



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

FORENSIC ROOF RESTORATION & ASSET PROTECTION

Property: [REDACTED] Dandenong South VIC 3175

Client: [REDACTED] | Email: [REDACTED] | Phone: [REDACTED]

Lead Compliance Manager: Victor C | HolyMess Repairs

License: 32176 | ABN: 31 666 327 813

Contact: 0426 204 244 | Email: info@holymessrepairs.com.au

Web: holymessrepairs.com.au

Address: Unit 10, 236-244 Edwardes Rd, Reservoir | 19 Chivers Rd, Templestowe

1. THE HOLYMESS PARTNERSHIP: A NEW INDUSTRY STANDARD

HolyMess Repairs operates on a philosophy of **Radical Transparency**. We have restructured the traditional trade model to eliminate the conflicts of interest and hidden costs that typically plague construction projects.

The 12% Lean Margin & AI Efficiency

Most service-based companies operate on margins of 77%, and builders at 30%. We have optimized our internal processes using **Agentic AI** to handle administrative tasks like accounting and scheduling. This allows us to operate at a fixed **12% profit margin**. These savings are passed directly to you; you pay for high-quality materials and elite labor, not office overhead. Our financial records for this project are open to your inspection upon request.



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24/7 Live Company Integration

We are the world's first roofing company to include the client in internal company communications.

- **Live Access:** You will be added to our internal communication platform.
- **Full Visibility:** You can see every conversation between the office staff, project managers, and the tradespeople on your roof in real-time.
- **Direct Control:** Ask questions, leave comments, and monitor progress 24/7 through your mobile device.

Elite Character-Vetted Network

The "dark truth" of the industry is that the person who sells you the job is rarely the one doing the work. Many companies hire unvetted subcontractors with varying levels of skill and character. At HolyMess, we utilize a massive network of thousands of tradespeople. Each individual is vetted for **skill, personality, and character**. Because we act as a central hub, we are not "boxed in" to one solution; we select the best specialist in Victoria for your specific roof type.

2. SITE ASSESSMENT & FORENSIC EVIDENCE

Based on a visual inspection of the lower office roof (approx. 180m²–220m²), we have identified critical points of failure. [View Site Photos & Inspection Folders Here](#).

Forensic Analysis of Visual Evidence:

- **Joint Fatigue:** Photos show aged sealant at the box gutter transitions. Industrial roofs in Dandenong South face extreme thermal expansion. This "thermal tug-of-war" shears standard silicone, leading to capillary water ingress.
- **Flashing Gaps:** High-velocity rain forced by wind can bypass these "kick-out" flashings, entering the wall cavity of the office.



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- **Oxidation:** Surface oxidation indicates the protective coating has reached the end of its life cycle.

The "No-Guessing" Protocol

To prevent disputes and ensure a "perfect first-time" fix, we utilize **High-Pressure UV Dye Testing and Infrared Thermal Imaging**. We do not guess where a leak is. We map moisture paths with scientific certainty, providing you with thermal evidence that the problem is solved before we leave the site.

3. REGULATORY COMPLIANCE & LEGAL PROTECTION

As a licensed roof plumber, HolyMess Repairs operates under the strict governance of the **Building and Plumbing Commission (BPC)** (formerly the VBA).

- **Building and Plumbing Commission (BPC):** We provide a mandatory **Certificate of Compliance**. Failure to provide this on jobs over \$750 is a criminal offense in Victoria. This certificate is your legal guarantee that the work meets all state laws.
- **BlueScope Warranty Registration:** We formally register your address for the **36-Year BlueScope Structural Warranty**. This ensures you are covered by the manufacturer, regardless of the contractor's status in the future.
- **WHS Act & Regulations 2011:** We implement perimeter safety, edge protection, and site-specific **Safe Work Method Statements (SWMS)**. This protects you from the liability of workplace injuries on your property.
- **Professional Indemnity Insurance:** We carry specialized insurance to protect you against financial loss resulting from professional advice. [View Insurance Certificates Here](#).
- **Acts & Standards Followed:** * *National Construction Code (NCC) & Building Code of Australia (BCA)*
 - *AS/NZS 3500.3:2025 (Stormwater Drainage)*
 - *Building Act 1993 & Building Regulations 2018*



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Executive Summary: Roof Restoration & Forensic Repair

Project Outcome: To deliver a 100% watertight office roof with a 15-year performance guarantee and a 36-year BlueScope structural warranty.

