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HolyMess Repairs – Precision Dye Leak Detection & Targeted Repair Quote

(Double-Storey Tiled-Roof Townhouse)

Job Address: [REDACTED] Mill Park VIC 3082

(239 m² double-storey townhouse, 3–4 bedrooms, 3 bathrooms, compact low-maintenance rear courtyard, Whittlesea City Council, tiled roof with two skylights serving the upstairs bedroom area)

Client: [REDACTED] – Property Manager, [REDACTED]

(for owners [REDACTED] | [REDACTED])

Prepared by: Victor C – Compliance Manager & Licensed Roof Plumber

Licence: HolyMess Repairs (BPC-registered – Building and Plumbing Commission) Licence No. 32176 | ABN 31 666 327 813

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Date: 29 April 2026

[REDACTED]

Thank you for your email regarding the ongoing roof leak at [REDACTED] Mill Park, and for providing the previous [REDACTED] Quote 1370 (dated 06/11/2025 for AUD \$1,320.00 incl. GST) along with the detailed photos of the two skylights. The images clearly show heavily soiled mesh screens infested with insects, rusted and damaged flashings, gaps at seams, broken/cracked roof tiles, moss/algae growth, and flashing issues at the junctions with the box gutter and adjacent walls.

Despite the previous contractor’s replacement of external skylight screens (x2), flashing, sealing of gaps, box gutter cleaning, and broken tile replacement, the leak from the skylights in the upstairs bedroom continues. This is a classic example of untraced water paths on tiled roofs: water can enter at the skylight frame, travel under tiles, behind flashings, or into the box gutter before surfacing inside. Precision dye testing is the only reliable method to map every exact entry and travel path before permanent repairs.

This quote has been built with every stakeholder in mind:



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- **Owners ([REDACTED]) and Property Manager (you):** A cost-effective, permanent fix that protects rental income, avoids mould/insurance issues, and provides full documentation for future tenancy or sale.
- **Current and future tenants:** A dry, healthy, mould-free home with minimal disruption.
- **Neighbours and the public:** Minimal noise, dust, debris, or safety risks on a suburban street.
- **Tradespeople:** Safe working conditions in one of Australia's most dangerous professions (double-storey falls, extreme weather, skin cancer risk from constant sun exposure).
- **WorkSafe Victoria and BPC:** Full compliance with regulations, risk assessments, Safe Work Method Statements (SWMS), and certification.
- **Insurance companies:** Iron-clad photographic/video evidence, material batch records, and BPC certificates to support claims and prevent denials.
- **Whittlesea City Council:** Works kept within minor-repair exemptions.
- **HolyMess team and project managers:** Our agentic AI systems and largest vetted tradesperson network ensure zero surprises and full transparency.

We price realistically with real-world contingency so there are no “oops, this will cost more” moments. Every step includes photographic/video evidence, material labels, and compliance records so you and the owners can verify everything.

All prices below are quoted plus GST.

We have prepared **three specific Dye Testing scenarios** tailored to this property's two-skylight + box gutter setup so you and the owners can choose the level of investigation that best suits the budget and risk tolerance.

Option 1 – Targeted Skylight Dye Testing & Repair

Fixed Price: \$2,405 plus GST

Warranty: 5 years workmanship (company-backed, BPC-compliant)

Scope Area: Two skylights, frames, flashings, screens, tile bedding, and immediate surrounding roof tiles (approximately 8–10 m²).

Why do this scope? As a licensed roof plumber with decades of experience on Melbourne tiled roofs, I know that after flashing and screen replacement (exactly what was done previously), the most common remaining failure points are the skylight frame seals, tile bedding mortar, and micro-gaps that allow water to track under the tiles. This targeted scope stops the immediate



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leak source with precision dye mapping, giving you a permanent fix without over-servicing the entire roof.

Why not do this scope? If water is travelling further into the box gutter or adjacent valleys (common on double-storey designs), this focused approach may miss secondary paths that only appear after the primary skylight leaks are sealed.

Why is this scope necessary? It provides the minimum reliable intervention that eliminates guesswork and gives the owner immediate protection plus full BPC-compliant evidence for insurance and tenancy records.

If no action is taken: Ongoing leaks will cause ceiling damage, mould growth in the upstairs bedroom, reduced rental value, potential insurance claim denials, escalating repair costs, and possible tenant disputes or vacancy periods.

Very Detailed Step-by-Step Procedure for Option 1

(The following is written as a complete how-to manual. It is so detailed that any competent tradesperson could follow it exactly, and materials could be ordered in advance. Every step identifies what could go wrong, associated risks (injury, property damage, financial), common corner-cutting by other companies, and how HolyMess ensures best-practice using our vetted network, agentic AI oversight, and full transparency.)

Materials (scaled to ~8–10 m²): Non-staining food-grade dyes (blue/red/green, 500 ml each), Sikaflex Pro+ UV/weather-rated sealant (BPC-approved equivalent), lead-compatible flashing tape, custom-bent flashing pieces, matching terracotta/concrete tile bedding mortar, replacement tiles (matching profile), premium gaskets/screws, full PPE, scaffolding/tarps, vacuum, thermal imaging camera if needed. All supplied with batch numbers and SDS sheets.

Team: Minimum 2-person crew for double-storey safety.

Total on-site time: 3–4 hours (plus possible 24-hour tracing).

