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HolyMess Repairs

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Click link to see video and photo from site

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

Quote No: HMR-ACT-ROOF-260526

Date: 8 March 2026

Valid for 30 days

GST inclusive where shown (10% ACT rate)

Client:

[REDACTED]

[REDACTED]

[REDACTED] Curtin ACT 2605

Phone: [REDACTED]

Subject: Roof Water Ingress Repair Quote – [REDACTED] Curtin ACT 2605

Reference: [REDACTED] | Ausnorth Report [REDACTED] (dated 21/02/2026) |
Your photos & video supplied 08/03/2026

Thank you for sending the Ausnorth assessment report, your on-site photos, and video. We have analysed everything in detail (including the insurance inspector's conclusion that wind-driven rain is entering at the tile-to-metal transition due to a 21.5° to 7.7° pitch change and poor tile overlap).

Our independent site analysis of YOUR photos (taken by Victor C on site):

- **Photo 1 (internal cavity view):** Shows the exact point of water ingress – torn fibreglass insulation, exposed timber, and dirt staining directly below the transition flashing. This confirms ongoing leaks have saturated the ceiling cavity above the dining room (matches Ausnorth “soft ceiling” and water stain photos). Without sealing, this will worsen with every rain event.
- **Photo 2 (external close-up with tape measure & Monier tile):** Clearly shows the 600-700 mm wide gap/hole at the lower two courses where tiles no longer sit tight



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against the corrugated metal roof. Debris buildup and the visible flashing lip prove the pitch change prevents proper overlap – exactly as Ausnorth described.

- **Photo 3 (wide roof view from above with your foot & satellite dish):** Demonstrates the full 7 linear metres of affected transition zone plus heavy leaf debris in gutters and on the corrugated lower roof. The broken tiles and open gaps are the direct pathway for wind-driven rain.

These images + Ausnorth report + our 15+ years of Canberra roofing experience confirm the root cause is **NOT hail** (no impact marks) but a pre-existing installation defect at the pitch break. This is repairable without a full roof replacement.

Property context (from public records, Google Maps, Realestate.com.au and council data):

Single-storey brick-veneer dwelling on 726 m² block, concrete tile main roof transitioning to corrugated metal section. Estimated property value \$1.2–\$1.5 m. No heritage or flood overlays. Minor repairs comply with **ACT Building Act 2004** and **NCC Volume 2 Part 3.5.2** (flashing & tile installation) – no building approval required for this scope (confirmed via Access Canberra guidelines). We will supply full documentation for your insurance and records.

Stakeholder considerations built into every scenario (safety, compliance and minimal disruption for everyone involved):

- **You (client):** Minimal disruption, clear pricing, insurance-friendly documentation, long-term leak-free guarantee.
- **Residents:** No dust or water entry during works, safe home.
- **Tradespeople:** Fair pay, full PPE, modern tools.
- **Neighbours/passers-by:** No falling debris, quiet schedule, site hoarding if needed.
- **Council (Access Canberra):** Licensed workers only.
- **WorkSafe ACT:** Height-safety systems mandatory.
- **Insurance (Allianz):** Before/after photos + report reference for your claim.
- **Future buyers:** Professional documentation adds property value.

Risks & how we eliminate them: Falls, further water damage, repeat leaks, non-compliance, financial surprises. We mitigate with harnesses, tarps, photo evidence, warranties, and our unlimited tradesperson network.



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Scenario 1 – Targeted Repair

Total: \$1,900 + GST = \$2,090

Fixes the leak at minimum cost using corrugated infills, gutter clean, and flexible flashing over the 7 linear metres.

Detailed Scope of Works

- Supply & install 7 lm corrugated foam/metal infill closures to seal gaps under tiles at transition.
- Clean 7 lm of affected gutters.
- Install 7 lm high-grade flexible flashing (Wakaflex-style or equivalent) dressed under tiles and over metal.
- Remove all loose debris and leave site broom-clean.
- 5-year waterproofing warranty.

