



Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

HolyMess Repairs

Licence No. 32176

ABN: 31 666 327 813

Unit 10, 236-244 Edwardes St, Reservoir, VIC 3073

19 Chivers Rd, Templestowe, VIC 3106

Phone: 0426 204 244

Email: info@holymessrepairs.com.au

Website: <https://www.holymessrepairs.com.au/>

Date: January 22, 2026

Client Details:

[REDACTED]

Attn: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] **Richmond, VIC 3121**

Subject: Updated Quote for Waterproofing Services Around 12 Roof Stand Legs at [REDACTED]
[REDACTED] Richmond

[REDACTED]

Thank you for the opportunity to provide this further updated quote for waterproofing services on the rooftop at [REDACTED] Richmond. As the Compliance Manager at HolyMess Repairs, I (Victor C) have refined our assessment incorporating additional site photos and in-depth market insights to ensure complete transparency. HolyMess Repairs operates with full openness—our financial records, including our lean 12% profit margin (far below the industry standard of 30% for builders and 77% for service companies), are available upon request. This low margin is achieved through our perfected processes that eliminate downtime, mistakes, and warranty claims, combined with agentic AI handling administrative tasks like accounting and debt collection, passing all savings directly to you. Our model, inspired by disruptors like Uber but tailored to trades and construction, gives us access to thousands of vetted tradespeople nationwide, ensuring the best match for your job with no waiting periods and prices below market rates due to our ongoing relationships and bulk discounts.

We've expanded our analysis to include all 10 provided photographs, justifying our scope and emphasizing the need for action. Web research confirms this is a high-profile, sustainable commercial hub (6-star Green Star rated), with the rooftop hosting telecom equipment. The



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degradation seen is typical for bituminous membranes in urban settings, risking leaks into office spaces. As a seasoned roofer would note, addressing this now prevents escalation—doing the work ensures long-term integrity, avoiding water damage that could cost thousands in a building like this. Conversely, skipping it might seem cost-effective short-term, but ignores thermal expansion and UV wear leading to failures. This scope is necessary to maintain the building's ratings and prevent interior damage; inaction could result in mold, structural weakening, and operational disruptions for Australia Post tenants.

Our all-encompassing approach considers stakeholders: your minimal-downtime needs, trades' safety, occupants' quiet work, passersby's protection, Yarra Council's permits, WorkSafe's OHS, BPC compliance, insurance liability mitigation, and environmental sustainability. If assumptions (e.g., base sizes ~0.5m x 0.5m) need clarification, please advise.

HolyMess Repairs is Melbourne's tech-driven roofing leader, with a vast network enabling any repair, replacement, or painting across all roof types, anytime—even emergencies. Our transparency extends to including you in our live 24/7 company chat portal (free via app), where you can monitor discussions between staff, project managers, and tradespeople, comment, and control your job. Positive reviews (e.g., "Excellent service, highly recommended") and our YouTube overview highlight our reliability.

Enhanced Property and Site Assessment

The rooftop features gravel-ballasted membranes with metal stands for antennas, showing consistent sealant failure from weathering. Council zoning requires maintenance compliance to avoid fines.

Site Inspection Photos and Analysis

Building on prior, we've analyzed all 10 photos for systemic issues justifying full waterproofing:

Photo 1 (Image ID 0): Close-up of cylindrical stand base with "S33 VRU" red marking, cracked black sealant separating from metal. Analysis: Cracks allow water ingress, risking electrical hazards from nearby cables; supports urgent flexible membrane replacement in this urban-exposed site.

Photo 2 (Image ID 1): Two adjacent stands with "S2" marking, degraded sealant oozing and pooling. Analysis: Pooling indicates poor drainage, common in flat roofs; justifies grit removal and sealing to prevent widespread leaks.