- 1. Pre-arrival preparation (office + tradesperson – 30 mins)** Review all provided photos/video and previous quote. Confirm double-storey access (scaffolding or ladder with hook). Prepare full SWMS, WHS risk assessment, PPE list, and material checklist. Agentic AI cross-checks availability. **What could go wrong / Risks:** Wrong tile profile ordered (delays, financial overrun); missing harness anchor points (injury risk). **Corner-cutting by others:** Cheap generic silicone; skipping full risk assessment. **HolyMess assurance:** Only premium BPC-approved materials with photos of



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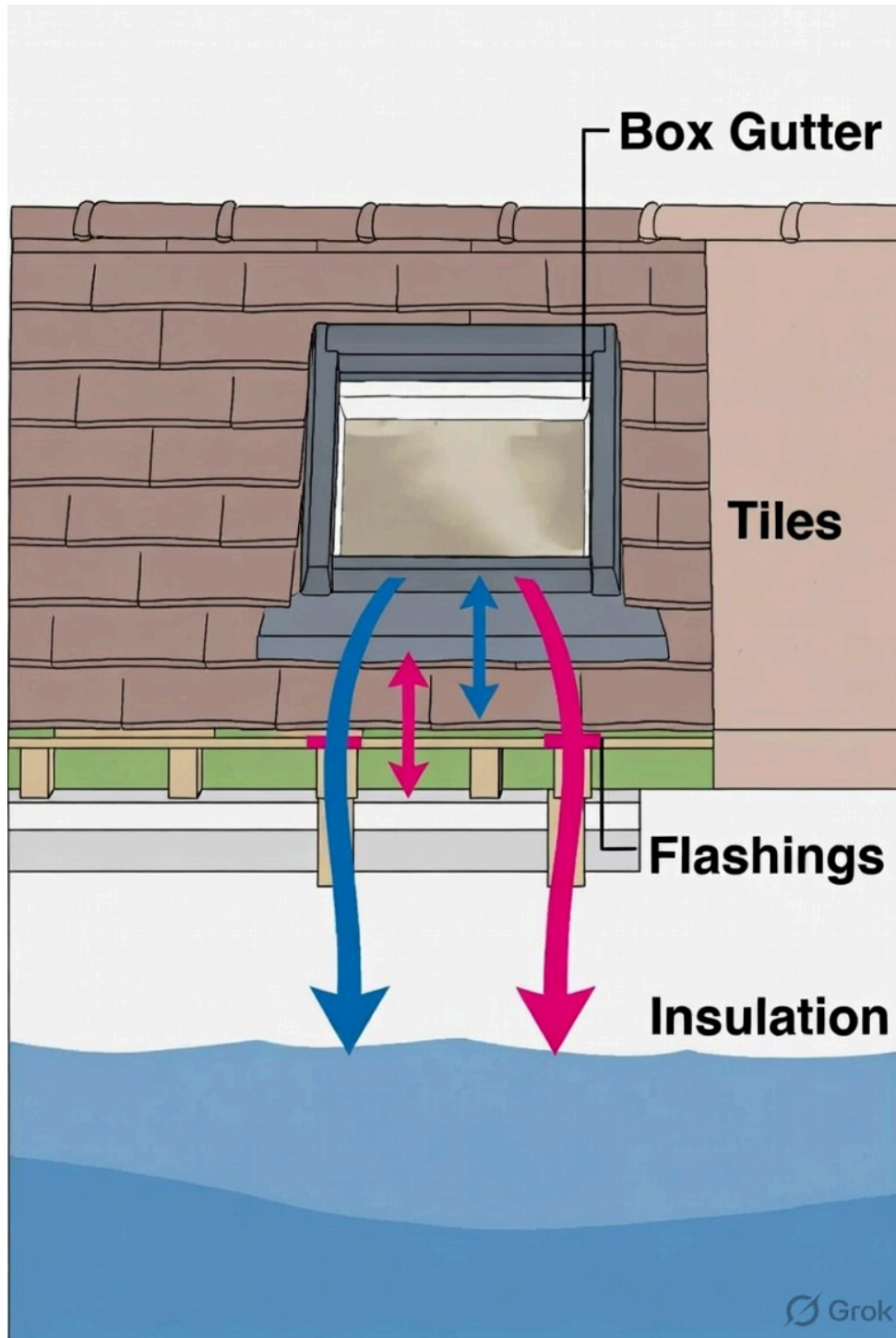
labels/batch numbers sent to you pre-job. AI + experienced PM ensures exact match.
Evidence: Material manifest provided.

