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HolyMess Repairs

Licence No. 32176

ABN: 31 666 327 813

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

19 Chivers Rd, Templestowe VIC 3106

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

Prepared by: Victor C – Compliance Manager

Date: 12 April 2026

Quote Reference: HM-20260412-AF-PERGOLA-FINAL

Client:

[REDACTED]

[REDACTED]

[REDACTED] Ivanhoe VIC 3079

Phone: [REDACTED]

Subject: Comprehensive Quote – Structural Preparation Works for Pergola Connection to Dwelling at [REDACTED] Ivanhoe

[REDACTED]

Thank you for the opportunity to quote on the structural preparation works required to safely connect your existing pergola to the dwelling at [REDACTED] Ivanhoe.

HolyMess Repairs is a fully licensed Melbourne roofing and structural repairs specialist (Licence No. 32176) that takes complete job ownership from start to finish. We operate a modern, data-driven model that connects you to our largest vetted network of qualified tradespeople while our experienced project managers and agentic AI systems handle all compliance, warranties, scheduling, and after-care. We are not restricted to any single solution — we can replace a roof, repair a roof, paint a roof, install metal, tile, slate, or any roofing system, and we handle large jobs, small jobs, and emergencies 24/7. This flexibility means our advice is always genuinely in your best interest. Our 10% price-beat guarantee, company-backed warranties (even if a tradesperson is unavailable), 24/7 human support, and transparent photo-checklists ensure quality every time. See our Google reviews: <https://g.co/kgs/ezuh8bk>, company overview video: <https://youtu.be/4GoaRAOMo2o>, and Facebook page: <https://www.facebook.com/holymessrepairs.com.au>.

Overall Colour-Coded View Here



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Close-up Highlighting Yellow (Pergola)



Close-up Highlighting Blue (Box Gutters 25 m Total) Areas Here]



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Highlighting Orange (Hang Flashing) Area Here]

Overall Scope of Works (Applies to All Options)

Provide temporary support to the existing pergola structure and carry out structural modification works to facilitate connection to the dwelling.

Works include:

- Set up adjustable props to support the pergola roof structure during works.
- Carefully remove existing fascia board (approx. 3 linear metres) in the **Yellow** area.
- Remove existing box gutter in the affected area.
- Supply and install new structural rafter (240 × 45 treated pine timber) fixed in place of the removed fascia to provide suitable load-bearing support for the pergola connection.

Exclusions (common to all options):

- Any structural engineering design or certification unless specified.
- Replacement of any additional damaged or concealed structural members.
- Reinstatement of roofing, guttering, or flashings beyond the scopes listed.
- Disposal of materials beyond standard site clean-up.

Site Assessment & Visual Evidence



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Our detailed roof inspection confirms the conditions shown on the attached colour-coded mud map. The five on-site videos below clearly demonstrate the wear, gaps, lichen growth, water-risk areas, and structural deficiencies in the **Yellow**, **Blue**, and **Orange** zones that justify the recommended works.

- **Ivanhoe Video 1** (Pergola Junction – Yellow area):
<https://x.com/victorchandra09/status/2040603053594972442?s=20>
- **Ivanhoe Video 2** (Wall & Upper Fascia Area):
<https://x.com/victorchandra09/status/2040603061224448270?s=20>
- **Ivanhoe Video 3** (Roof Edges & Pergola Sections):
<https://x.com/victorchandra09/status/2040604109406105998?s=20>
- **Ivanhoe Video 4** (Existing Box Gutter Condition):
<https://x.com/victorchandra09/status/2040604117597651166?s=20>
- **Ivanhoe Video 5** (Rear Roof & Pool Area):
<https://x.com/victorchandra09/status/2040604126493745567?s=20>

Please click link to see all photos and videos from site:



Insurance Coverage for Your Peace of Mind

Please click the link to see HolyMess Repairs insurance documents:



If you provide a professional service or advice and you make a mistake, omit important information, or provide negligent advice that causes your client a financial loss, Professional Indemnity insurance is designed to step in. You can be fully assured that you are covered with HolyMess Repairs in case of bad advice or any damages.

