



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: Sept 19, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-263

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 75*	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	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Satellite Dish Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	12	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	0	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
<b>TOTALS: 13</b>							

**Observations – 1) B:** Units 3 - 7 Back & Side foam insulation board, window & door trim and j channel installed. **2) C10** Units 69 & 70 back lap siding installation continued. **3) D:** Unit 37 deck fascia installed. **4) E9:** Units 61 - 64 decks framing completed. Observed incorrect rim joist hangers installed.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building B Unit 7 Side Foam Board,  
J Channel, Trim Installed**



**Building B Unit 7 Back Foam Board & Door  
Trim Installed**



**Building C10 Units 69 & 70 Back  
Lap Siding Installed**



**Building E9 Units 62 - 63 Deck Framing  
Installed**



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building E9 Unit 61 Decking Boards Installed**



**Building E9 Unit 61 Observed Incorrect Joist Hanger Installed**



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## Daily Observation Report

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

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

**REPORT #:** P2-264

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 55*	X Cloudy	<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	_____	Concrete Coating Installers	2
Flooring	_____	Roofers	_____	Concrete Coating Installer	0	Satellite Installers	2
Ceiling	_____	Sheet rockers/Tapers	_____	Phase 1 punch list crew	0	Construction FA	14
Landscapers	_____	Tile Setters	_____	Laborer	0	Superintendent	1
Carpenter	_____	Others:	_____	Helical Pier Installers	0	MCM	1
<b>TOTALS:</b>							<b>20</b>

**Observations – 1)** B: Units 3 - 7 Back & Side foam insulation board, window & door trim and j channel installation continued. **2)** C3: Unit 33 deck framing began. Observed bolts missing at beam to helical piers and washers used on bolts for joist bracket causing less than optimal threads attached. **3)** C6: Unit 54 window removal & replacement to correct errors began. Units 53 & 54 satellite dishes installed. Stoop refinishing continued. **4)** C7: Unit 60 window removal & replacement to correct errors began. Observed during back lower window removal severe cuts in Tyvek that will need repaired prior to window reinstallation. **5)** C10: Units 69 & 70 back lap & snap batten siding installation continued. **6)** D: Unit 37 deck fascia installed. **7)** E8: Units 55 - 58 stoop refinishing began. **8)** E9: Units 61 - 64 decks framing completed. Observed incorrect rim joist hangers installed.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building B Unit 3 Side Insulation Board, Window & Louver Trim Installed**



**Building B Units 3 - 7 Back Insulation Board Installed**



**Building C3 Unit 33 Deck Framing Installed**



**Building C6 Unit 54 Front Upper Window Installed**



**Building C6 Units 53 & 54 Stoops Refinishing and Satellite Installed**



**Building C7 Unit 60 Back Lower Window Observed Tyvek Cut At J Channel**



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C6 Unit 60 Front Upper Window Installed**



**Building C10 Units 69 & 70 Lap & Snap Batten Installed**



**Building D Units 36 & 37 Deck Fascia Installed**



**Building E8 Unit 55 Stoop Refinishing**



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## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E9 Unit 62 Observed Incorrect  
Deck Joist Hanger Installed**



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## Daily Observation Report

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

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

**REPORT #:** P2-265

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 63*	X Cloudy	<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	_____	2	Concrete Coating Installers
Flooring	_____	Roofers	_____	0	Concrete Coating Installer	0	Satellite Installers
Ceiling	_____	Sheet rockers/Tapers	_____	0	Phase 1 punch list crew	14	Construction FA
Landscapers	_____	Tile Setters	_____	0	Laborer	1	Superintendent
Carpenter	_____	Others:	_____	0	Helical Pier Installers	1	MCM
<b>TOTALS: 18</b>							

**Observations – 1)** B: Units 3 - 7 lap & corrugated siding continued. **2)** C2: Unit 14 deck door removed and replaced with correct door. **3)** C4: Unit 34 deck door installed. Unit 35 deck door removed pan & flashing installed and door reinstalled until new door arrives. **4)** C6: Unit 54 window removal & replacement to correct errors completed. **5)** C7: Unit 60 window removal & replacement to correct errors completed. Observed during back lower window install severe cuts in Tyvek repair could not be verified and insulation board behind siding was removed and not replaced needs correction. **6)** E5: Units 42 & 43 deck fascia installed. **7)** E8: Units 55 - 58 stoop refinishing continued **8)** E9: Units 61 - 64 deck fascia installed. Observed incorrect rim joist hangers installed. Stoop refinishing continued. **9)** C7: Unites 59 & 60 Stoop refinishing continued.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C2 Unit 14 Deck Door Correct Replacement Installed**



**Building C4 Unit 35 Deck Door Flashing Installed**



**Building C6 Unit 54 Back Upper Window Correctly Installed**



**Building C7 Unit 60 Back Upper Window Correctly Installed**



**Unit 60 Back Lower Window Install Removing Insulation Board behind Siding & Cut Tyvek**



**Building C7 Unit 60 Stoop Refinishing**



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building E5 Units 42 & 43 Deck  
Fascia Installed**



**Building E8 Unit 57 Stoop Refinishing**



**Building E9 Unit 61 Stoop Refinishing**



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## Daily Observation Report

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

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

**REPORT #:** P2-266

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 65*	X Foggy Rain	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Foggy Rain

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	2	Railing Installers
Flooring	_____	Roofers	0	Concrete Coating Installer	4	Radon System Installers
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	10	Construction FA
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM
<b>TOTALS: 18</b>						

**Observations – 1)** C2: Unit 14 deck door removed and replaced with correct door completed. **2)** C4: Unit 34 deck door install completed. Unit 35 deck door removed pan & flashing installed and door reinstalled until new door arrives completed. **3)** D: Units 36 - 38 crawl space vapor barriers and radon reduction systems installed. Unit 37 deck railing installed. Observed one missing railing post bolt and three loose bolts. **4)** E5: Unit 43 Partial installation of crawl space vapor barrier and radon reduction system due to water accumulation on one side because of sump pump failure not due to radon system installers work. Sump pump must be remedied prior to completion of radon system installation.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C4 Unit 34 Deck Door Installed**



**Building C4 Unit 35 Deck Door Installed**



**Building D Unit 37 Deck Railing Installed**



**Building D Unit 36 Radon System Exhaust Penetration**



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## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building D Unit 38 Radon System  
Exhaust Penetration**



**Building E5 Unit 43 Radon System  
Exhaust Installed**



**Building E5 Unit 43 Crawl Space  
Standing Water At Sump Pump**



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## Daily Observation Report

Date of Report: Sept 23, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-267

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 71*	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	Railing Installers	0
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Radon System Installers	0
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	14	Construction FA	0
Landscapers	_____	Tile Setters	0	Laborer	0	Superintendent	0
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	0
<b>TOTALS: 15</b>							

**Observations – 1)** B: Units 3 - 7 lap & corrugated siding installation continued. **2)** C5: Unit 40 Deck framing began **3)** C6: Unit 54 Deck framing began. **4)** C9: Unit 68 Deck framing began. **5)** E6: Unit 48 Deck framing continued. Unit 45 Deck fascia installed.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building B Unit 3 Side Lap Siding Installed**



**Building C5 Unit 40 Deck Framing Installed**



**Building C6 Unit 53 Deck Framing Installed**



**Building C9 Unit 68 Deck Framing Installed**



**Building E6 Unit 48 Deck Framing Installed**



**Building E6 Unit 45 Deck Fascia Installed**