



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

## Daily Observation Report

Date of Report: July 11, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-215

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 46*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 81*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Roofing Framers
Flooring	_____	Roofers	_____	Caulking	3	Painters
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	18	Construction FA
Landscapers	_____	Tile Setters	_____	Electricians	1	Superintendent
Carpenter	_____	Others:			1	MCM
<b>TOTALS:</b>						23

**Observations – 1)** C1: Unit 12 front removed damaged sheathing to reveal damaged substrate. Installed sister studs for added support and having it sprayed for mold. Observed damage to interior when sister stud blocking was installed. Units 12 & 13 deck sheathing replaced & rest of sheathing was exposed. No further damage was observed. **2)** C5: Units 39 & 40 front & side belly band flashing & corrugated siding installed. Insulation installation continued. **3)** D: Units 36 - 38 Front corners installed. **4)** E5 Units 41 - 44 front diverters & lap siding installed. **5)** E7: Units 49, 50 & 51 Deck posts stained. **6)** F2: Units 18 & 19 Deck posts stained.

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –**



MONTANA CONSTRUCTION MANAGEMENT  
"Getting it right the first time"

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C1 Unit 12 Front Substrate Damage**



**Building C1 Unit 12 Front Sheathing Exposed Substrate Repaired**



**Building C1 Unit 12 Front Substrate Repair Caused Interior Damage**



**Building C1 Units 12 & 13 Back Sheathing Exposed & Deck Sheathing Installed**



MONTANA CONSTRUCTION MANAGEMENT  
*"Getting it right the first time"*

## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building D Units 37 & 38 Front  
Corners Installed**



**Building E5 Unit 44 Front Diverter & Lap  
Siding Installed**



**Building F2 Units 18 & 19 Deck  
Posts Stained**



**Building E7 Units 49 - 51 Deck Posts  
Stained**



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

## Daily Observation Report

Date of Report: July 12, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-216

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 50*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 91*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Roofing Framers
Flooring	_____	Roofers	_____	Caulking	2	Painters
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	17	Construction FA
Landscapers	_____	Tile Setters	_____	Electricians	1	Superintendent
Carpenter	_____	Others:			1	MCM
<b>TOTALS:</b>						21

**Observations – 1)** C1: Unit 12 windows installed. Observed all installed square, plumb & level. Back lower window has silicone smear on upper extension jamb, back upper operable window does not latch and upper front operable window sticks. All windows missing middle vertical shims. **2)** C5: Units 39 & 40 Insulation, soffit, fascia & lap siding installation continued. **3)** E5 Units 41 - 43 front diverters & lap siding installation continued. **4)** Deck GLULAMs painted.

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –**



MONTANA CONSTRUCTION MANAGEMENT  
*"Getting it right the first time"*

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C1 Unit 12 Back Lower Window Installed**



**Building C1 Unit 12 Back Upper Window Installed**



**Building C1 Unit 12 Front Upper Window Installed**



**Building C5 Unit 39 Back Soffit & Fascia Installed**



MONTANA CONSTRUCTION MANAGEMENT  
*"Getting it right the first time"*

## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C5 Unit 39 Side Soffit & Fascia Installed**



**Building E5 Unit 41 Front Diverter and Lap Siding Installed**



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

## Daily Observation Report

Date of Report: July 13, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-217

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 55*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 97*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	4	Radon Installers
Flooring	_____	Roofers	1	Plumber	2	Painters
Ceiling	_____	Sheet rockers/Tapers	2	Satellite Installers	17	Construction FA
Landscapers	_____	Tile Setters	2	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	1	Project Manager	2	MCM
<b>TOTALS: 32</b>						

**Observations – 1)** A: Units 1 & 2 abandoned front water spigots. Unit 2 moved back water spigot to other side of deck door. **2)** C1: Units 12 & 13 Deck ledger blocking installed in crawl space. **3)** C2: Units 14 & 15 siding demolition. Deck ledger sheathing removed. **4)** C5: Units 39 & 40 snap batten flashing, insulation, window trim & j channel installation began. **5)** D: Units 36 - 38 back snap batten siding installed. **6)** E5 Units 41 - 43 back lap siding continued. **7)** E8: Units 55 - 58 installed radon abatement system in crawl space. Deck helical piers installed. **8)** Deck GLULAMs painting continued.

