



Website: www.holymessrepairs.com.au
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Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2840
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19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

HolyMess Repairs

Licence No. 32176 (Licensed Roofing & Stormwater Plumbing)

ABN: 31 666 327 813

Phone: 0426 204 244

Email: info@holymessrepairs.com.au

Website: www.holymessrepairs.com.au

Addresses: Unit 10, 236-244 Edwardes Rd, Reservoir VIC & 19 Chivers Rd, Templestowe VIC

Compliance Manager: Victor C

TAX INVOICE / JOB COMPLETION STATEMENT

Job Number: JN 6226

Date of Issue: 16 May 2026

Date Work Completed: 16 May 2026

Client: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

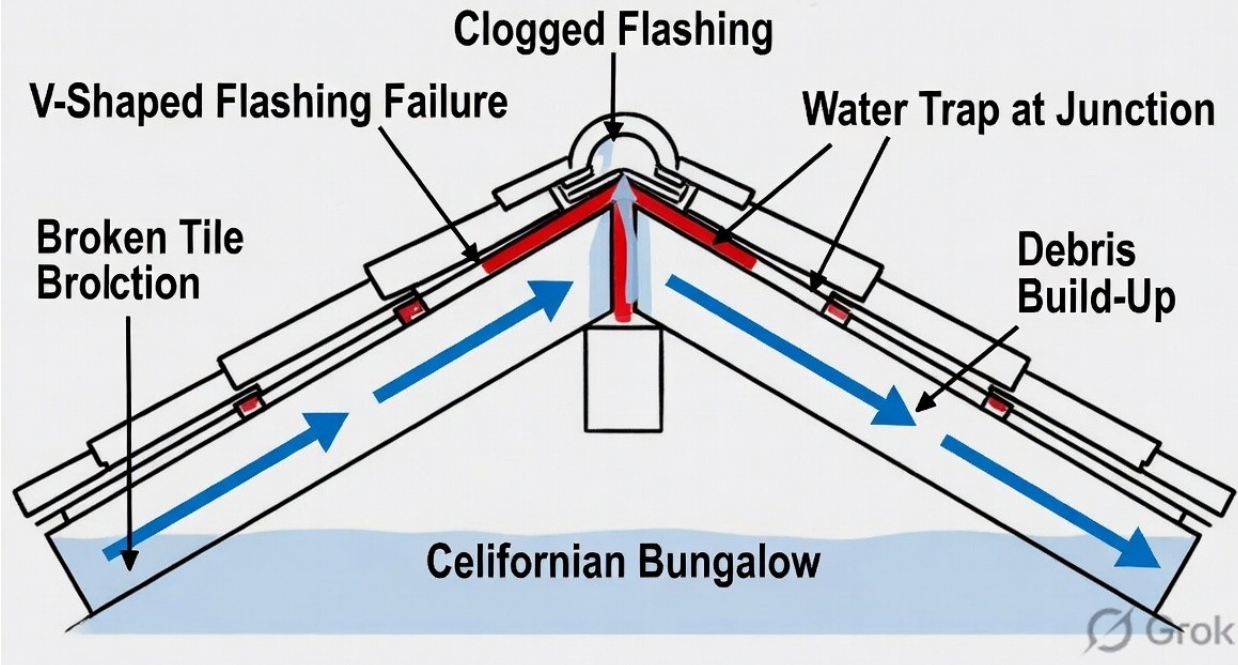
Property: [REDACTED] Glen Iris VIC 3146 (extended Californian Bungalow, terracotta tile roof approximately 20 years old)

Property & Site Assessment Summary

Your home features a sympathetic double-storey addition to the original single-storey Californian Bungalow structure. The intermittent leaks (triggered during big storms) were entering at the critical junction where the old and new roof sections meet, along with clogged V-shaped and valley flashings, and one broken/misaligned tile. Water marks on the ground-floor ceiling plaster confirmed the internal path. Full before/after photos, videos, dye-test evidence, and live progress updates are available in your dedicated Google Drive folder:

[REDACTED]
Public transparency photos from the works are also posted on X (@victorchandra09).

The Problem – Roof Leak at Junction Before Repair



Scope of Works Performed

We completed a full dye test on the two reported leak zones which precisely identified the exact ingress points. Repairs to make the entire roof 100% watertight included:

- Supply and installation of 1 new spreader at the junction for proper water redirection.
- Refold, clean, and fully seal all existing flashings (including V-shaped and valley sections).
- Check, realign, point, and seal surrounding tiles where required.
- Replace 1 broken tile with matching terracotta.
- Final post-repair water test and thorough site cleanup.