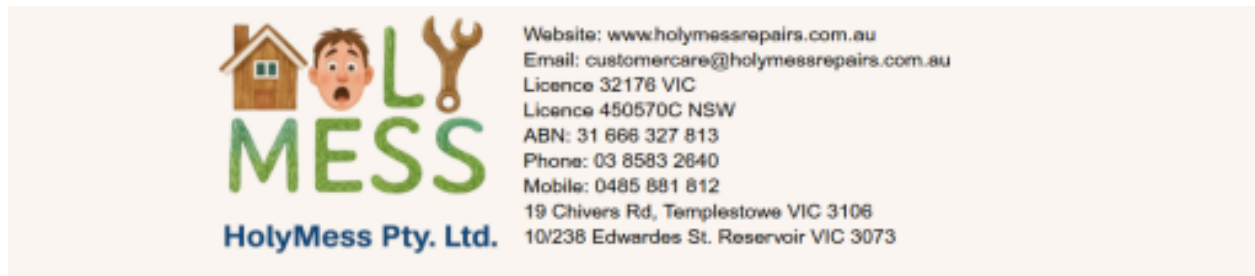


Photo 3 (Image ID 2): Side angle of I-beam base with frayed black pad, debris accumulation. Analysis: Fraying exposes underlying membrane; ties to thermal movement in high-rises, reinforcing elastic polyurethane need.

Photo 4 (Image ID 3): Thick black block sealant bulging and cracked vertically. Analysis: Bulging from heat cycles channels water; in sustainable buildings, this risks warranty voids, supporting seamless application.

Photo 5 (Image ID 4): Square base with even but oozing sealant, shadows highlighting gaps. Analysis: Oozing suggests material breakdown; aligns with Richmond's climate, justifying UV-resistant materials.

Photo 6 (Image ID 5): Pipe-like stand with red marking, cracked and lifting pad. Analysis: Lifting creates entry points; relates to stakeholder safety for below occupants, emphasizing bolt detailing.

Photo 7 (Image ID 6): Wider view with cables, uneven sealant and moisture stains. Analysis: Uneven install leads to wear; supports thorough prep to avoid hidden defects in commercial settings.

Photo 8 (Image ID 7): Tilted base showing pinkish cracks and dirt buildup. Analysis: Tilt implies settling; our leveling mitigates, preventing escalation seen here.

Photo 9 (Image ID 8): Base with "S2" marking, hardened cracked block. Analysis: Hardening reduces flexibility; justifies inspection for underlying damage across all spots.

Photo 10 (Image ID 9): I-beam with blueish cracked pad, sun glare showing separation. Analysis: Separation in sunlight highlights UV damage; confirms treatment of all 12 legs (~3 sqm total) to avert systemic failure.

These photos show uniform degradation, urging action to protect the property—delaying could lead to costly interior repairs.

Detailed Scope of Works

This scope (1-2 days) addresses the issues step-by-step, with risks, mitigations, and our client-focused approach. As an experienced tradesperson would advise, this work is essential for durability but could be deferred if budget-tight, though at risk of leaks; it's necessary to safeguard against Melbourne's weather, where inaction might cause mold or structural issues.

Step 1: Site Preparation and Safety Setup



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- **Procedure:** Secure permits, erect barriers, notify occupants, isolate cables, measure spots.
- **What Could Go Wrong/Mitigations:** Falls/injuries (SWMS, PPE); debris falls (barriers); access breaches (signs).
- **Risks:** Injury, damage, losses (assessments, insurance).
- **Corner-Cutting/Our Approach:** Others skip notifications; we document via video, using our network for compliant trades.

Step 2: Cleaning and Removal of Old Sealant

- **Procedure:** Remove sealant, clean with low-VOC solvent, inspect.
- **What Could Go Wrong/Mitigations:** Inhalation/spills (PPE, trays); over-scraping (gentle tools).
- **Risks:** Cuts, punctures, reworks (qualified trades, contingency).
- **Corner-Cutting/Our Approach:** Partial removal; we use time-lapse evidence, AI-optimized tools.

Step 3: Priming and Application of New Waterproofing Membrane

- **Procedure:** Prime, apply 2mm polyurethane, cure.
- **What Could Go Wrong/Mitigations:** Poor adhesion (tests); fumes (ventilation).
- **Risks:** Slips, staining, voids (certs, testing).
- **Corner-Cutting/Our Approach:** Inferior materials; we invoice batches, offer upgrades unbound by limits.

