



## MPH Construction and Painting

9426 Troon Village Way  
Lone Tree, CO 80214  
(303) 249-4563  
(720) 883-5097  
mhirsch60@hotmail.com

Date:

Bill To:

01/19/2026

### Description

### Amount

Subject: Deck Repair Proposal

Dear [Client's Name],

Thank you for inviting us to address the concerns regarding the deck identified in your recent home inspection report. After a thorough on-site evaluation, I have noted several areas that require immediate attention to ensure safety and quality in line with industry standards.

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

- 1. **\*\*Headwall Flashing Installation:\*\***
  - Currently absent, no headwall flashing is installed where the deck meets the house wall. This flashing is essential to prevent moisture from penetrating the structure. Installation of the required headwall flashing will be performed to provide a secure seal against moisture intrusion.
- 2. **\*\*Exterior Beam Flashing:\*\***
  - The deck's exterior beam, to which all the joists are attached, currently lacks flashing. Although retrofitting flashing in this area is challenging due to the existing construction, we will implement a solution to rectify this critical omission and protect against moisture damage.
- 3. **\*\*Support Bracing Correction:\*\***
  - It was observed that the support bracing does not correctly meet the bottom of all joists. Proper alignment and support are crucial for the structural integrity of the deck. We will adjust or replace support bracing to ensure that all joists rest securely on the bracing.
- 4. **\*\*Cantilever Area Reinforcement:\*\***

Thank you for your business and best regards!



Description	Amount
<ul style="list-style-type: none"><li>• To address deficiencies in the cantilever construction, we will install a new support system consisting of two posts and a crossbeam. This will fortify the area and provide the necessary support that the current structure lacks.</li></ul> <p><b>**Materials and Costs:**</b></p> <ul style="list-style-type: none"><li>• Headwall Flashing</li><li>• Exterior Beam Flashing</li><li>• Support Bracing Components</li><li>• Posts and Crossbeam for Cantilever Area</li></ul> <p>The total cost for the materials and labor will be itemized in a detailed invoice provided upon agreement to proceed.</p> <p><b>**Timeline:**</b></p> <p>The project is expected to take approximately [enter duration] from the start date, contingent upon favorable weather conditions and no unforeseen structural issues.</p> <p><b>**Terms:**</b></p> <ul style="list-style-type: none"><li>• A deposit of [enter deposit amount] is required to secure scheduling of the work.</li><li>• Balance due upon project completion and client satisfaction.</li><li>• All work is guaranteed to meet or exceed local building codes and standards.</li></ul> <p>I am committed to delivering a solution that ensures your safety and satisfaction. Please feel free to reach out if you have any questions or require further clarification on any aspect of this proposal.</p> <p>Looking forward to the opportunity to work with you on this project.</p> <p>Warm regards,</p> <ul style="list-style-type: none"><li>• [Your Full Name]</li><li>• [Your Company Name]</li><li>• [Your Contact Information]</li></ul> <p>A deposit of [enter deposit amount] is required to secure scheduling of the work. Balance due upon project completion and client satisfaction.</p>	
<b>Total:</b>	<b>\$0.00</b>

Thank you for your business and best regards!