Overall Project Risks & Our Mitigations

We have assessed the following risks for this job and put controls in place to reduce them to the lowest possible level:

- **Risk of Injury** (falls from height, heavy lifting, use of power tools, working at height on sloped roof): Full harness systems, scaffolding or adjustable props at every stage, Safe Work Method Statements (SWMS), licensed and trained tradespeople, first-aid kits, and daily toolbox talks.
- **Risk of Property Damage** (water ingress during removal, broken tiles, interior leaks, damage to air-conditioning units or pool area): Temporary waterproof tarps and



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membranes installed before any removal, sequential work order (never leave area open overnight if rain is forecast), protective sheeting, and weather monitoring via our AI scheduling system.

- **Risk of Financial Loss** (delays, rework, hidden damage discovered mid-job, or future leaks due to poor workmanship): Fixed-price quotes with no hidden extras, pre-work video/photo documentation, company-backed warranty, and our massive vetted tradesperson network that allows immediate additional crew or specialist resources at short notice.

Every critical step is photographed with timestamped checklists that are provided to you on completion — evidence that the work was done exactly as quoted.

Option 1 – Pergola Connection Preparation & Front Guttering

Standalone option covering the core structural works plus essential guttering and flashing (Yellow + partial Blue + Orange).

Price: \$21,000 + GST

Very Detailed Step-by-Step Procedure for Option 1

(This procedure is written so thoroughly that, with the right tools and materials, the steps could be followed independently. Every measurement, tool, and safety control is included.)

1. Pre-Work Preparation & Safety Setup (Day 1, 2–3 hours)

- Arrive on site, obtain client sign-off on scope and photos.
- Set up full perimeter safety barriers, install scaffolding or adjustable steel props under the pergola roof at 1.2 m intervals (load-rated to 500 kg each).
- Lay protective tarps over the entire work zone and interior below.
- **What could go wrong:** Unstable footing or overlooked trip hazards leading to falls. **Mitigation:** Laser-level props, double-check with two-person verification, SWMS signed by all workers.
- **How others cut corners:** Skip full barriers or use household ladders only.
HolyMess Repairs: Our AI project manager assigns only licensed crews and logs every safety check digitally.

2. Install Temporary Structural Support (Yellow area)

- Position and secure adjustable props directly under existing rafters and fascia line.
- **What could go wrong:** Prop failure causing roof sag or collapse. **Mitigation:** Use rated props with base plates on stable ground, torque to spec, and re-check every 30 minutes.



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- **How others cut corners:** Use timber off-cuts or skip propping entirely.
HolyMess Repairs: Network allows us to source extra props instantly; we never cut this critical step.
- 3. **Remove Existing Fascia Board (~3 m, Yellow area)**
 - Carefully pry off fascia using pry bars and screwdrivers, working from one end to the other.
 - Remove all fixings and dispose responsibly.
 - **What could go wrong:** Damage to adjacent tiles or water entry. **Mitigation:** Work in small sections, use tarps underneath, and have temporary flashing ready.
 - **How others cut corners:** Pry too aggressively or leave old fixings behind.
HolyMess Repairs: Full photographic evidence before/after; our versatility means we can repair any incidental tile damage immediately.
- 4. **Remove Existing Box Gutter in Affected Area (partial Blue)**
 - Disconnect and remove old box gutter sections (approx. 10–12 m total for this zone).
 - Clean all debris from roof line.
 - **What could go wrong:** Debris falling into gutters or interior. **Mitigation:** Vacuum and magnetic sweep every section.
 - **How others cut corners:** Leave old gutter pieces behind or quote only partial removal. **HolyMess Repairs:** We remove 100 % and document with video evidence.
- 5. **Install New Structural Rafter (240 × 45 treated pine, Yellow)**
 - Cut new rafter to exact 3 m length, treat cut ends with preservative.
 - Fix into place using galvanised bolts and brackets at 600 mm centres, ensuring load transfer to existing structure.
 - **What could go wrong:** Incorrect length or fixing causing future sag. **Mitigation:** Measure twice, use spirit level, torque to manufacturer specs.
 - **How others cut corners:** Use cheaper untreated timber or fewer fixings.
HolyMess Repairs: We always use treated pine and provide material certificates.
- 6. **Install New Box Gutters Above Pergola Area (10–12 m, Blue)**
 - Supply and fix new Colorbond or equivalent box gutters with proper falls (minimum 1:100).
 - Seal all joints with neutral-cure silicone.
 - **What could go wrong:** Incorrect fall leading to ponding. **Mitigation:** Use laser level for entire run.