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –**



MONTANA CONSTRUCTION MANAGEMENT  
"Getting it right the first time"

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C1 Unit 12 Deck Ledger Blocking  
Installed in Crawl Space**



**Building C2 Unit 14 Deck Ledger  
Sheathing Removed**



**Building C2 Unit 14 Side Sheathing Exposed**



**Building C5 Units 40 Snap Batten  
Flashing, Insulation, Window Trim &  
J Channel Installed**





MONTANA CONSTRUCTION MANAGEMENT  
*"Getting it right the first time"*

## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building D Units 37 & 38 Back Snap  
Batten Siding Installed**



**Building E8 Units 55 - 58 Deck Helical  
Piers Installed**



**Deck GLULAMs Painting Continued**



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

## Daily Observation Report

Date of Report: July 14, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-218

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 54*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 91*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Cloudy

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	4	Phase 1 punch list crew
Flooring	_____	Roofers	2	Plumber	2	Painters
Ceiling	_____	Sheet rockers/Tapers	2	Framers	17	Construction FA
Landscapers	_____	Tile Setters	2	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
<b>TOTALS: 31</b>						

**Observations – 1)** A: Units 1 & 2 Roof framing continued. **2)** B: Units 6 & 7 Roof framing continued. **3)** C2: Units 14 & 15 Tyvek installed. Deck ledger blocking installed. **4)** C5: Units 39 & 40 side snap batten siding installed. Garage door flashing installed. **5)** E1: Units 8 - 10 lap siding removed to locate missing fireplace vents. **6)** E2: Unit 23 decking removed for railing installation. **7)** E4: Units 28 & 29 decking removed for railing installation. **8)** E6: Units 45 - 48 Deck helical piers installed. Unit 45 hot water heaters installed. **9)** E9: Units 61 - 64 Deck helical piers installed. **10)** Deck GLULAMs painting continued.

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –**



MONTANA CONSTRUCTION MANAGEMENT  
*"Getting it right the first time"*

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C2 Unit 15 Side Tyvek Installed**



**Building C5 Unit 39 Side Snap Batten Siding Installed**



**Building E1 Unit 8 Back Lap Siding Removed to Locate Fireplace Vent**



**Building E2 Unit 23 Decking Removed for Railing Installation**



MONTANA CONSTRUCTION MANAGEMENT  
*"Getting it right the first time"*

## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E6 Units 45 - 48 Deck  
Helical Piers Installed**



**Deck GLULAM Painting Continued**



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

## Daily Observation Report

Date of Report: July 15, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-219

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 55*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 81*	X Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Rain

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	6	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	0	Painters
Ceiling	_____	Sheet rockers/Tapers	0	Framers	17	Construction FA
Landscapers	_____	Tile Setters	2	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
<b>TOTALS: 27</b>						

**Observations – 1)** C5: Units 39 & 40 deck doors installation began. Deck helical piers installed. **2)** C8: Unit 66 deck door installation began. Units 65 & 66 base, wainscot & belly band flashing installed. **3)** D: Units 36 - 38 deck helical piers installed. **4)** E1: Units 8 - 10 lap siding re-installed. Touch up painting began. **5)** E3: Units 24 & 27 lap siding removed and replaced for wire penetration repairs. **6)** E5: Units 41 - 43 Deck helical piers installed.

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –**



MONTANA CONSTRUCTION MANAGEMENT  
*"Getting it right the first time"*

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C8 Unit 66 Front & Side Base & Wainscot Flashing Installed**



**Building C8 Units 65 & 66 Back Base & Wainscot Flashing and Deck Door Installed**



**Building C5 Unit 39 Deck Door & Helical Piers Installed**



**Building C5 Unit 40 Deck Door & Helical Piers Installed**

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building D Units 36 & 37 Deck Helical Piers Installed**



**Building E5 Units 42 & 43 Deck Helical Piers Installed**



**Building E3 Units 27 Side Wire Penetration Repaired**