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10/238 Edwardes St. Reservoir VIC 3073

## Roof Report for [REDACTED] Dunlop

Conducted by: Umair Qureshi

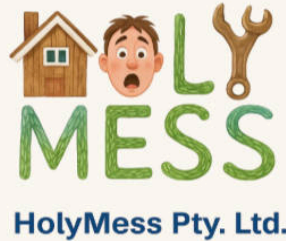
Company: Holy Mess repairs

Date: 02.12.2025

This report, conducted by Holy Mess repairs on December 2, 2025, details the current condition of the roof at [REDACTED] Dunlop. The inspection identified eleven distinct issues, ranging from visible surface degradation to internal structural and drainage concerns, with the client specifically reporting potential leaks in two areas. The roof inspection revealed a number of problems, including several factors that could lead to potential leaks. The primary issues involve the roof's coating, structural integrity, flashing, and drainage systems, along with poor insulation distribution

### Issues

1. Paint peeling off the edges of the tiles. This may cause water to backflow into the roof. Client reported potential leaks in the area.
2. Batten is coming off causing the tiles to sag and this may cause potential leaks. Client reported potential leaks in the area.
3. Flashing on the pergola is wearing off. This flashing is required to be replaced.
4. Gutters seemed to have been painted from the inside. Some of that paint is peeling off and rust is visible under the paint.
5. Gutters are clogged with leaves and tree debris.
6. All the ridges need rebedding and repointing.
7. Skylight flashing needs to be replaced.
8. Evaporative cooler flashing needs to be either replaced or repaired as it is not sitting properly and might cause leaks.
9. Valley is clogged with leaves and tree debris.



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10. Insulation is inconsistently distributed inside the roof cavity.
11. Two gutters at the front entrance with no visible water outlets/downpipes

### Repair recommendations

1. Roof needs a high pressure wash to clean the peeling off paint. (Approx 2500 - 4000 aud)
2. A repaint is recommended after the wash. (Approx 4500 - 6000 aud)
3. New batten to be installed for the damaged batten. (Approx 500 - 600 aud)
4. New flexible flashing needs to be installed on the pergola (Approx 1200 - 1500 aud)
5. Rusted gutters need to be replaced ( Approx 2000 - 3000 Aud
6. Replace the skylight with a new skylight and skylight flashing (Approx 600 - 800 aud)
7. Evaporative cooler flashing needs replacement (Approx 700 - 900 aud)
8. Valley and gutter need to be cleaned using pressure wash. (Approx 200 - 350 aud)
9. Re-bedding and Re-pointing of all the ridges (Approx 6000 - 8000 aud)
10. Replacing chipped and broken roof tiles and ridge caps (Approx 500 - 600)