2. **Site arrival & safety setup (15 mins)** Brief property manager/tenants. Install barriers, tarps around base and below skylights, secure double-storey access (scaffolding preferred). **Risks:** Fall from height (~6–8 m), debris damage to courtyard/garden, public/tenant injury, financial/insurance claim. **Mitigation:** Full harness tie-off, 2-person team, edge protection, WorkSafe-compliant barriers. **Corner-cutting:** Single tradesperson on ladder only; no tarps. **HolyMess:** Documented setup photos/video + signed safety checklist. Our network allows immediate extra crew.
3. **Detailed zone marking & initial inspection (30 mins)** Divide each skylight + surrounding tiles into 4–6 zones. Take 360° before photos/video (high-res, timestamped). Visual + initial thermal scan. **Risks:** Missing hidden paths under tiles (incomplete repair, financial loss). **Mitigation:** Systematic grid marking with chalk/tape. **Corner-cutting:** Quick visual only; no photos. **HolyMess:** Full before portfolio emailed same day.
4. **Dye application (30–45 mins)** Apply colour-coded non-staining food-grade dyes + controlled low-pressure water simulation to each zone. **Risks:** Cross-contamination; dye staining internal finishes. **Mitigation:** Sequential application + internal monitoring. **Corner-cutting:** Permanent dyes or skip containment. **HolyMess:** Food-grade only; video of application provided.
5. **Tracing & pinpointing (30–60 mins or next day)** Follow dye paths internally/externally with video. Map every leak entry/travel route. **Risks:** Missed source (water travels far on tiled roofs). **Mitigation:** Systematic internal inspection + thermal backup. **HolyMess:** Live updates via 24/7 portal.
6. **Preparation & permanent repairs (60–90 mins)** Carefully lift only affected tiles. Clean old sealant/mortar. Install custom flashings, re-bed/point tiles, apply premium sealant, replace damaged tiles/gaskets. **Risks:** Tile breakage (property damage), water ingress during repair, structural weakening. **Mitigation:** Tile-by-tile removal, proper mortar mix, weather-appropriate timing. **Corner-cutting:** Force tiles, cheap sealant, no re-pointing. **HolyMess:** Before/after close-ups of every tile + material photos.
7. **On-site testing, certification & documentation (20 mins)** Final hose test simulating heavy rain. Internal check. Issue BPC certificate. **Risks:** False “fixed” result if rushed. **HolyMess:** Full report with all evidence.
8. **Clean-up & handover (15 mins)** Remove all debris (vacuum + hand clean). Leave site better than found. Provide full digital report + portal access. **Risks:** Debris left behind (tenant complaints). **HolyMess:** Signed handover checklist.



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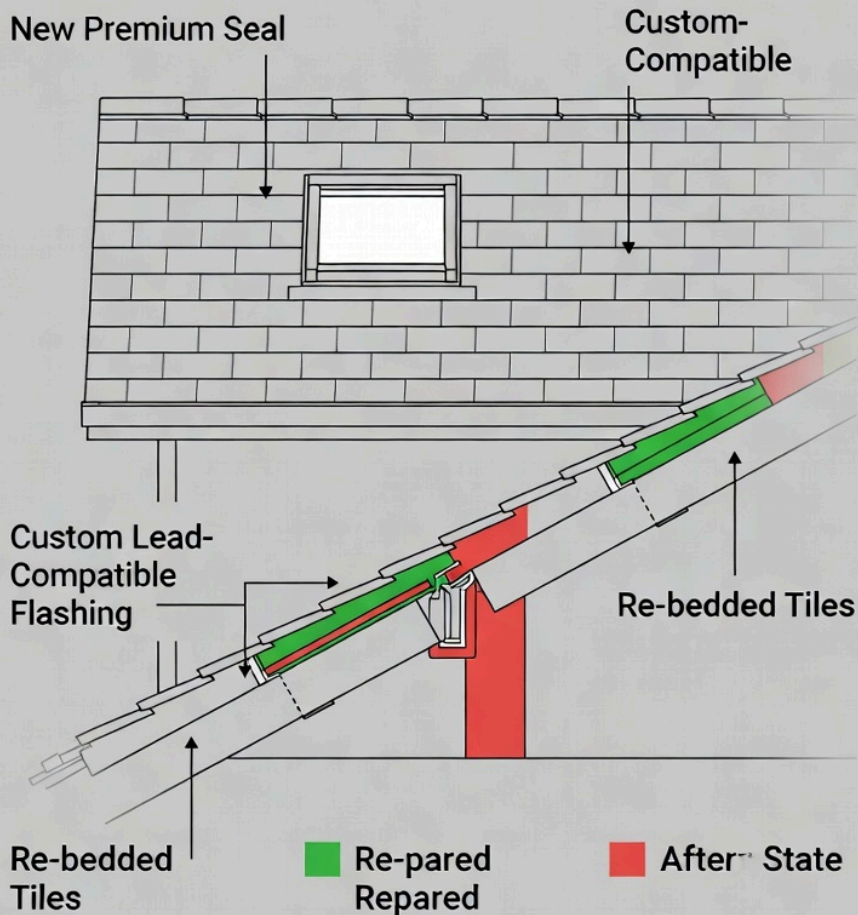


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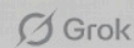
Double Storey filed Skylights

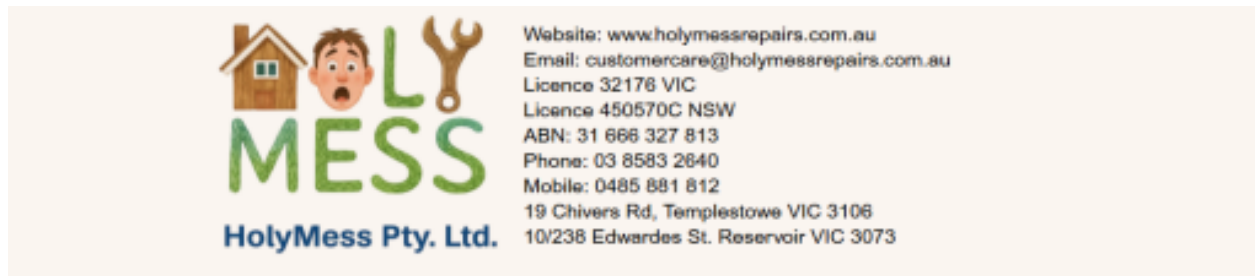
Targeted dye-tested repair tile around cross paths, viewable by water ingress.