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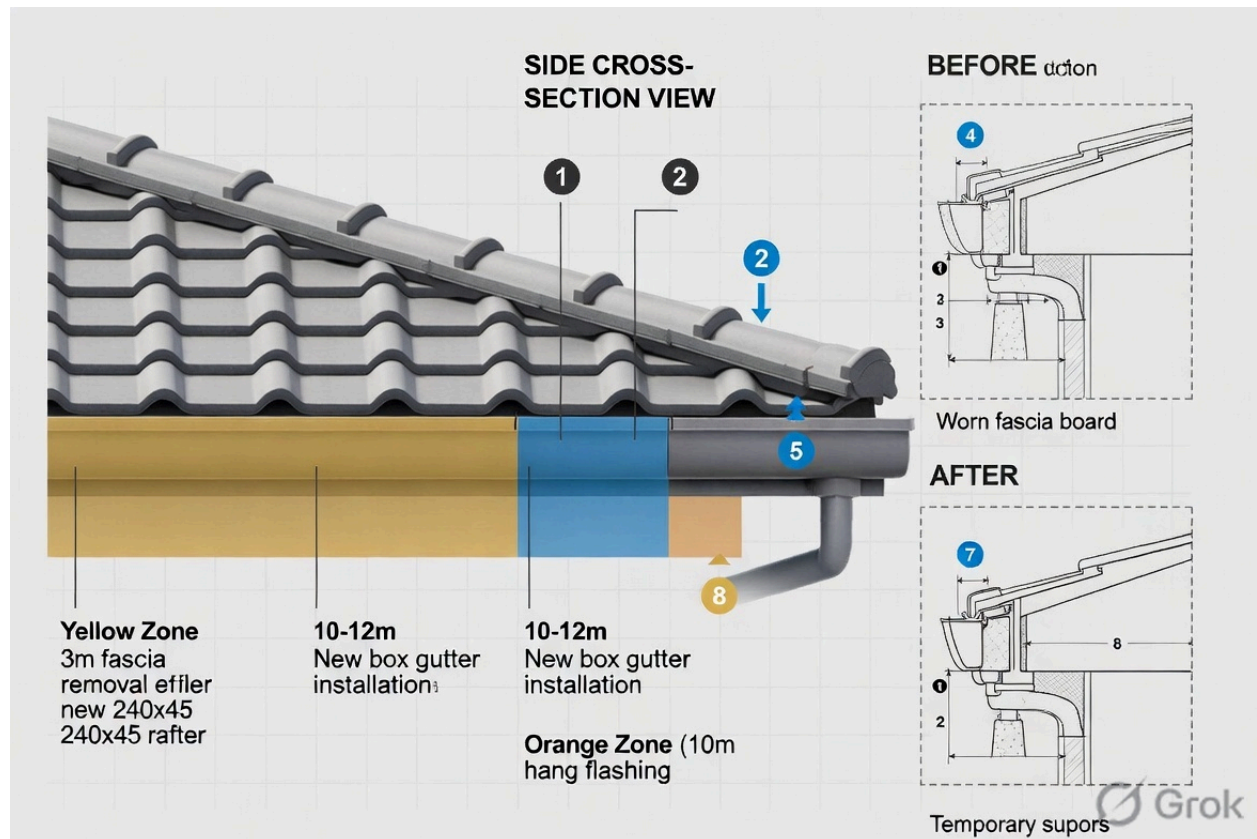
- **How others cut corners:** Install without proper falls or skip sealing. **HolyMess Repairs:** Our network and AI ensure the exact materials are delivered on time; full warranty.
- 7. **Install New Hang Flashing Along Side Wall (10 m, Orange)**
 - Fix new galvanised or Colorbond flashing with appropriate clips and sealants.
 - Overlap by minimum 150 mm at joints.
 - **What could go wrong:** Poor sealing causing leaks. **Mitigation:** Apply primer and two coats of sealant.
 - **How others cut corners:** Use thinner flashing or skip overlaps. **HolyMess Repairs:** We provide photo evidence of every joint.
- 8. **Final Clean-Up, Inspection & Handover**
 - Remove all debris, props, and temporary materials.
 - Conduct joint inspection with client and issue compliance checklist.
 - **What could go wrong:** Leftover debris causing future blockages. **Mitigation:** Triple-check with vacuum and visual sweep.