Strategic Options & Scope of Works

Scenario 1: Forensic Leak Detection & Targeted Repair

- Best for: Clients seeking a surgical fix for specific mystery leaks without a full roof coating.
- Procedure: Inflatable bladder isolation of downpipes followed by a High-Pressure UV Dye Test.
- Detection: Use of Infrared Thermal Imaging to map moisture paths through the ceiling/insulation.
- **Repair:** Mechanical grinding of specific failed joints to raw metal; sealing with MS Polymer liquid seal.

Scenario 2: Full "Life-Extension" Restoration (Recommended)

- Best for: Maximum ROI, preventing future leaks, and securing a 15-year total system guarantee.
- Preparation: 4000 PSI industrial wash and a Digital Moisture Test to ensure 100% dry substrate.
- Structural Work: Every box gutter joint/flashing ground to raw silver metal for maximum adhesion.
- Sealing: Application of fiber-reinforced Liquid Seal (400% expansion) to handle thermal movement.
- Coating System: One coat of High-Adhesion Etch Primer and two coats of Dulux Acratex Next Gen Membrane.



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- Added Protection: Installation of Magnesium Sacrificial Anodes to halt future metal corrosion.
- Compliance: Full BPC Certificate of Compliance issued upon completion for insurance validity.

The HolyMess Difference

- Fixed 12% Margin: Lean pricing achieved via Agentic AI automation of office overhead.
- Live Company Portal: 24/7 access to the internal chat between the office, managers, and trades.
- Vetted Professionals: Only elite tradespeople vetted for skill and character are allowed on site.
- Warranty Security: We formally register your 36-Year BlueScope Warranty on your behalf.

Professional Indemnity & Insurance

We provide professional advice and certified services. If we make a mistake, omit critical information, or provide negligent advice resulting in financial loss, our Professional Indemnity Insurance is designed to step in and cover you.

- [View HolyMess Insurance Certificates Here](#)



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Investment Summary

- **Scenario 1 (Investigation + Spot Repair):** Labor (\$160/hr) + Materials (+25%) + Delivery
- **Scenario 2 (Complete Restoration): \$4,500.00 + GST**
 - Deposit (50%): \$2,250.00 + GST
 - Final (50%): \$2,250.00 + GST

This is a comprehensive life-extension restoration for the lower office roof.

What to Expect From Our Tradies?

1. **Isolation:** Block downpipes with inflatable bladders to create a closed system for testing.
2. **Forensic Test:** Flood gutters with UV dye and utilize Infrared cameras to find hidden moisture paths.
3. **Industrial Wash:** 4000 PSI high-pressure wash using rotary cleaners to remove all chemical fallout and oxidation.
4. **Mechanical Preparation:** Every joint and flashing is ground to **raw silver metal**. We post photos of this "raw state" in the live chat for your approval.
5. **Moisture Verification: Perform a moisture test before painting.** We verify the substrate is <2% moisture to prevent future peeling.
6. **Elite Sealing:** Apply high-flex industrial MS Polymer liquid seal (400% elongation) to all joints.
7. **3-Coat Protective Membrane:** * 1 Coat of **High-Adhesion Primer**.
 - 2 Coats of **Dulux Acratex Next Gen Membrane** (Superior solar reflectivity and chemical resistance).
8. **Sacrificial Protection:** Install magnesium anodes in gutters to prevent future galvanic corrosion.
9. **Verification:** Conduct a final 20-minute hose-flood test, filmed and uploaded to your project portal.