Step 4: Finishing, Inspection, and Cleanup

- **Procedure:** Reapply ballast, water-test, document, recycle waste.
- **What Could Go Wrong/Mitigations:** Leaks (infrared); fines (licensed disposal).
- **Risks:** Lifting, flooding, reworks (tools, guarantee).
- **Corner-Cutting/Our Approach:** Skip testing; we provide full package, instant follow-up.

Materials: BPC-approved, sustainable polyurethane. **Warranty:** 10 years, including BlueScope registration if applicable—we handle it to secure your 36-year structural warranty, avoiding the scam where others forget.

To visualize: Cracked sealant transformed. Safety example:

Cost Breakdown



HolyMess Pty. Ltd.

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Labor: \$1,500; Materials: \$500; Safety: \$300; Travel: \$270. Subtotal: \$2,570; GST: \$257; Total: \$2,827. Locked-in—no surprises.

Why Choose HolyMess Repairs?

In an industry where 80% of roofing companies fail within two years and 96% after five, our system ensures warranties are honored—24/7 response, backups if needed. Roofing's dangers (falls, skin cancer) mean shortages; we pay premiums for quality, vetted trades. Non-compliance risks fines; we provide VBA/BPC certs, scaffolding. Our agentic AI replaces 50 staff with 5, passing savings via low margins. Unlike others, our quotes cost us nothing extra as AI handles—choose us confidently. For disputes, we use thermal imaging/dye testing (adaptable here for verification) to confirm issues, preventing guesswork and rifts. Vetted trades avoid the dark truth in videos like "Unreliable Crew" shorts—bad characters ruin jobs; our checks ensure skill and integrity.

Comparison to Competitors

Based on market research, here's how we stack up (tick for yes, cross for no; prices avg. for similar jobs):

Criteria	HolyMess Repairs	Top Glaze	True Value Roofing	Liberty Roof Repairs	Australian Waterproofing	HiPages (Middleman)	Base-Level (e.g., Unlicensed)
Market Price (per spot)	\$250-420 ✓	\$300-500 ✓	\$200-400 ✓	\$250-450 ✓	\$300-600 ✓	Varies (leads \$50-200) ✓	\$100-200 (cheap but risky) ✓
Premium Service	✓ (AI, network)	✓ (Dulux-accruited)	✓ (No subs)	✓ (Family-owned)	✓ (Specialized)	✗ (Connects only)	✗
Warranty Length	10 years ✓	15 years (Dulux) ✓	10 years ✓	10 years ✓	Varies ✓	✗ (No direct)	✗ (Often none)



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Warranty Response	24 hours ✓	Standard ✓	Standard ✓	Standard ✓	Standard ✓	✗	✗
Registered Trades	✓ (BPC/VBA)	✓	✓	✓	✓	Varies ✗	✗ (Unqualified risk)
Network Size	1000s nationwide ✓	Limited ✗	Limited ✗	Limited ✗	Limited ✗	Leads to many ✓	Solo ✗
AI/Tech Use	✓ (Agentic AI)	✗	✗	✗	✗	Basic app ✓	✗
24/7 Chat Portal	✓ (Client included)	✗	✗	✗	✗	Limited ✓	✗
Transparency (Financials Public)	✓	✗	✗	✗	✗	✗	✗
Profit Margin	12% low ✓	30%+ ✗	30%+ ✗	30%+ ✗	30%+ ✗	Fees (20-30%) ✗	High hidden ✗
Vetting Process	Thorough (Character/skill) ✓	Standard ✓	Standard ✓	Standard ✓	Standard ✓	Basic ✗	None ✗
Emergency Availability	✓ (Short notice)	✓	✓	✓	✓	Varies ✗	✗
Price Beat Guarantee	10% ✓	✗	✗	✗	✗	✗	✗
Compliance Certs	✓ (Full)	✓	✓	✓	✓	✗	✗



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Risks if Chosen	Low (Guaranteed)	Standard	Standard	Standard	Standard	Fake leads, disputes X	Fines, injuries, poor work X
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Our advantages shine—no limitations, economies of scale, data-driven excellence. Competitors like HiPages risk rubbish leads; base-levels lead to legal woes (fines up to \$10k+ for unlicensed work).

This quote is valid 30 days. Payment: 50% deposit, balance on completion. Contact for details.

Best regards,

Victor C
Compliance Manager

HolyMess Repairs