Ultra-Detailed Step-by-Step Procedure Day 1 – Prep & Safety (2 hrs)

- Erect roof access ladder with stabiliser. Install full-body harness, dual lanyards, roof anchor points (WorkSafe ACT compliant).
 - Lay protective tarps over lower roof, gutters, and garden. *What could go wrong?* Fall or tile breakage. *Mitigation:* Harnesses rated 22 kN, two-point attachment, spotter on ground, daily safety checklist signed. *Corner-cutting others do:* Skip harness (“quick job”). *We:* Photo of harness setup sent to you before starting. We ensure best interest of client with evidence of every safety measure.
- 2. Remove debris & clean gutters (2 hr)**
- Hand-remove all leaves, dirt, broken tiles from 7 m zone + gutters. *Risk:* Debris falls on car/garden or blocks downpipe. *Mitigation:* Tarps + gutter plugs + vacuum collection. *Anti-scam:* Others quote “clean” but skip. *We:* Before/after photos + video timestamped.
- 3. Install corrugated infills (3 hrs)**
- Cut & fit 7 lm infill strips into corrugations, seal with neutral-cure silicone. *Risk:* Wrong size = new leaks. *Mitigation:* Measure twice with digital gauge, use Monier-compatible profile.
- 4. Install flexible flashing (3 hrs)**
- Lift lower two courses of tiles, dress 7 lm flexible flashing 150 mm under tiles and 100 mm over metal, mechanically fix + silicone. *Risk:* Lifting too many tiles cracks



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them. *Mitigation:* Tile-lifter tool, only lift what's necessary, replace any damaged at no extra cost.

5. Final clean & warranty (2 hr)

- Remove tarps, sweep site. *Risk:* Incomplete seal. *Mitigation:* 48-hour rain guarantee – we return free if leak appears.

Total time: 1.5 day. No internal ceiling work (recommend insurance handles separately).

Why this is safe & honest: Every step photographed, no hidden extras, materials Australian-standard.

Scenario 2 – Upgraded Professional Fix

Total: \$2,950 + GST = \$3,245

Upgrades to custom metal step flashing + full underlay + tile realignment for permanent solution.

Step-by-Step Procedure (builds directly on Scenario 1 steps with these additions):

- 1-2. Same prep, safety and clean as Scenario 1.
3. Custom flashing install – Bend on-site for exact 14° pitch break, fix every 300 mm + self-adhesive underlay tape.
4. Tile realignment – Remove, clean, re-bed with fresh mortar, ensure 75 mm overlap.
5. Same final clean & warranty.

All risks and mitigations as Scenario 1 plus extra checks for underlay adhesion.

Scenario 3 – Premium Long-Term Protection

Total: \$4,750 + GST = \$5,225

Full re-tile of affected 10 m² section + new flashing + leaf guards + complete gutter overhaul.

Step-by-Step Procedure (builds on Scenario 2):

- 1-5. Same as Scenario 2 plus:
6. Remove & dispose of old tiles.
7. New battens if required + full membrane + flashing tray.
8. New tiles laid to exact NCC overlap + stainless steel leaf guards to entire gutter run.

All risks and mitigations as above with added disposal compliance and leaf-guard warranty.

Why do this scope of work?



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As experienced roofers who have repaired hundreds of similar Canberra pitch-change transitions, we know the lower two courses simply cannot overlap properly on a 21.5° to 7.7° break. Wind-driven rain will keep entering exactly where your photos and Ausnorth report show. Fixing it now with proper infills and flashing stops water at the source before it rots timbers, ruins insulation or creates mould in your dining-room ceiling cavity.

Why not do this scope of work?

The only reason to skip it is if you believe the leak will magically stop or if you plan to sell the house tomorrow and let the next owner deal with the softening ceiling and potential insurance denial. In our experience a gap like this never self-seals – it only gets worse with every storm.

Why is the scope of work we gave necessary for the client to do?

