



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: Aug 29, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-249

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 82*	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	Painters	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Radon System 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: 16</b>							

**Observations – 1)** C6: Units 53 & 54 deck doors removed and replaced. **2)** C10: Units 69 & 70 front snap batten siding installed. **3)** D: Units 36 - 38 deck framing continued. Unit 37 Observed deck ledger checking greater than 3". **4)** E5: Units 41 - 43 grading under deck for correct clearance from grade to GLULAM. **5)** E6, E8, E9 touch up painting began. Observed liberal paint application. Recommended lighter touch up paint and wiping off excess.

#### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed several types ordered where 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 C6 Unit 53 Deck Door Removed**



**Building C6 Unit 54 Deck Door Removed**



**Building C10 Units 69 & 70 Front Snap  
Batten Siding Installed**



**Building D Unit 38 Deck Framing**



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building D Unit 37 Deck Framing**



**Building D Unit 37 Deck Framing Ledger Board Check Longer Than 3 in**



**Building D Unit 36 Deck Framing**



**Building E5 Units 41 - 43 Required Clearance Grading Under Decks**



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## Daily Observation Report

Date of Report: Aug 30, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-250

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 48*	<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
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Painters	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Radon System 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: 16</b>							

**Observations – 1)** C5: Unit 39 deck door removed and reinstalled to correct installation. **2)** C6: Unit 54 side lap siding installed. **3)** C7: Units 59 & 60 front corners installed. Back corrugated siding mismatch corrected. **4)** C10: Units 69 side window trim installed. **5)** E6: Units 45 - 48 radon vent blocking installed. **6)** E8: Units 55 - 58 radon vent blocking installed.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed several types ordered where 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 C5 Unit 39 Deck Door Removed to Correct Install**



**Building C5 Unit 39 Deck Door Flashing Tape Installed**



**Building C6 Unit 54 Side Lap Siding Installed**



**Building C7 Unit 59 Front Corners Installed**



**Building C10 Unit 69 Side Window Trim Installed**



**Building E8 Unit 58 Side Electric Panel Painted**



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## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E8 Unit 58 Side Radon System  
Vent Blocking Location Cut**



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## Daily Observation Report

Date of Report: Aug 31, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-251

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 52*	<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
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	1	Storm Door Installer
Flooring	_____	Roofers	0	Concrete Coating Installer	5	Radon System 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: 22</b>						

**Observations – 1)** C4: Unit 35 windows installed. Observed kitchen casement installed was triple pane Heatlock and should have been without Heatlock. **2)** C6: Unit 54 side lap siding installed. Unit 53 side j channel installed. **3)** C7: Units 60 front corners installation completed. **4)** E9: Units 61 - 64 crawl space radon system installed. Unit 61 Observed lots of insulation on ground and stored items that needed moved for installation. Unit 62 observed sump pump discharge hose is currently on top of radon system vapor barrier not outside.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed several types ordered where 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 35 Kitchen & Side Windows Installed**



**Building C4 Unit 35 Back Windows Installed**



**Building C6 Unit 54 Side Lap Siding Installed**



**Building C6 Unit 53 Side Snap Batten J Channel Installed**



**Building E9 Unit 61 Crawl Space Insulation Was Down Needed Moved for Radon System Install**



**Building E9 Unit 61 Crawl Space Stored Items Needed Moved for Radon System Install**





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## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E9 Unit 62 Crawl Space Sump  
Pump Found During Radon System Install**



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## Daily Observation Report

Date of Report: Sept 1, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-252

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 52*	<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	_____	1 Storm Door Installer
Flooring	_____	Roofers	_____	Concrete Coating Installer	0	0 Radon System Installers
Ceiling	_____	Sheet rockers/Tapers	_____	Phase 1 punch list crew	0	14 Construction FA
Landscapers	_____	Tile Setters	_____	Laborer	0	1 Superintendent
Carpenter	_____	Others:	_____	Helical Pier Installers	0	1 MCM
<b>TOTALS: 17</b>						

**Observations – 1)** C4: Unit 35 front door installed. **2)** C6: Unit 54 side foam board and snap batten j channel installed. Units 53 & 54 front & side corrugated siding installed. **3)** C7: Unit 59 Storm door installed. **4)** D: Units 36 & 37 windows removed and replaced with ordered type. **5)** E5: Unit 44 Storm door installed.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed several types ordered where 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 35 Front Door Removed**



**Building C6 Unit 53 Side Corrugated Siding Installed**



**Building C6 Unit 54 Side Foam Board Insulation Installed**



**Building C6 Unit 54 Front Corrugated Siding Installed**





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## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C7 Unit 59 Storm Door Installed**



**Building D Unit 36 Side Windows Installed**



**Building D Unit 36 Back Windows Installed**



**Building E5 Unit 44 Storm Door Installed**



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## Daily Observation Report

Date of Report: Sept 2, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-253

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 48*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 90*	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	_____	1	Screen Door Installer
Flooring	_____	Roofers	_____	0	Concrete Coating Installer	0	Radon System Installers
Ceiling	_____	Sheet rockers/Tapers	_____	0	Phase 1 punch list crew	12	Construction FA
Landscapers	_____	Tile Setters	_____	0	Laborer	1	Superintendent
Carpenter	_____	Others:	_____	0	Helical Pier Installers	1	MCM
<b>TOTALS: 15</b>							

**Observations – 1)** A: Units 1 & 2 deck doors installed. **2)** B: Units 3 - 7 deck doors installed. **3)** C2: Unit 14 screen door installed. **4)** C6: Units 53 & 54 Front lap siding installed. Front & back foam board, window trim & j channel installed. **5)** C7: Unit 59 screen door installed. **6)** C10: Units 69 & 70 back and unit 70 side snap batten installed. **7)** E1: Unit 9 garage door damaged. **8)** E9: Unit 63 screen door installed.

### TESTS/INSPECTIONS –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** Observed during survey of windows and doors installed several types ordered where 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 A Unit 1 Deck Door Installed**



**Building A Unit 2 Deck Door Installed**



**Building B Unit 3 Deck Door Installed**



**Building B Unit 4 Deck Door Installed**





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## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C6 Units 53 & 54 Back Foam Board Insulation, Window Trim & J Channel Installed**



**Building C7 Unit 59 Storm Door Installed**



**Building C10 Unit 70 Side Snap Batten Siding Installed**



**Building E1 Unit 9 Garage Door Damaged**