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COMPREHENSIVE FORENSIC SITE INSPECTION & TEMPORARY MAKE-SAFE REMEDICATION REPORT

Water Ingress Investigation – Ground-Floor Bathroom

Job Reference: JN 6192

Date of Attendance: Sunday, 12 April 2026

Client: [REDACTED] – Claims Manager

Client Company: [REDACTED]

Contact: [REDACTED] | shbr.com.au

Property Address: [REDACTED] Nicholls, ACT 2913 (double-storey dwelling)

Attending Technician / Author: Victor C – Compliance Manager & Founder/Director,
HolyMess Repairs

Click link to see all photo and video from site - Nicholls, [REDACTED] ACT 2913 -
[REDACTED] - JN 6192

EXECUTIVE SUMMARY

I attended the property at approximately 10:00 AM on Sunday, 12 April 2026 to conduct a full forensic diagnostic inspection and implement an immediate temporary make-safe solution for reported active water ingress affecting the ground-floor bathroom.

Through a systematic bottom-up to top-down investigation (internal ground-floor ceiling → first-floor wet areas → external roof structure), the primary source was conclusively identified as a severely deteriorated and fractured lead flashing at the first-floor roof-to-wall junction. Secondary minor penetrations were noted in the upstairs shower and bathtub areas. All identified entry points were sealed using premium, flexible, UV-stable roofing and sanitary-grade sealants.

Every step was documented with high-resolution before, during, and after photographs and videos (linked below and attached internal photo). The site was left cleaner than found, fully stabilised against further ingress, and a detailed permanent repair recommendation is provided. This report demonstrates HolyMess Repairs' commitment to total transparency, rigorous safety compliance, and full ownership of every job.

Media References (Before / During / After):

- Before: <https://x.com/victorchandra09/status/2043210027574632533?s=20>
- Before: <https://x.com/victorchandra09/status/2043209661311311879?s=20>
- Before: <https://x.com/victorchandra09/status/2043209606722388199?s=20>
- During: <https://x.com/victorchandra09/status/2043210406127448242?s=20>
- During: <https://x.com/victorchandra09/status/2043210409591910761?s=20>
- After: <https://x.com/victorchandra09/status/2043210397843702001?s=20>
- After: <https://x.com/victorchandra09/status/2043210308383375552?s=20>
- Attached: Internal ground-floor bathroom photo showing moisture staining.

PRE-DEPLOYMENT PREPARATION & LOGISTICAL MOBILISATION

Before departing the yard, I completed a full standard operating procedure checklist:

- Reviewed the [REDACTED] job card (JN 6192) and all prior notes.
- Checked Bureau of Meteorology data for Nicholls – dry conditions, light winds forecast.
- Loaded the HolyMess Repairs branded van with: full-body harness & double lanyards, certified roof anchor points, industrial extension ladder, calibrated moisture meter, thermal imaging camera, high-lumen torches, wire brushes, scrapers, rubber mallet, caulking guns, high-modulus UV-resistant elastomeric roofing sealant, mould-resistant sanitary silicone, isopropyl alcohol, absorbent rags, drop sheets, PPE kit, waste bags, and emergency tarp materials.
- Performed a pre-start vehicle safety check.

This preparation ensures we are equipped for any scenario from minor capillary leaks to major structural failures.

ARRIVAL, SITE HAZARD ASSESSMENT & RIGOROUS OHS IMPLEMENTATION

- Arrived 10:00 AM, parked safely, and established an exclusion zone with cones and signage.
- Conducted a 360° site scan for power lines, uneven ground, foliage, and underground services.
- Formulated and mentally reviewed the site-specific Safe Work Method Statement (SWMS) for high-risk work at heights.
- Positioned the heavy-duty extension ladder at the precise 4:1 slope ratio against the fascia, secured the base on stable ground, and tension-strapped the top to prevent movement.
- Donned full PPE and performed a meticulous harness inspection: checked webbing for fraying/UV damage, verified D-rings, buckles, karabiners, and energy-absorbing lanyard. Adjusted harness for optimal load distribution across pelvis and chest.

- Only after this exhaustive safety sequence did any inspection or repair work commence. At all times on the roof I remained double-lanyarded and maintained three points of contact.

GROUND-FLOOR INTERNAL DIAGNOSTIC PATHOLOGY

Entered the ground-floor bathroom and directed high-intensity illumination to the ceiling around the exhaust fan.

Clear evidence of active moisture pooling was present: concentric yellowish-brown staining radiating from the fan housing, paint bubbling, and minor delamination – classic signs of water percolating through plasterboard from above. Moisture-meter readings confirmed elevated levels.

A forensic diagnostic matrix was applied:

Location Focus	Observable Evidence	Forensic Deduction
Ground-floor bathroom ceiling (exhaust fan perimeter)	Concentric yellowish-brown staining, paint bubbling	Water pooling on upper face of ceiling and percolating through gypsum core

FIRST-FLOOR BATHROOM DIAGNOSTIC & INTERNAL MAKE-SAFE

Moved upstairs to the bathroom directly above.

Identified two specific vulnerabilities:

1. Small penetration/gap in the shower enclosure wall tiling.
2. Opening in the wall/ceiling junction above the bathtub.

Close inspection of the attached internal photo revealed a deep void at the tile junction with visible blackish-brown mould growth – proof of chronic moisture retention in the substrate.