After Rontx State

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Option 2 – Skylight + Box Gutter Dye Testing & Repair (Our Recommended Scenario)

Fixed Price: \$3,185 plus GST

Warranty: 5 years workmanship (company-backed, BPC-compliant)

Scope Area: Two skylights + full box gutter and all transition points (approximately 15–18 m²).

Why do this scope? Experience on hundreds of similar tiled-roof townhouses shows that once skylight flashings are replaced, water often migrates into or behind the box gutter system — exactly the area the previous contractor addressed but could not fully diagnose. Dye testing here traces every possible path and delivers a targeted, permanent repair.

Why not do this scope? It takes more time (possible 24-hour wait for full tracing) and resources than a quick patch, and if the leak is purely at the skylight frame it may include unnecessary gutter work.

Why is this scope necessary? It directly follows up on the previous contractor's scope where the leak continues, eliminating the “we patched it but it's still leaking” cycle that property managers and owners experience far too often.

If no action is taken: Progressive hidden damage under tiles or in the gutter will lead to internal water staining, mould, higher insurance premiums, tenant health complaints, reduced property value, and eventual far more expensive full roof interventions.

Very Detailed Step-by-Step Procedure for Option 2

(The following is written as a complete how-to manual. It is so detailed that any competent tradesperson could follow it exactly, and materials could be ordered in advance. Every step identifies what could go wrong, associated risks (injury, property damage, financial), common corner-cutting by other companies, and how HolyMess ensures best-practice using our vetted network, agentic AI oversight, and full transparency. The procedure expands the same 8 steps to include the full box gutter, associated flashings, and drainage paths. Materials quantities increased accordingly for gutter-specific flashing and sealing.)

1. **Pre-arrival preparation (office + tradesperson – 30 mins)** Review all provided photos/video and previous quote. Confirm double-storey access (scaffolding or ladder with hook). Prepare full SWMS, WHS risk assessment, PPE list, and material checklist (including additional gutter flashing materials). Agentic AI cross-checks availability. **What could go wrong / Risks:** Wrong tile or gutter profile ordered (delays, financial overrun); missing harness anchor points (injury risk). **Corner-cutting by others:** Cheap generic



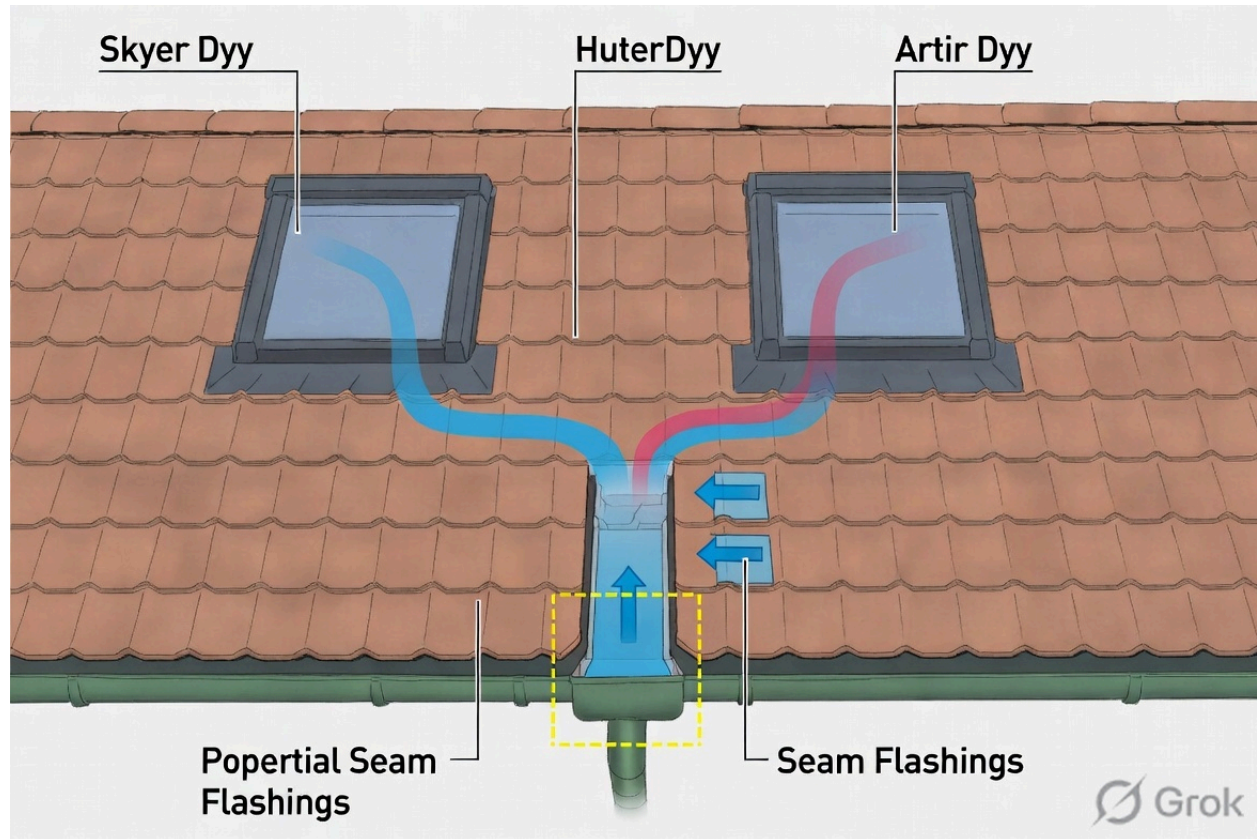
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- silicone; skipping full risk assessment. **HolyMess assurance:** Only premium BPC-approved materials with photos of labels/batch numbers sent to you pre-job. AI + experienced PM ensures exact match. Evidence: Material manifest provided.
2. **Site arrival & safety setup (15 mins)** Brief property manager/tenants. Install barriers, tarps around base and below skylights and gutter, secure double-storey access (scaffolding preferred). **Risks:** Fall from height (~6–8 m), debris damage to courtyard/garden, public/tenant injury, financial/insurance claim. **Mitigation:** Full harness tie-off, 2-person team, edge protection, WorkSafe-compliant barriers. **Corner-cutting:** Single tradesperson on ladder only; no tarps. **HolyMess:** Documented setup photos/video + signed safety checklist. Our network allows immediate extra crew.
 3. **Detailed zone marking & initial inspection (30 mins)** Divide skylights and box gutter into 6–8 zones. Take 360° before photos/video (high-res, timestamped). Visual + initial thermal scan. **Risks:** Missing hidden paths under tiles or in gutter (incomplete repair, financial loss). **Mitigation:** Systematic grid marking with chalk/tape. **Corner-cutting:** Quick visual only; no photos. **HolyMess:** Full before portfolio emailed same day.
 4. **Dye application (30–45 mins)** Apply colour-coded non-staining food-grade dyes + controlled low-pressure water simulation to each zone including gutter transitions. **Risks:** Cross-contamination; dye staining internal finishes. **Mitigation:** Sequential application + internal monitoring. **Corner-cutting:** Permanent dyes or skip containment. **HolyMess:** Food-grade only; video of application provided.
 5. **Tracing & pinpointing (30–60 mins or next day)** Follow dye paths internally/externally with video, including full box gutter tracing. Map every leak entry/travel route. **Risks:** Missed source (water travels far on tiled roofs). **Mitigation:** Systematic internal inspection + thermal backup. **HolyMess:** Live updates via 24/7 portal.
 6. **Preparation & permanent repairs (60–90 mins)** Carefully lift only affected tiles. Clean old sealant/mortar. Install custom flashings (skylight and gutter), re-bed/point tiles, apply premium sealant, replace damaged tiles/gaskets and gutter seals. **Risks:** Tile breakage (property damage), water ingress during repair, structural weakening. **Mitigation:** Tile-by-tile removal, proper mortar mix, weather-appropriate timing. **Corner-cutting:** Force tiles, cheap sealant, no re-pointing. **HolyMess:** Before/after close-ups of every tile + material photos.
 7. **On-site testing, certification & documentation (20 mins)** Final hose test simulating heavy rain. Internal check. Issue BPC certificate. **Risks:** False “fixed” result if rushed. **HolyMess:** Full report with all evidence.
 8. **Clean-up & handover (15 mins)** Remove all debris (vacuum + hand clean). Leave site better than found. Provide full digital report + portal access. **Risks:** Debris left behind (tenant complaints). **HolyMess:** Signed handover checklist.



