



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

Daily Observation Report

Date of Report: July 5, 2021
 Prepared By: Jim Goveia

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

REPORT #: 052

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 54*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 73*	X Light Rain	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Light Rain

CREW ON SITE

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

OBSERVATIONS – 1) E3: unit 27 Continued interior Window urethane finish application.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E7, Units 51 & 52 demo



Building E3 Unit 27 Lower Livingroom
Window Finish Applied



Building E3 Unit 27 Kitchen
Window Finish Applied



Building E3 Unit 27 Upper Back Bedroom
Window Finish Applied



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

Daily Observation Report

Date of Report: July 6, 2021
 Prepared By: Jim Goveia

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

REPORT #: 053

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<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: Units 49-52 continued front demo. Some mold indications to be verified tomorrow.
2) E4: unit 31 Continued interior window urethane finish application.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E7 Unit 49 & 50 Front Upper
Bedroom Demo**



**Building E7 Unit 51 & 52 Front Upper
Bedroom Demo**



**Building E7 Unit 52 Side Lower & Upper
Window Demo**



Building E4 Unit 31 Living Room



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

Daily Observation Report

Date of Report: July 7, 2021
 Prepared By: Jim Goveia

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

REPORT #: 054

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 52*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 82*	X Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Light Rain

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	2
Painters	_____	Others:					
TOTALS: 8							

OBSERVATIONS – 1) E7: Units 49-52 Marked areas of observed high moisture for remediation in front of units 49 & 50. **2)** E4: Unit 27 Continued interior window urethane finish application. **3)** E3: Unit 24 Started patio door and flashing installation. **4)** E1: Units 8-11 Continued foam insulation on back of building.

TESTS/INSPECTIONS – SE observed flashing detail for patio door threshold and deck ledger boards. Contractor installation process was approved.

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E7 Unit 49 Front Damage Area



Building E7 Unit 50 Front Damage Area



Building E3 Unit 24 Patio Door Flashing



Building E3 Unit 24 Patio Door & Deck Ledger Flashing



Building E1 Unit 8 & 9 Foam Board Installation



Building E1 Unit 10 & 11 Foam Board Installation



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

Daily Observation Report

Date of Report: July 8, 2021
 Prepared By: Jim Goveia

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

REPORT #: 055

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 46*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 81*	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	2
Painters	_____	Others:					
TOTALS: 8							

OBSERVATIONS – 1) E4: Unit 28 - 31 Continued foam insulation installation. **2)** E3: Unit 24 & 25 Continued patio door and flashing installation.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E4 Unit 28 & 29 Foam Installation



Building E4 Unit 30 & 31 Foam Installation



Building E3 Unit 24 Patio Door Installation



Building E3 Unit 24 Patio Door Installation



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

Daily Observation Report

Date of Report: July 9, 2021
 Prepared By: Jim Goveia

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

REPORT #: 056

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 46*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 81*	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	4
Landscapers	_____	Tile Setters	_____	Electricians	_____	Interior Trim Crew	2
Painters	_____	Others:					
TOTALS: 6							

OBSERVATIONS – 1) E4: Unit 28 - 31 Continued foam insulation installation. **2)** E3: Unit 27 Continued patio door and flashing installation. Contractor removed subfloor to increase opening height to ease installation. SE was contacted to provide direction to proceed. Unit 25 - observed installation was done in same manner as proposed for unit 27. **3)** E2: Unit 21 Continued window urethane application.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E3 Unit 24 Patio Door Installed



Building E3 Unit 25 Patio Door Installed



**Building E3 Unit 27 Patio Door
Threshold Prior to Installation**



**Building E2 Unit 21 Upstairs Back
Bedroom Window Urethane Applied**