Custom Diagram 1 for Option 1 – Explaining the Job (Process Flow)



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Custom Diagram 2 for Option 1 – Expected Outcome (Finished View)



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Option 2 – Full Perimeter Upgrade (Includes All of Option 1)

Standalone comprehensive option for complete waterproofing and aesthetic consistency around the entire property.



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Price: \$39,000 + GST

Very Detailed Step-by-Step Procedure for Option 2

(All steps from Option 1 are completed first, then the following additional steps are performed.)

9–16. (Repeat steps 1–8 of Option 1 for the front Yellow/Blue/Orange zones exactly as above.)

17. Additional Rear Box Gutter Installation (12 m, Blue – pool area)

- Extend work to rear roof line, install new box gutter with correct falls, connect to existing downpipes.
- **What could go wrong:** Mismatch with front gutter levels. **Mitigation:** Use digital levels across entire roof.
- **How others cut corners:** Quote only front and ignore rear. **HolyMess Repairs:** Our large network and no job-size restrictions let us complete the full perimeter in one mobilisation.

18. Install 15 m Colorbond Custom-Made Fascia Cover (marked red on mud map)

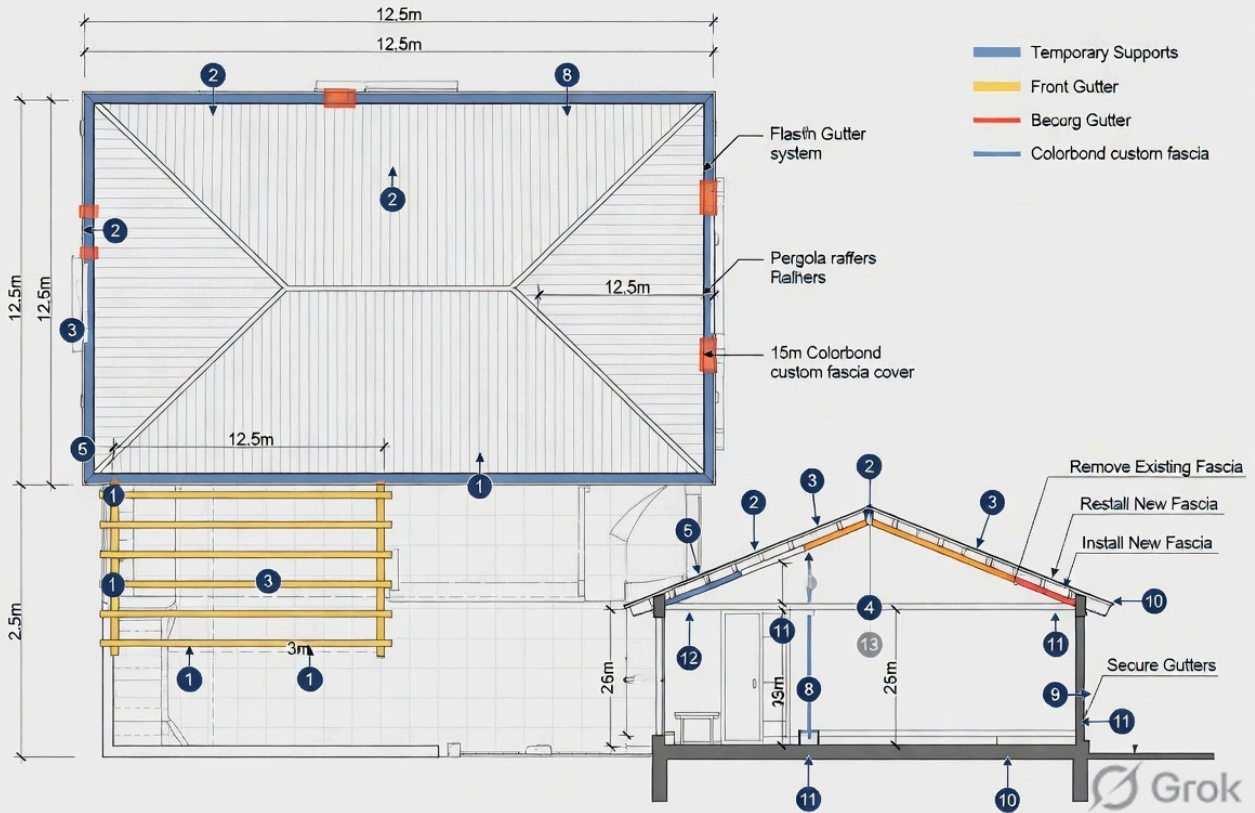
- Fabricate and fix custom Colorbond covers over existing fascia at rear/pool area.
- **What could go wrong:** Colour mismatch or poor fixing. **Mitigation:** Match existing Colorbond colour code exactly, use concealed fixings.
- **How others cut corners:** Use cheaper non-custom material. **HolyMess Repairs:** We source directly from manufacturers via our network.

Custom Diagram 1 for Option 2 – Explaining the Job (Full Perimeter Process)



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Custom Diagram 2 for Option 2 – Expected Outcome (Full Perimeter Finished)



Option 3 – Pergola Connection + Rear Guttering (Includes All of Option 1)

Balanced standalone option adding targeted rear guttering focused on the pool area without the full custom fascia upgrade.

Price: \$28,500 + GST

Very Detailed Step-by-Step Procedure for Option 3

(Complete steps 1–8 of Option 1 first, then the following.)

9–16. (Same as Option 1 front works.)