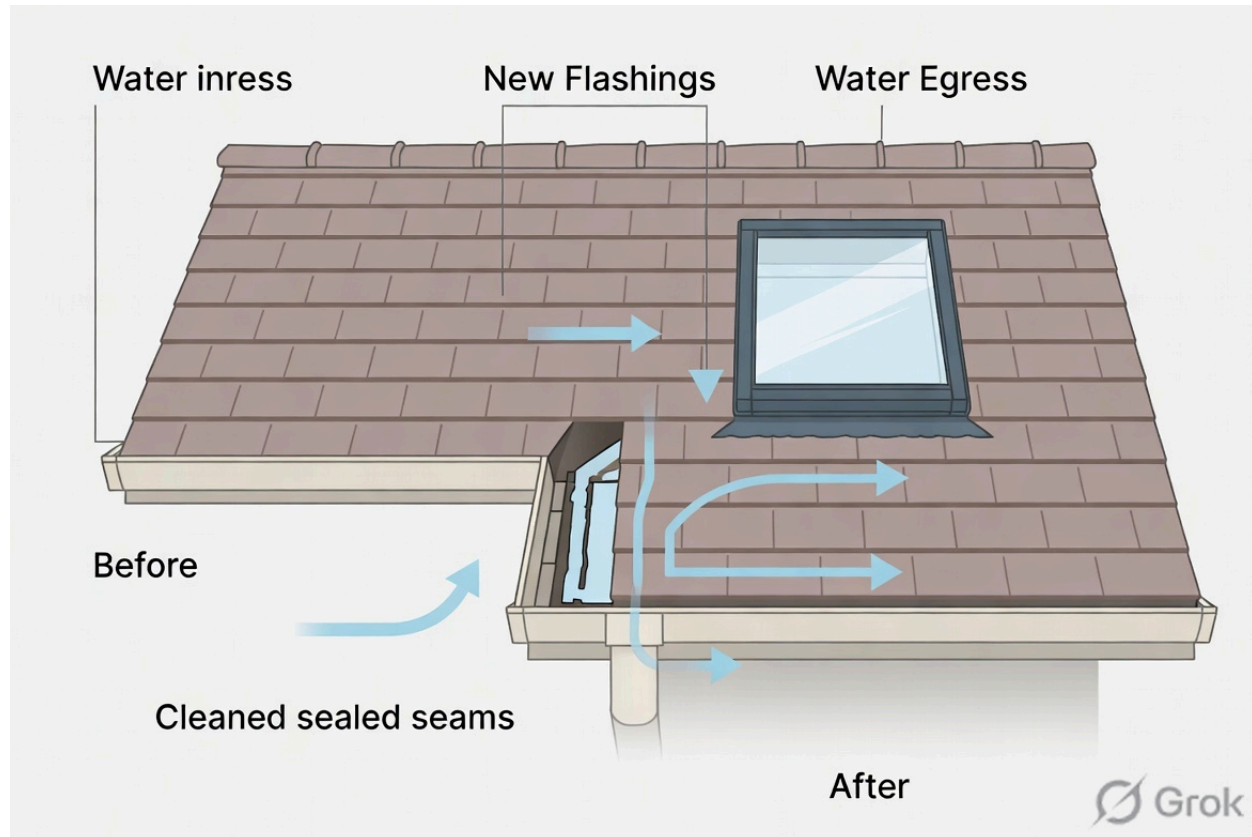
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Option 3 – Comprehensive Multi-Zone Dye Testing & Repair