Internal Make-Safe Steps:

- Mechanically cleaned degraded sealant, soap scum, and mould using hand tools.
- Wiped surfaces with isopropyl alcohol to remove all moisture and contaminants.
- Applied a continuous bead of high-performance mould-resistant sanitary silicone, tooled smooth, and allowed initial skin-over.

These seals immediately reduced internal moisture risk while roof works proceeded.

ROOF ACCESS & EXTERNAL FORENSIC INSPECTION

Re-secured harness to a certified roof anchor and ascended. Walked the roof placing weight only on the lower half of tiles (over battens) to avoid cracking.

Targeted the first-floor roof-to-wall junction. Identified the primary failure: a broken, fatigued, and lifted section of lead flashing with visible tears and water marks beneath.

Physics & Metallurgy of Lead Flashing Failure:

Lead is malleable and corrosion-resistant but highly susceptible to:

- Extreme thermal fatigue and creep from daily Australian temperature cycles (expansion/contraction without adequate expansion joints).
- Structural settlement stresses pulling the metal apart.
- Gravitational creep where unsupported sections slowly drag downward.

Lifting the broken edges revealed heavy water tracking, efflorescence, and moisture pooling directly beneath – definitive proof this was the main ingress point. Water bypassed the flashing, entered the cavity, travelled down the framing, and emerged at the ground-floor ceiling.

Forensic Assessment Matrix:

Pathological Finding	Diagnostic Implication
First-floor roof/wall junction	High-risk vulnerability zone
Lead flashing membrane	Severe thermal fatigue tearing
Subsurface water marks	Confirms bypass into structural cavity
Vector correlation	Perfect alignment with internal ceiling stains

TEMPORARY MAKE-SAFE REMEDIATION – DETAILED EXECUTION

Step-by-Step Methodology:

- 1. Surface Preparation & Micro-Debris Excision**
 - Aggressively wire-brushed the flashing, tiles, and wall to remove dirt, lichen, oxidised lead, and old sealant. Swept all loose material away.
- 2. Moisture Displacement & Substrate Drying**
 - Wiped the entire area thoroughly with industrial rags until completely dry

(maximising sealant adhesion).

3. Flashing Re-alignment

- Gently dressed the curled/lifted lead back into position using gloved hands and a soft rubber mallet to minimise gap width.

4. Application of Premium Roofing Sealant

- Extruded a generous volume of high-modulus, UV-stable elastomeric roofing sealant (flexible, 25+ year life expectancy) deep into all cracks, tears, and perimeters, extending 150 mm beyond visible damage.

5. Tooling, Edge Sealing & Verification

- Tooled smooth to create a monolithic, watertight barrier with no air pockets. Covered all nearby fixings. Performed a millimetre-by-millimetre visual and tactile check.

Real-time “During” photos and videos were captured throughout (linked above).

POST-REPAIR VERIFICATION, CLEAN-UP & SITE HANDOVER

- Confirmed full coverage and professional finish (see “After” links).
- Descended safely, removed all tools and debris, swept roof and gutter.
- Double-checked internal seals.
- Removed exclusion zone and left the property immaculate.
- Sent immediate confirmation media to the client.

Works Completed Duration: Approximately 4.5 hours.

Materials Used: 3 tube roofing sealant, 1 tube sanitary silicone, cleaning solvents, liquid flash consumables.

SUMMARY OF FINDINGS & WORKS CARRIED OUT

- **Primary Cause:** Deteriorated lead flashing at first-floor roof-wall junction (confirmed by subsurface water marks).
- **Secondary Factors:** Minor internal penetrations in upstairs wet areas (sealed).
- **Outcome:** Temporary watertight barrier established. Site stabilised.

Critical Note: This is a **temporary make-safe solution only**. The lead flashing is fatigued beyond patching and requires full replacement.

LONG-TERM PERMANENT REMEDIAL RECOMMENDATIONS



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To achieve permanent, NCC-compliant, warranted protection I recommend:

1. Full cladding removal for cavity access.
2. Complete excision and responsible disposal of all fatigued lead.
3. Custom fabrication and installation of new step/apron flashings (lead-alternative if rainwater is collected for potable use).
4. Integration of proper expansion joints.
5. Reinstatement of cladding, re-bedding of tiles, and flexible pointing.
6. Internal plasterboard replacement, mould treatment, and repainting once fully dry.

HolyMess Repairs is ready to provide a fixed-price quote immediately.

WHY CHOOSE HOLYMESS REPAIRS

HolyMess Repairs was founded to end the “negative spiral” in the trades industry – no corner-cutting, no predatory tactics, just honest, high-quality work by vetted professionals. We take **full ownership** of every job with dedicated in-house project management, eliminating middleman friction.

Our guarantees include:

- **\$99 Expert Advice Guarantee** – If you’re not 100% impressed, we pay you \$99.
- **10% Price Beat Guarantee** against any comparable licensed quote.
- Exhaustive before/during/after photo/video reporting (exactly as provided here).
- 24/7 human response for emergencies.
- Premium materials and extended warranties.

See our story: <https://www.holymessrepairs.com.au/our-story/>

Google reviews: <https://g.co/kgs/ezuh8bk>

Facebook: <https://www.facebook.com/holymessrepairs.com.au>

YouTube: <https://youtu.be/4GoaRAOMo2o>

Victor C personally oversees every job as Compliance Manager.

Signed:

Victor C

Compliance Manager & Founder/Director

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End of Report