



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: Oct 10, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-278

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 34*	<input type="checkbox"/> Snow	<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	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	2	Railing Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	13	Construction FA	
Landscapers	_____	Tile Setters	0	Laborers	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
<b>TOTALS: 13</b>							

**Observations – 1)** B: Units 3 - 7 Back lap siding installation continued. Front corrugated siding installation continued. **2)** C3: Unit 33 deck railing installed. Observed Simpson brackets missing. **3)** C4: Units 34 & 35 back snap batten, lap siding & soffit installation continued. Front corrugated siding and soffit continued. Observed soffit vent holes not drilled. **4)** C5: Unit 40 deck railing installed. Observed Simpson brackets missing.

**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 B Units 3 - 7 Lap Siding Installed**



**Building B Units 6 - 7 Corrugated Siding Installed**



**Building C4 Unit 34 Snap Batten & Lap Siding Installed**



**Building C4 Unit 34 Soffit Installed**



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

## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C4 Units 34 & 35 Front & Garage  
Door Trim & J Channel Installed**



**Building C5 Unit 40 Deck Railing 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: Oct 11, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-279

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 31*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 57*	X Cloudy/Rain/Hail	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Mostly Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	2	Railing Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	13	Construction FA	
Landscapers	_____	Tile Setters	0	Laborers	1	Superintendent	
Carpenter	_____	Others:	2	Helical Pier Installers	1	MCM	
<b>TOTALS: 19</b>							

**Observations – 1)** A: Units 1 & 2 Deck helical piers relocated. Back lap siding installation began. **2)** B: Units 3 - 7 Back lap siding & fascia installation continued. Front corrugated siding installation continued. **3)** C3: Unit 33 deck railing installation completed. Observed Simpson brackets missing. **4)** C4: Units 34 & 35 Front corrugated siding continued. **5)** C10: Units 69 & 70 deck railing installed. Observed Simpson brackets missing. Decking installation began. **6)** E7: Unit 52 Deck framing continued and decking & fascia 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 A Units 1 & 2 Deck Helical Piers Relocated & Back Lap Siding Installation Began**



**Building B Units 1 - 7 Back Lap Siding Installation Continued**



**Building B Unit 7 Back Fascia Installed**



**Building C3 Unit 33 Deck Railing Installed**



**Building C10 Unit 69 Deck Railing & Decking Installed**



**Building C10 Unit 70 Deck Railing Installed**



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

## Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E7 Unit 52 Deck Framing  
Continued & Fascia & Decking 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: Oct 12, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-280

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 34*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 62*	X Mostly Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Mostly Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	4	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Railing Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	13	Construction FA	
Landscapers	_____	Tile Setters	2	Painters	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
<b>TOTALS: 21</b>							

**Observations – 1)** A: Units 1 & 2 Deck framing continued. Back lap siding installation continued. **2)** B: Units 3 - 7 Back lap siding & fascia installation completed. Front corrugated siding installation continued. Unit 3 side electrical panel painted. **3)** C3: Units 32 & 33 decking installed. **4)** C4: Units 34 & 35 Front diverters, corrugated & lap siding installation continued. **5)** C6: Units 53 & 54 Crawl space r radon reduction system installed. Observed unit 54 crawl space leak at drain pipe. **6)** C7: Units 59 & 60 Crawl space r radon reduction system installed. **7)** E7: Units 50 - 52 Radon system exhaust installed. **8)** E9: Unit 64 Side electrical panel 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 B Units 1 & 2 Deck Framing Continued & Back Lap Siding Installation Continued**



**Building A Units 3 - 7 Back Fascia & Lap Siding Installation Completed**



**Building B Unit 3 Side Electrical Panel Painted**



**Building C3 Unit 33 Decking Installation Completed**



**Building C3 Unit 32 Decking Installed**



**Building C4 Units 34 & 35 Front Diverters, Corrugated & Lap Siding Installed**



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

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building C7 Unit 60 Side Radon System  
Exhaust Penetration**



**Building E7 Unit 52 Side Radon System  
Exhaust Installed**



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

## Daily Observation Report

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

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

**REPORT #:** P2-281

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 32*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 68*	X Mostly Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Mostly Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	2	Radon System Installers	
Flooring	_____	Roofers	_____	Concrete Coating Installer	_____	0	Railing Installers	
Ceiling	_____	Sheet rockers/Tapers	_____	Phase 1 punch list crew	_____	12	Construction FA	
Landscapers	_____	Tile Setters	_____	Painters	_____	1	Superintendent	
Carpenter	_____	Others:	_____	Helical Pier Installers	_____	1	MCM	
<b>TOTALS:</b>							<b>18</b>	

**Observations – 1)** A: Units 1 & 2 Deck framing continued. Back lap siding installation continued **2)** B: Units 3 - 7 Front fascia installation continued. **3)** C4: Units 34 & 35 Crawl space radon reduction system installed. **4)** E8: Units 55, 56 & 58 Deck railing 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 A Units 1 & 2 Deck Framing & Lap Siding Installation Continued**



**Building B Unit 7 Front Fascia Installed**



**Building C4 Unit 35 Crawl Space Radon Vapor Barrier**



**Building E8 Unit 55 Deck Railing Installed**



**Building E8 Unit 56 Deck Railing Installed**



**Building E8 Unit 58 Deck Railing 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: Oct 14, 2022  
 Prepared By: Jim Goveia

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

**REPORT #:** P2-282

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 29*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 68*	X Mostly Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Mostly Sunny

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Railing Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	12	Construction FA	
Landscapers	_____	Tile Setters	2	Painters	0	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
<b>TOTALS: 15</b>							

**Observations – 1)** A: Units 1 & 2 Deck framing & back lap siding installation continued. **2)** B: Units 3 & 4 Front snap batten siding installed. **3)** E8: Units 55 - 58 Decking planks 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 A Units 1 & 2 Deck Framing & Lap Siding Installed**



**Building B Units 3 & 4 Snap Batten Siding Installed**



**Building E8 Unit 56 Decking Installed**



**Building E8 Unit 57 Decking Installed**