This exact 7-metre transition zone is the only entry point Ausnorth identified and your photos confirm. Leaving it open is like leaving a window cracked in the rain – everything downstream gets wet. Our method (infill + flexible flashing + clean) is the minimum NCC-compliant fix that restores proper overlap and drainage without ripping off the entire roof. Anything less simply won't last.

If the client does not take any action on doing the scope of work, what could be the consequences for the property?

Continued water entry will saturate the ceiling cavity, rot bearers and joists, grow mould, damage the dining-room plaster and wiring, and eventually require far more expensive internal repairs plus potential insurance exclusions for “ongoing maintenance issues”. In worst cases we've seen ceiling collapse and structural timber replacement costing \$15,000–\$25,000. The longer you wait, the harder it is to prove the original storm cause to Allianz.

Comparison of Roofing Repair Providers – Canberra ACT Market (March 2026)

Criteria	Base-Level Local (random one-man operator)	Middleman Platforms (HiPages, ServiceSeeking)	Premium Local Firms (Rebel Roofing ACT, Agile Roofing)	HolyMess Repairs (Scenario 1)
Fully licensed & Access Canberra compliant	Sometimes	Rarely verified	Yes	Yes ✓



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Every tradesperson personally vetted for skills & character	No	No	Sometimes	Yes ✓ (1000s to choose from)
24-hour warranty response guarantee	No	No	Rare	Yes ✓
10% price-beat guarantee + \$99 “ecstatic” promise	No	No	No	Yes ✓
Customer included in internal company chat 24/7 with PM & tradie	No	No	No	Yes ✓ (world-first transparency)
Agentic AI + lean 12% margin passed to client	No	No	No	Yes ✓
BlueScope material warranty formally registered on your behalf	Rarely	Never	Sometimes	Yes ✓
Full financial records available to client on request	No	No	No	Yes ✓ (total transparency)
Dye + thermal imaging leak verification included at no extra cost	No	No	Extra charge	Yes ✓ (stops guesswork disputes)



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Largest network – can swap tradesperson instantly if needed	No	Limited	No	Yes ✓
Same-day emergency + small-job friendly	Rare	Variable	Sometimes	Yes ✓
Public price-beat + warranty honour even if tradie retires	No	No	No	Yes ✓
Average price for 7 m flashing repair	\$1,200–\$1,800	\$1,800–\$2,500 (platform fees)	\$2,500–\$3,500	\$1,900 (locked in)

Making the right choice for your home

Here's the straight truth most companies won't tell you. Roofing companies fail at alarming rates – over 80% in the first two years and 96% within five – because they run on thin margins, high overheads and no backup systems. When they disappear, your warranty vanishes with them.

At HolyMess Repairs we built something no one else has: an Uber-style platform for trades with none of the limitations. We choose from thousands of vetted roofers across Australia, match the absolute best person for your exact job, and lock in below-market prices through our volume relationships. You get the skill of the best roofer in Canberra without the risk of the unknown tradie who might show up (that funny YouTube short about “you don't know who will actually do the work” is the dark reality we solved).

Normal companies only have 2–3 people on the books – they might be unavailable, unsuitable, or simply not skilled enough for your tile-to-metal transition. We have the entire market. We run at a lean 12% profit margin (industry average is 30–77%) because agentic AI handles all the boring office work, debt collection, scheduling and quoting – every dollar saved goes straight to you. Our prices are public, our financial records are open to any client who asks, and you are literally added to the internal company chat so you see every conversation between office, project manager and tradesperson in real time – 24 hours a day, from your phone. No other company in Australia offers that level of visibility and control.

We also formally register your BlueScope steel warranty on your behalf so you never have to chase it years later. And to stop the classic “we fixed it but it's still leaking” dispute that destroys



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trust, we offer free dye-testing + thermal imaging on every roof job – we find the exact leak path before we touch anything, so you know the repair will work first time.

If you go with a cheap one-man operator or a middleman platform, you risk unlicensed work, no insurance cover, disappearing warranties, corner-cutting on safety (no tarps, no proper harnesses), hidden price rises, and the very real chance the tradie who turns up isn't the professional you were promised. We vet every single person for qualifications, character, insurance and compliance before they ever see your roof.

