspected unit 24 kitchen interior trim to verify new window does not allow appropriate original trim finish reveal. Taylor verified that new windows are larger than existing windows causing existing trim not to fit properly.

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E3 Unit 27 Patio Door Installation



Building E4 Unit 31 & 30 Back Foam Insulation Installation



Building E3 Unit 24 & 25 Lower Back Bedroom Window Trim Installed



Building E3 Unit 24 Patio Door Trim Installed



Building E3 Unit 24 Upper Front Window Trim Installed



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Daily Observation Report

Date of Report: July 16, 2021
 Prepared By: Jim Goveia

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

REPORT #: 061

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 52*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 79*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	7
Landscapers	_____	Tile Setters	_____	Electricians	_____	Interior Trim Crew	1
Painters	_____	Others:					
TOTALS: 8							

OBSERVATIONS – 1) E3: Unit 24 - 27 Timbertech trim installation, remaining flashing installation, remaining foam board insulation installation. Wain **2)** E4: Unit 31 - 28 Final urethane finish applied. **3)** E7: Unit 49 & 50 Damaged area sheathing removed and moisture levels taken less than 12%.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Building E3 Units 25 & 27 Under subfloor blocking repair at subfloor cut for patio door installation. Radiant heat tubing repair test needed.

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E3 Unit 27 Wainscot Flashing Installation



Building E3 Unit 26 & 27 Wainscot Flashing Installation



Building E7 Unit 49 Damaged Area



Building E7 Unit 50 Damaged Area