Fixed Price: \$4,225 plus GST

Warranty: 7 years workmanship (company-backed, BPC-compliant)

Scope Area: Both skylights, box gutter, valley flashings, nearby ridges, and multiple upper-roof zones (approximately 25–30 m²).

Why do this scope? On an ageing double-storey tiled roof like this one, a comprehensive approach using dye + thermal imaging catches every active and potential leak path before they become visible inside, giving the longest-term protection and peace of mind.

Why not do this scope? Higher upfront cost if the leak is isolated to the skylight/gutter area already addressed in previous work.

Why is this scope necessary? Hidden moisture under tiles or in valleys can cause structural rot or widespread mould that visual inspection and basic repairs miss — essential for a rental property where ongoing habitability is critical.



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If no action is taken: Repeated failures, progressive internal damage, major insurance complications, property value loss, and potential health issues for tenants.

Very Detailed Step-by-Step Procedure for Option 3

(The following is written as a complete how-to manual. It is so detailed that any competent tradesperson could follow it exactly, and materials could be ordered in advance. Every step identifies what could go wrong, associated risks (injury, property damage, financial), common corner-cutting by other companies, and how HolyMess ensures best-practice using our vetted network, agentic AI oversight, and full transparency. The procedure expands the same 8 steps to multi-zone mapping across valleys/ridges with pre- and post-repair thermal imaging for hidden moisture. Materials and repairs scaled to the larger ~25–30 m² area.)

- 1. Pre-arrival preparation (office + tradesperson – 30 mins)** Review all provided photos/video and previous quote. Confirm double-storey access (scaffolding or ladder with hook). Prepare full SWMS, WHS risk assessment, PPE list, and material checklist (including additional valley/ridge materials and thermal imaging equipment). Agentic AI cross-checks availability. **What could go wrong / Risks:** Wrong tile profile or missing thermal equipment (delays, financial overrun); missing harness anchor points (injury risk). **Corner-cutting by others:** Cheap generic silicone; skipping full risk assessment. **HolyMess assurance:** Only premium BPC-approved materials with photos of labels/batch numbers sent to you pre-job. AI + experienced PM ensures exact match. Evidence: Material manifest provided.
- 2. Site arrival & safety setup (15 mins)** Brief property manager/tenants. Install barriers, tarps around base and below all work areas, secure double-storey access (scaffolding preferred). **Risks:** Fall from height (~6–8 m), debris damage to courtyard/garden, public/tenant injury, financial/insurance claim. **Mitigation:** Full harness tie-off, 2-person team, edge protection, WorkSafe-compliant barriers. **Corner-cutting:** Single tradesperson on ladder only; no tarps. **HolyMess:** Documented setup photos/video + signed safety checklist. Our network allows immediate extra crew.
- 3. Detailed zone marking & initial inspection (30 mins)** Divide skylights, gutter, valleys and ridges into 8–10 zones. Take 360° before photos/video (high-res, timestamped). Visual + initial thermal scan for hidden moisture. **Risks:** Missing hidden paths under tiles or in valleys (incomplete repair, financial loss). **Mitigation:** Systematic grid marking with chalk/tape. **Corner-cutting:** Quick visual only; no photos. **HolyMess:** Full before portfolio emailed same day.
- 4. Dye application (30–45 mins)** Apply colour-coded non-staining food-grade dyes + controlled low-pressure water simulation to each zone across the expanded area. **Risks:** Cross-contamination; dye staining internal finishes. **Mitigation:** Sequential application +



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- internal monitoring. **Corner-cutting:** Permanent dyes or skip containment. **HolyMess:** Food-grade only; video of application provided.
5. **Tracing & pinpointing (30–60 mins or next day)** Follow dye paths internally/externally with video, including full multi-zone mapping. Map every leak entry/travel route. **Risks:** Missed source (water travels far on tiled roofs). **Mitigation:** Systematic internal inspection + thermal backup. **HolyMess:** Live updates via 24/7 portal.
 6. **Preparation & permanent repairs (60–90 mins)** Carefully lift only affected tiles. Clean old sealant/mortar. Install custom flashings (skylight, gutter, valley, ridge), re-bed/point tiles, apply premium sealant, replace damaged tiles/gaskets and any additional components. **Risks:** Tile breakage (property damage), water ingress during repair, structural weakening. **Mitigation:** Tile-by-tile removal, proper mortar mix, weather-appropriate timing. **Corner-cutting:** Force tiles, cheap sealant, no re-pointing. **HolyMess:** Before/after close-ups of every tile + material photos.
 7. **On-site testing, certification & documentation (20 mins)** Final hose test simulating heavy rain. Internal check with post-repair thermal scan. Issue BPC certificate. **Risks:** False “fixed” result if rushed. **HolyMess:** Full report with all evidence.
 8. **Clean-up & handover (15 mins)** Remove all debris (vacuum + hand clean). Leave site better than found. Provide full digital report + portal access. **Risks:** Debris left behind (tenant complaints). **HolyMess:** Signed handover checklist.