That's why we can confidently say: choose any other quote and you're rolling the dice. Choose HolyMess and you get the best tradesperson in the market, locked-in pricing, total transparency, and a company built to last so your 5-year (or longer) warranty is actually honoured – rain or shine, even if the original roofer retires.

Payment Details

- **Bank:** Commonwealth Bank
- **Account Name:** Holymess PTY LTD
- **BSB:** [REDACTED]
- **Account Number:** [REDACTED]

Payment Terms

50% deposit (\$1,045)

50% on completion (\$1,045)

If you would like to change payment terms, contact us.

We also offer humm and/or interest-free payment plans.

Next steps

1. Reply with your chosen scenario (or ask for modifications).
2. We book site date within 7 days (emergency same-day available).
3. You receive daily photo updates via our app and are added to the live company chat.
4. Job complete + warranty emailed same day.

We beat any like-for-like written quote by 10% – send us one and we'll prove it.

Call Victor C direct on **0426 204 244** or reply to this email.

We look forward to stopping your dining-room leak for good and giving you the peace of mind only our system can deliver.



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Victor C
Compliance Manager
HolyMess Repairs

“Making Canberra homes watertight since 2018”

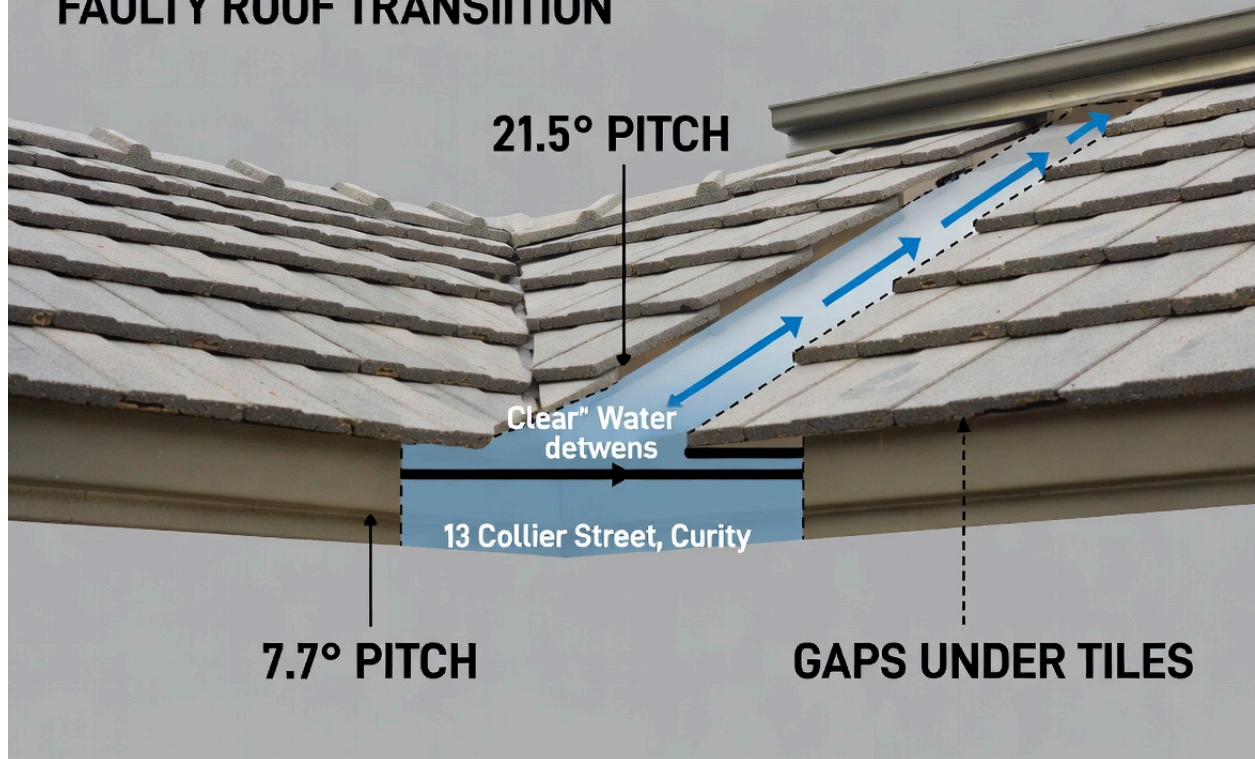
(Attached for your records: Ausnorth report photos cross-referenced, NCC flashing diagram, example before/after from similar Curtin job, and our full transparency policy document.)