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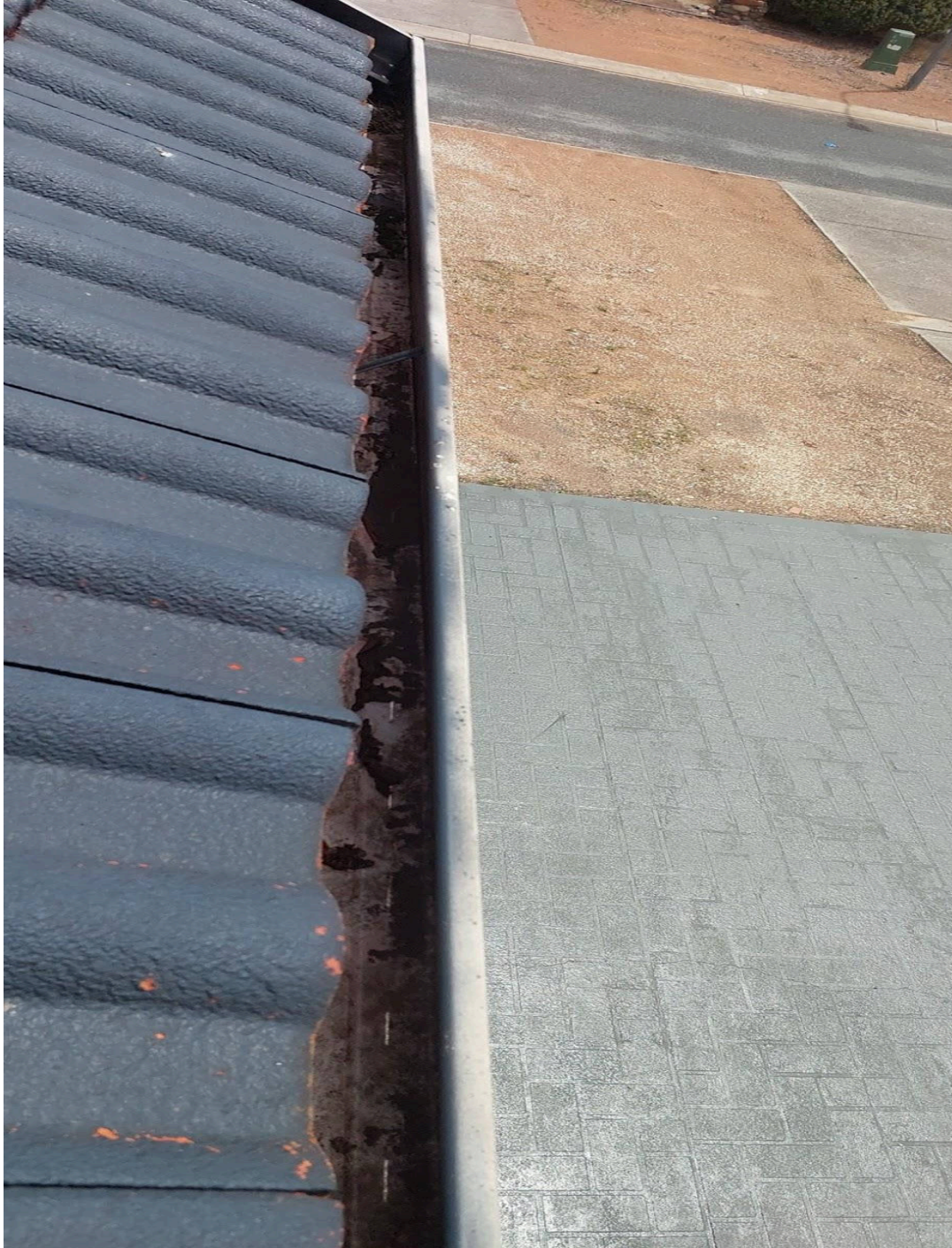
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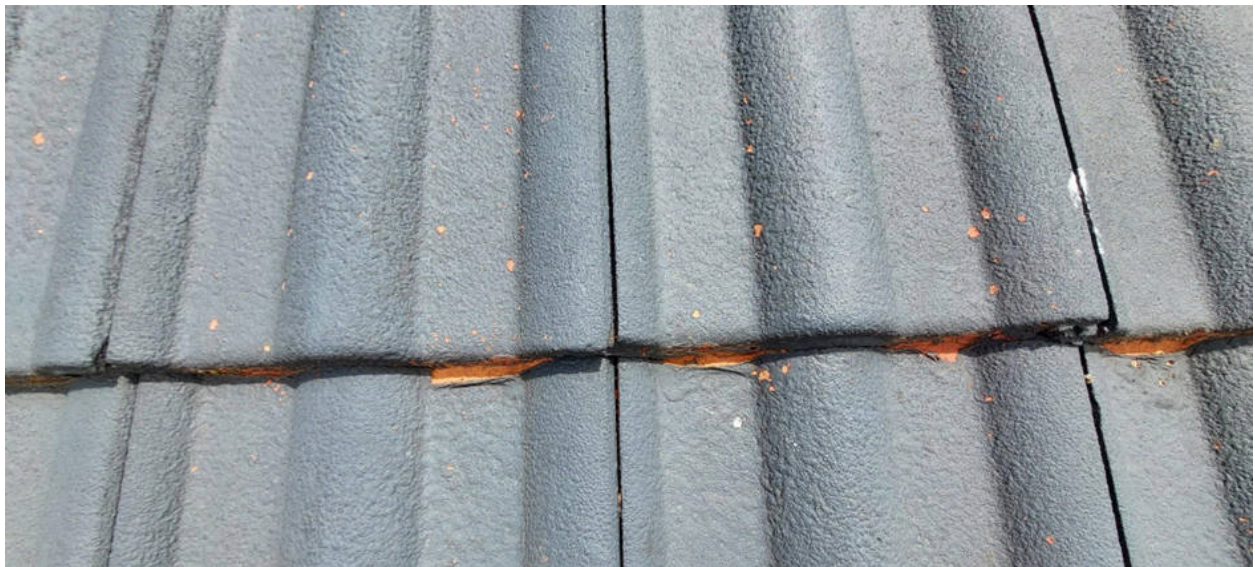
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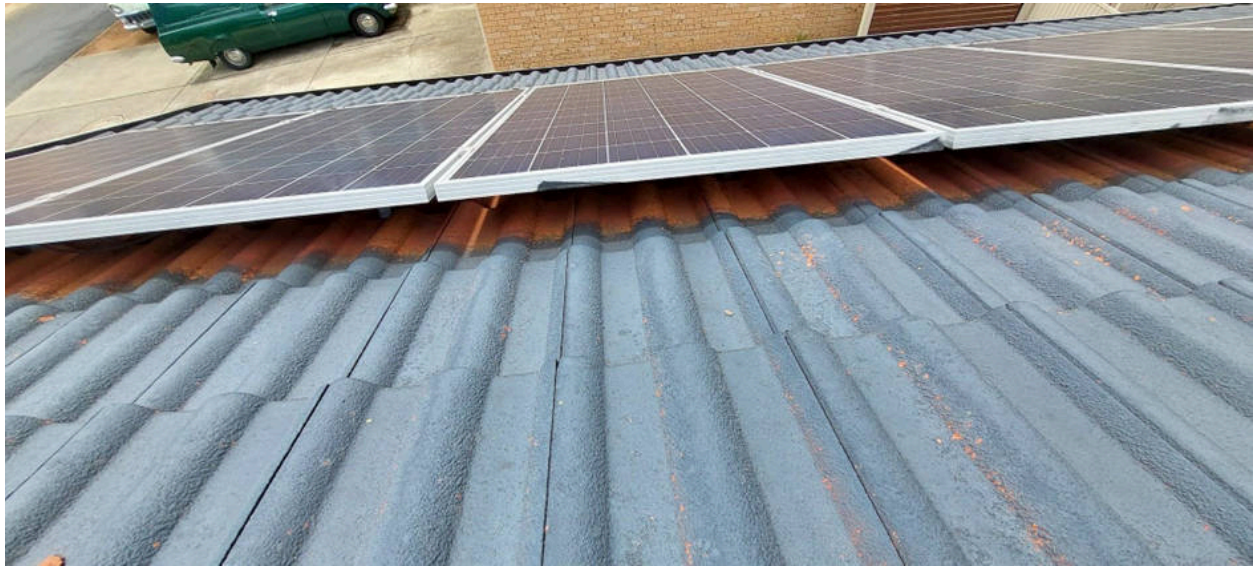
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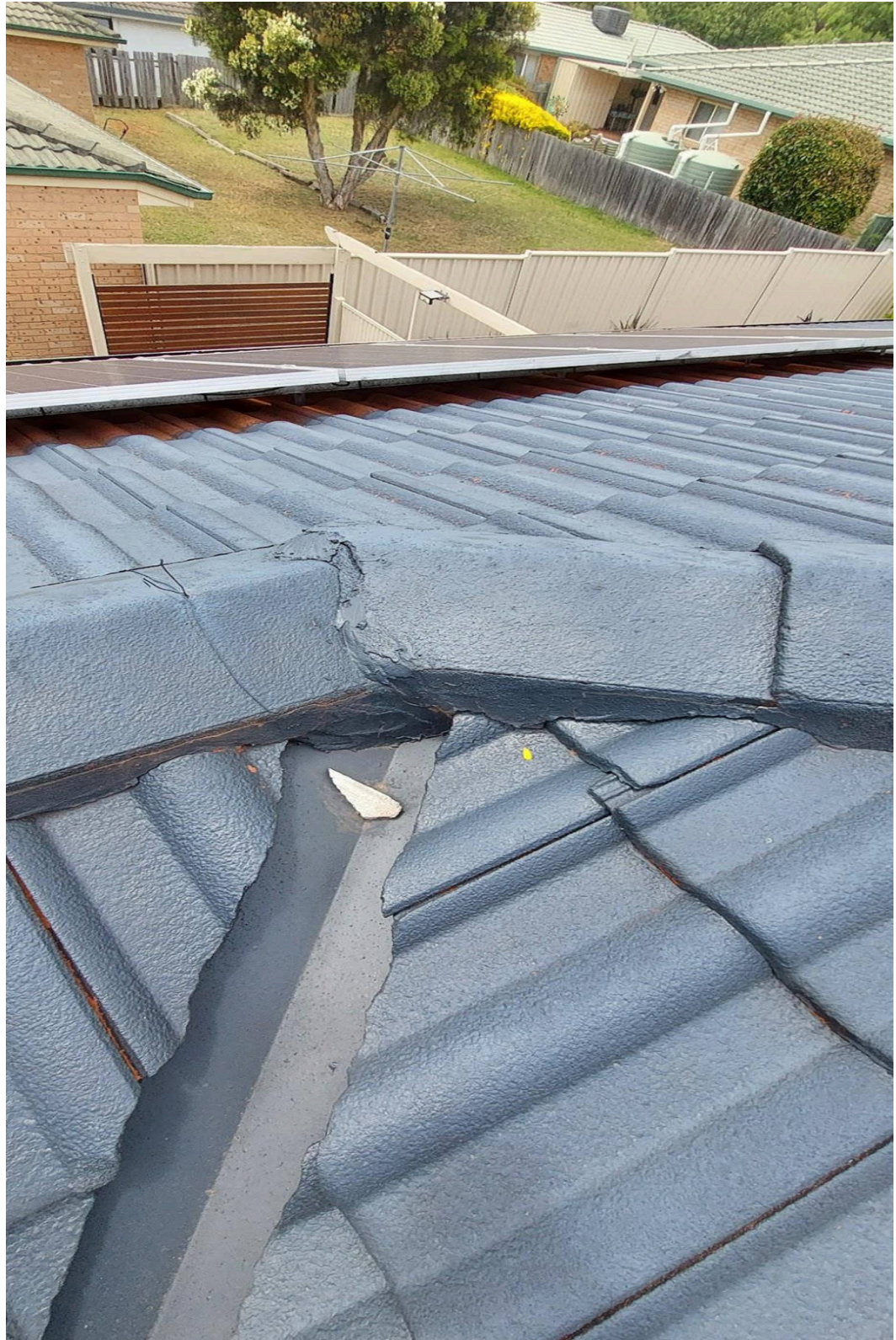
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In conclusion, the inspection identified several significant maintenance and repair issues. These include deterioration of the tile paint, damage to a roof batten leading to tile sagging, failing flashing around the pergola and skylight, rust in the gutters, and widespread degradation of the ridge bedding and pointing. Prompt attention to these deficiencies is strongly recommended to prevent potential water ingress and further damage to the roof structure and interior of the property. Holy Mess repairs is prepared to proceed with the outlined corrective work to restore the roof's integrity and performance