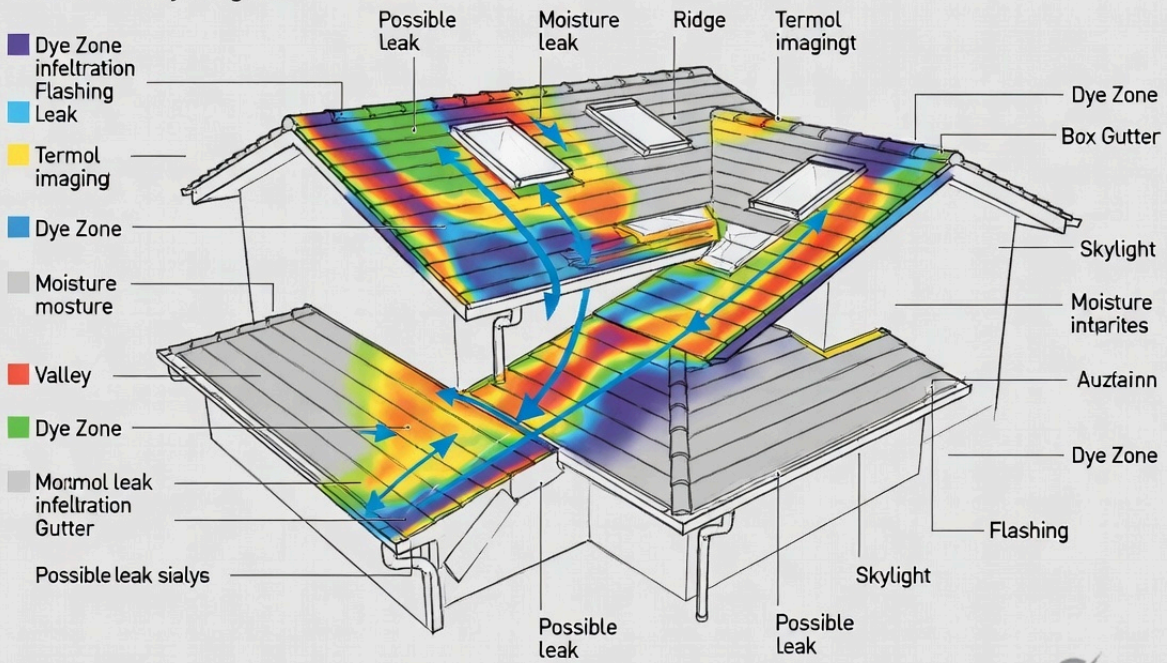


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FULL-ROOF-SECTION DIAGRAM

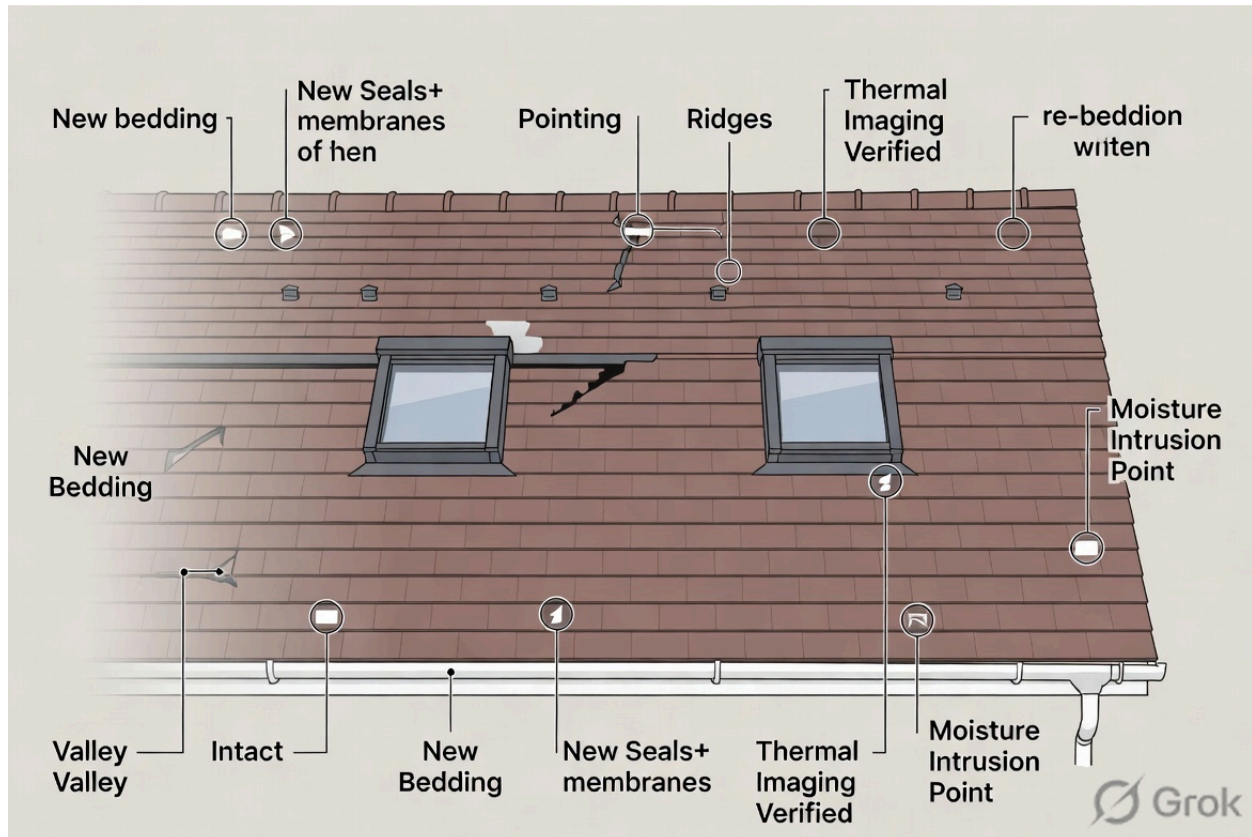
Double-Storey Diagram





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Market Comparison – Why HolyMess Stands Apart

Criteria	Base-Level / 1-Man Teams	Middle-Me n (HiPages etc.)	Premium Service Companies	HolyMess Repairs (Us)
Price (similar scope)	\$400–\$800 (often rises)	\$600–\$1,200	\$2,000+	\$2,405–\$4,225 + GST (locked, transparent, 10% beat guarantee)
Leak Detection Method	Visual guess only	Basic visual	Thermal only	Dye + Thermal (pinpoint accuracy)
Warranty	6–12 months (often ignored)	Varies	2–5 years	5–7 years + 24-hour response + BlueScope registration on your behalf



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Tradespeople Vetting	Unchecked	Unknown	Limited	Full vetting (skills + character) from 1000s in network
Transparency	None	Limited	Some	Full financial records on request + customer included in 24/7 company chat/portal
Profit Margin	High (to cover failures)	High	30–77%	Lean 12% (AI efficiencies passed to you)
Dispute Resolution	“Take it or leave it”	Poor	Average	Built-in (we resolve internally)
Availability	Limited	Broker delays	Limited	Immediate – largest vetted network + AI scheduling
Compliance & Documentation	Often missing	Variable	Good	BPC certificates, full photo/video evidence, insurance-ready
Risk of Recurring Leaks	High	High	Medium	Extremely low (dye-tested)
Customer Control	None	None	Limited	Included in live company communications 24/7
Roofing Company Longevity Risk	High (80% fail in 2 yrs, 96% by year 5)	High	Medium	Company-backed system ensures warranty honoured
Material Warranty Registration	Rarely done	Rarely done	Sometimes	We register BlueScope warranty on your behalf

Roofing is one of the most dangerous professions, with high risk of falls and skin cancer from constant sun exposure. Good roofers are in short supply because the work is physically punishing in extreme heat. At HolyMess Repairs we pay premium rates to attract and retain quality people.



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80% of roofing companies fail within the first two years, and 96% close down by year five, leaving warranties worthless. Many “cheap” operators cut corners (cheap sealant, no proper cleaning, guessing instead of testing, unqualified or uninsured workers), leading to repeated failures, mould, insurance denials, legal disputes, and even safety risks to your tenants or neighbours.

