



MPH Construction and Painting

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Lone Tree, CO 80214
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mhirsch60@hotmail.com

Date:

Bill To:

01/19/2026

Description 65 Indigo

Amount

-

****Project Proposal for 65 Indigo: Deck Repair and Enhancement****

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****Scope of Work:****

Upon a thorough inspection of the deck at 65 Indigo, several critical issues were identified based on the home inspection report. These issues need immediate attention, as the initial workmanship is found to be very substandard.

- 1. ****Flashing Installation:****

- Currently, there is no headwall flashing installed at the junction where the deck meets the house. This flashing is essential to prevent moisture penetration, protecting your home from potential water damage.

- There is also a lack of flashing on the exterior beam to which all the joists are attached. These are crucial for the longevity of the deck structure.

- 2. ****Support Bracing:****

- The existing support bracing fails to meet the bottom of all the joists. In a properly constructed deck, the joists should rest securely on this bracing for adequate support and stability.

- 3. ****Cantilever Area Reinforcement:****

- To correct the improper existing structure, we propose installing a new support system. This will consist of two posts and a crossbeam at the cantilever area to enhance stability and safety.

****Materials:****

Thank you for your business and best regards!



Description	Amount
<ul style="list-style-type: none">• Headwall and exterior beam flashing material suitable for long-term moisture protection	
<ul style="list-style-type: none">• Pressure-treated lumber for the new support posts and crossbeam• Galvanized brackets and hardware to ensure durable and secure connections• All materials selected for resilience and alignment with the current deck aesthetics	
<p>**Cost Estimate:**</p>	
<ul style="list-style-type: none">• Total cost for materials and labor: [Please insert the calculated total cost here]	
<p>**Timeline:**</p>	
<ul style="list-style-type: none">• We anticipate the project will take approximately [insert number] days from the start date to completion, weather permitting.	
<p>**Terms and Conditions:**</p>	
<ul style="list-style-type: none">• A 50% deposit is required upon proposal acceptance to secure materials and schedule work.• The remaining balance is due upon satisfactory completion of the project.• All work is guaranteed for quality and compliance with local building codes.	
<p>We assure you of our commitment to improving your deck's safety and functionality while maintaining the aesthetics of your home. Please feel free to reach out with any questions or clarifications.</p>	
<p>Kind regards,</p>	
<ul style="list-style-type: none">• [Your Name]• [Your Business Name]• [Contact Information]• 	
<p>Timeline:</p>	
<p>We anticipate the project will take approximately [insert number] days from the start date to completion, weather permitting.</p>	
<p>A 50% deposit is required upon proposal acceptance to secure materials and schedule work. The remaining balance is due upon satisfactory completion</p>	

Thank you for your business and best regards!



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<p>**Cost Estimate:**</p>	
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<p>Total:</p>	<p>\$0.00</p>

Thank you for your business and best regards!