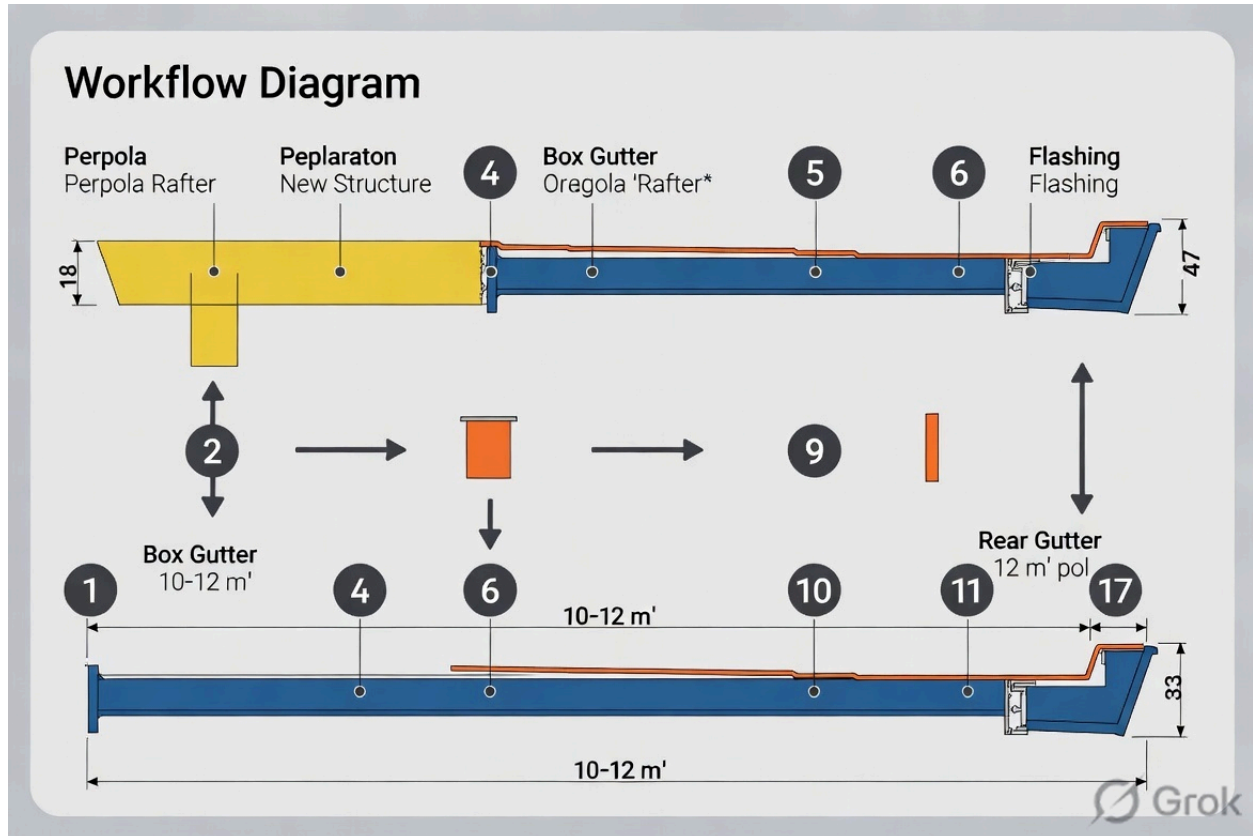
17. Additional Rear Box Gutter Installation (12 m near pool area, Blue)



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- Install new box gutter at rear, ensuring seamless connection and proper falls toward downpipes.
- **What could go wrong:** Pool-area water overflow during rain. **Mitigation:** Test falls with water hose before final fixing.
- **How others cut corners:** Leave rear gutter untouched or quote only the cheapest partial fix. **HolyMess Repairs:** Our agentic AI and experienced project managers ensure the exact scope you need is delivered — no more, no less — because we can handle any follow-up work instantly.

Custom Diagram 1 for Option 3 – Explaining the Job (Targeted Rear Addition)



Custom Diagram 2 for Option 3 – Expected Outcome (Targeted Finished View)

Payment Details

- **Bank:** Commonwealth Bank



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

Payment Terms

- 50% deposit on acceptance of quote (Option 1: \$10,500 + GST | Option 2: \$19,500 + GST | Option 3: \$14,250 + GST)
- 50% on practical completion (Option 1: \$10,500 + GST | Option 2: \$19,500 + GST | Option 3: \$14,250 + GST) If you would like to change payment terms, contact us. We offer humm and/or interest-free payment plans.

Next Steps & Terms

- Quote valid for 30 days.
- All works carried out by licensed trades under our full compliance and warranty oversight.
- Standard site clean-up included; we keep disruption to your home to a minimum.
- Full labour and materials warranty (company-backed – T&Cs apply).

[REDACTED] these three standalone options, combined with the ultra-detailed procedures, risk controls, custom diagrams, site videos, mud map, Google Drive folder, and full insurance coverage above, give you complete clarity and confidence. The attached mud map, on-site videos, and our evidence-based approach mean you know exactly what you are getting — no surprises, no shortcuts.

I'm available to discuss any questions, walk you through the videos/diagrams in more detail, or arrange a follow-up site visit. Please reply to this email or call me directly on 0426 204 244.

We look forward to delivering a job you'll be proud of — done right, first time, with full HolyMess ownership.

Best regards,

Victor C

Compliance Manager

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