



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

Daily Observation Report

Date of Report: July 18, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-220

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 57*	<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
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	0	Painters
Ceiling	_____	Sheet rockers/Tapers	0	Framers	16	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
TOTALS: 18						

Observations – 1) C2: Units 14 & 15 window installation began. **2)** C5: Units 39 & 40 back snap batten flashing installation continued. **3)** C8: Units 65 & 66 insulation, corrugated siding and snap batten flashing installation continued. **4)** D: Units 36 - 38 deck door installation began. **5)** E5: Units 41 - 44 deck ledger installed was 2x8 should have been 2x10 and 1/4" x 6" RSS screws should be 5/8" x 6" lags. 2x8 to be replaced by 2x10 ledger boards. Contacting engineer to approve 3 RSS screws to replace one 5/8" lag.

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 14 Back Windows Installation Began



Building C2 Unit 14 Side Windows Installation Began



Building C8 Units 65 & 66 Front Snap Batten Flashing Installation Began



Building C8 Unit 66 Side & Back Soffit & Fascia Installed



Building D Unit 36 Deck Door Installation Began



Building D Unit 38 Deck Door Installation Began



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E5 Units 41 - 44 Deck Ledger
Board 2x8 Wrong Size Should Be 2x10**



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

Daily Observation Report

Date of Report: July 19, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-221

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 84*	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	0	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	6	Radon System Installers
Ceiling	_____	Sheet rockers/Tapers	0	Framers	18	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
TOTALS: 26						

Observations – 1) C1: Units 14 & 15 deck doors installed. No deficiencies. **2)** C2: unit 14 windows installed: All shims need cut. Kitchen window left corner sticks. Side lower window left and right operable windows stick. Back lower window sticks. Back upper window does not latch. Silicone on jamb extensions. Front upper window has scratches on jamb extension to right of operable window. Deck ledger mold mitigation applied. **3)** C3: Units 32 & 33 siding demolition began. **4)** C8: Units 65 & 66 insulation, door & window trim installation continued. **5)** GLULAM painting continued. **5)** E2: Units 20 – 22 Radon system installed in crawlspace. **6)** E8: Units 55 – 58 Radon system exhaust penetrations 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 C2 Unit 15 Deck Ledger
Mold Treatment**



Building C1 Unit 12 Deck Door Installation



**Building C3 Units 32 & 33 Back
Siding Demolition**



**Building C8 Units 65 & 66 Front Insulation
and Window Trim Installed**



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C8 Units 65 & 66 Back
Head Flashing and Insulation Installed**



GLULAM Painting Continued



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

Daily Observation Report

Date of Report: July 20, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-222

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 93*	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	0	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	2	Painters
Ceiling	_____	Sheet rockers/Tapers	0	Framers	18	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
TOTALS: 22						

Observations – 1) C3: Units 32 & 33 sheathing exposed, deck sheathing removed, deck ledger blocking installed & Tyvek installed. **2)** C8: Unit 66 side lap siding installed. Unit 65 side j channel installed. Units 65 & 66 back j channel & soffit installed. **3)** D: Units 36 & 37 Deck ledgers installed. **4)** E2: Unit 20 garage door painted. **5)** E3: unit 25 Garage door painted. **6)** E5: Unit 44 Deck log post staining completed. **7)** E7: Unit 52 Deck log post staining completed.

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 C3 Unit 32 Side Sheathing Exposed



Building C3 Unit 32 Deck Ledger Sheathing Removed & Blocking Installed



Building C3 Units 32 & 33 Front Tyvek Installed



Building C8 Unit 66 Side Lap Siding Installed



Building D Units 36 & 37 Deck Ledger Installed



Building E3 Unit 25 Garage Door Painted



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E7 Unit 52 & Building
E5 Unit 44 Deck Posts Stained**



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

Daily Observation Report

Date of Report: July 21, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-223

ADDRESS: RUNNING BEAR ROAD

WEATHER

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

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	3	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	0	Painters
Ceiling	_____	Sheet rockers/Tapers	0	Framers	18	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	2	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
TOTALS: 24						

Observations – 1) C1: Units 12 & 13 front doors installed. **2)** C2: Units 14 & 15 deck ledger blocking completed. Unit 14 front door installed. Unit 15 windows installed. Observed all side shims were wedged in place and some only wedged the jamb extensions. Side lower window not square. All others were square & level. Exterior: side and bedroom windows are missing screws in flange. Flashing tape not adhering properly to Tyvek. Kitchen flashing tape is not full 4". **3)** C3: Unit 32: entry door installed. Unit 33: windows installed. Observed kitchen window could not be centered on cabinets due to rough opening restrictions. Front upper window is square and level. **4)** C8: Units 66 - 65 side & front snap batten siding installed. **5)** E1: Units 8 - 11 touch-up paint continued. **6)** E3: Unit 24 Wire penetration repairs 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 Deck Ledger
Blocking Completed**



**Building C2 Unit 15 Front & Side Windows
Installed**



**Building C2 Unit 15 Back Lower
Window Installed**



**Building C3 Unit 33 Front Upper Window
Installed**



**Building C8 Unit 66 Side Snap
Batten Siding Installed**



**Building C8 Unit 65 Side Snap Batten
Siding Installed**



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

Daily Observation Report

Date of Report: July 22, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-224

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 54*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 93*	X Sunny	<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	6	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	1	Laborer
Ceiling	_____	Sheet rockers/Tapers	0	Framers	14	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
TOTALS: 23						

Observations – 1) C2: Units 14 & 15 deck door installation began. **2)** C5: Units 39 - 40 back lap siding installation continued. **3)** C7: Units 59 - 60 siding demolition completed. Sheathing exposed. Deck ledger sheathing removed and blocking installed. Tyvek installed. **4)** C8: Units 66 - 65 front snap batten siding installed. **5)** D: Units 36 - 38 back lap siding installation continued. **6)** E1: Units 8 - 11 touch-up paint continued. Unit 10 & 11 back lap siding replaced after uncovering fireplace vents. **7)** E3: Unit 24 Wire penetration repairs continued. **8)** E7: Unit 52 deck ledger flashing 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 C5 Units 39 - 40 Lap Siding Installation Continued



Building C7 Units 59 & 60 Front Sheathing Exposed



Building C7 Unit 59 Deck Ledger Blocking Installed



Building C8 Units 65 & 66 Front Snap Batten Siding Installation



Building D Units 37 & 38 Back Lap Siding Installation Continued



Building E1 Units 10 & 11 Lap Siding Replacement Around Fireplace Vents Uncovered



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E3 Unit 24 Lap Siding
Wire Penetration Repair**



**Building E7 Unit 52 Deck Ledger Flashing
Installation**