At HolyMess Repairs we operate differently — an Uber-style platform for trades with none of the limitations. We select the absolute best tradesperson for your specific job from thousands available (not just the few on staff). We have ongoing relationships that deliver market-beating prices, no waiting, and full accountability. Our agentic AI handles the boring admin (no debt collection, no downtime), keeping our margin at a lean 12% so you get maximum value. You are literally included in the free 24/7 company communication portal — see every conversation between office, project managers, and tradespeople in real time and comment/ask questions directly. We register your BlueScope material warranty on your behalf. Every job is documented to BPC/WorkSafe standards. If anything goes wrong (extremely rare), our system ensures another vetted roofer steps in immediately — no chasing ghosts.

We are completely transparent: all financial records are available to clients on request. We welcome public scrutiny and customer feedback to continuously improve. This openness, combined with our perfect-process systems and agentic AI, means we solve the fundamental client-trades disputes that plague the industry — no more guessing repairs, no more quoting-cost inflation, no more “you don’t know who is actually on your roof.” We vet every individual for qualifications and integrity.

Choosing anyone else risks exactly the problems you’ve already experienced: temporary patches, disappearing warranties, surprise costs, and the dark reality that you never truly know the tradesperson’s skill, personality, or character.

Next Steps

We can schedule the chosen option as early as tomorrow or Friday. A deposit locks the price and date. Interest-free payment plans via Certegy are available. Full insurance documentation provided.

Feel free to compare our quote with any others you receive, or even run the details through AI for a second opinion. We’re genuinely confident that you (and the owners) will find we offer the best overall value for money, along with all the unique benefits and peace of mind that come with working with HolyMess Repairs.

Call or text me anytime on 0426 204 244. Let’s get this sorted permanently so the property can be rented with total confidence.



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10/238 Edwardes St. Reservoir VIC 3073

Best regards,

Victor C

Compliance Manager & Licensed Roof Plumber

HolyMess Repairs

Attachments (emailed with this quote):

- Full before/after example photos and videos from similar tiled-roof skylight dye-testing jobs in Melbourne
- Warranty terms
- Material SDS sheets
- BPC compliance checklist
- Live portal access instructions

P.S. Our Google reviews, Facebook, and YouTube show real results from Melbourne property managers and homeowners just like you. Happy to connect you with recent clients in the Whittlesea area for peace of mind.