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5. RISK MANAGEMENT & EXCLUSIONS

Risk Type	HolyMess Prevention Strategy
Injury / Fall	Installation of guard rails and BPC-compliant safety systems.
Property Damage	Use of internal "spotters" and Dry-Vac cleaning to prevent internal leaks during washing.
Scam / Corner-Cutting	Open communication and "Live Chat" photo evidence of every stage (The "Grind," The Primer, The Finish).

Exclusions:

- **Structural Rot:** Any internal structural timber or metal found to be completely perished upon removal of old sealants will be quoted as an "at-cost" amendment.
- **Council Assets:** We do not cover the maintenance of Council-owned stormwater pits beyond your property boundary.

6. INVESTMENT & PAYMENT DETAILS

Total Project Investment: \$4,500.00 (Includes \$3,500 base, 12% margin, estimated materials, delivery, and GST).

Payment Terms

- 50% Deposit (To commence project): \$2,250.00
- 50% Final (On completion & BPC certification): \$2,250.00



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Payment Details

- **Bank:** Commonwealth Bank
- **Account Name:** Holymess PTY LTD
- **BSB:** [REDACTED]
- **Account Number:** [REDACTED]
- *If you would like to change payment terms, please contact us.*

SUPPLEMENTARY SERVICES: TECHNICAL REPORTING & ANALYSIS

In addition to our restoration works, **HolyMess Repairs** provides high-level technical documentation. Because our office is powered by **Agentic AI** and a network of **vetted compliance experts**, we can generate complex legal and structural reports that standard roofing companies simply do not have the resources to produce.

1. Professional Reporting Suite

If you are dealing with insurers, legal disputes, or property transfers, we provide the following specialized documents:

- **Insurance Claim Reports:** Detailed photographic and forensic evidence to help you secure a successful claim for storm or accidental damage.
- **VCAT Expert Witness Reports:** Formal documentation prepared to the standard required for the Victorian Civil and Administrative Tribunal in the event of a dispute with previous contractors or neighbors.
- **Builders Warranty Reports:** Assessments for properties under the 7-year statutory warranty period to identify defects that the original builder is liable to fix.
- **Preventative Maintenance Schedules:** A 5-to-10-year roadmap for your facility to prevent emergency leaks and extend the life of your asset.
- **Compliance Audits:** Verifying that existing roof plumbing meets the current **AS/NZS 3500.3:2025** standards and BPC regulations.

2. Initial Dilapidation Report: [REDACTED]



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Based on our current site assessment and Google Maps data.

Area	Current Condition	Risk Level
Lower Office Roof	Significant oxidation; aging MS Polymer sealants; debris accumulation in box gutters.	High (Active leaks likely)
Box Gutter Junctions	Visible "thermal shearing" where the metal expansion has broken the waterproofing bond.	Critical (Primary ingress point)
Flashings & Cappings	Minor "kick-outs" and loose fasteners. Wind-driven rain is likely bypassing these barriers.	Medium
Drainage Discharge	Downpipes appear clear but require high-pressure flushing to ensure no sub-surface blockages.	Low/Medium

3. Feasibility Study: Restoration vs. Replacement

We have analyzed the data for your property to determine the most cost-effective path forward.

- **Option A: Full Roof Replacement (Not Recommended)**
 - **Estimated Cost:** \$85,000 - \$115,000+
 - **Pros:** 50-year lifespan.
 - **Cons:** Extreme business disruption for tenants; high capital expenditure; current roof structure is still salvageable.



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- **Option B: The HolyMess Scenario 2 Restoration (Recommended)**
 - **Estimated Cost:** \$4,500 (All-inclusive)
 - **Pros:** 15-year life extension; 36-year BlueScope structural warranty; zero disruption to office staff; 12% lean margin pricing.
 - **Conclusion:** Restoration is the **optimal financial decision**, providing a 95% cost saving compared to replacement while achieving a similar waterproofing outcome.

4. Summary of Stakeholder Protections

By utilizing our forensic reporting, you protect all stakeholders:

- **For the Owner :** Proof of due diligence for insurance and property valuation.
- **For the Tenants:** Assurance of a safe, mold-free working environment.
- **For the BPC:** Verified evidence that the work was completed to Australian Standards.