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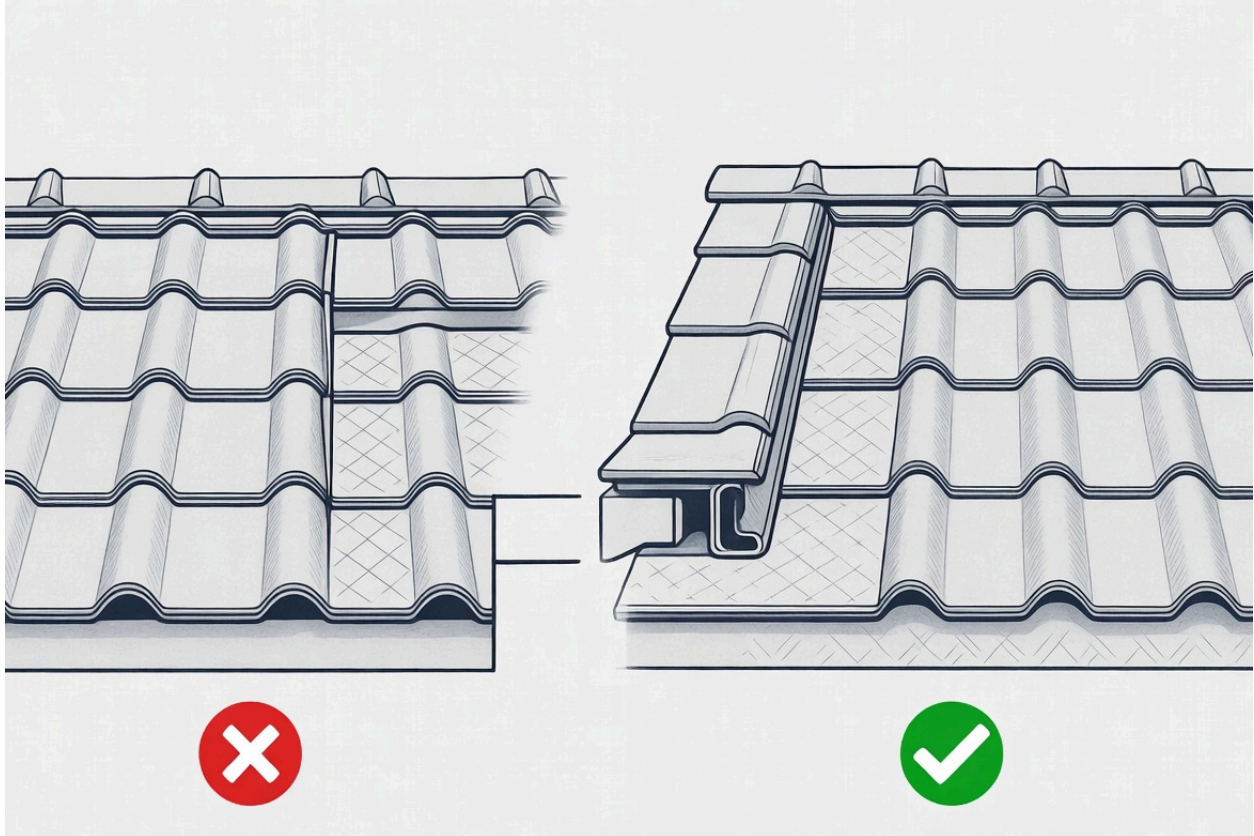
FAULTY ROOF TRANSITION





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