Pricing (Locked & Transparent – No Surprises)

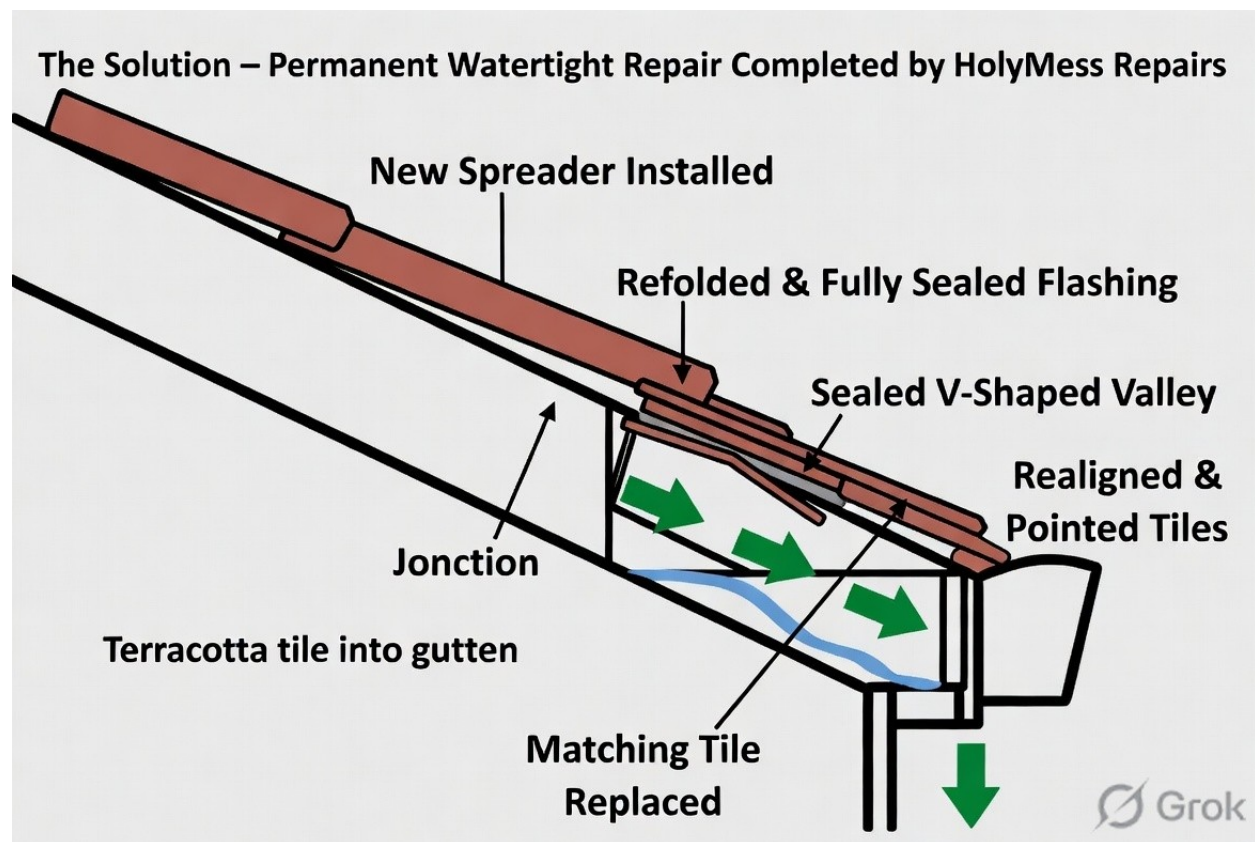
- Dye testing & diagnosis: \$1,500.00 ex GST
- Materials, labour & repairs: \$1,500.00 ex GST **Subtotal: \$3,000.00 ex GST GST: \$300.00 Total (inc GST): \$3,300.00**

Why This Exact Scope of Work Was the Right Choice



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As experienced roofers who have handled hundreds of similar 20-year-old roof junctions across Melbourne's eastern suburbs, we know these junctions are classic failure points. The original flashing design cannot cope with modern storm intensity once debris builds up, and the extension created a natural water trap. Dye testing with multiple non-toxic colours provided forensic-level evidence of exactly where water was entering — eliminating any guesswork. Installing the spreader, refolding the flashings to the correct pitch, and properly sealing/realigning tiles creates a permanent, self-draining solution that protects your ceiling plaster, prevents mould, and avoids far more expensive internal repairs later. This is the minimum work that actually solves the root cause.



Why We Did Not Recommend a Larger Scope

The remainder of the roof remains in good, serviceable condition for its age.

The Reality of Choosing a Roofer in Melbourne Today

Roofing is one of the most dangerous professions — extreme heat, height, skin cancer risk, and physically brutal conditions — which explains the chronic shortage of good roofers. Sadly, 80%



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of roofing companies fail within the first two years and 96% close within five years. When that happens, their warranties disappear with them.

HolyMess Repairs operates completely differently — like an Uber-style platform for the entire trades and construction market, but with none of the usual limitations. We have access to thousands of vetted, licensed roof plumbers across Victoria. For your job we selected the best available team with proven experience on exactly this type of junction repair. They arrived the same week, worked safely under full supervision, and completed the job same-day. You receive economies of scale, below-market pricing from our long-term supplier relationships, instant availability, and — most importantly — HolyMess as the single point of accountability. If any dispute ever arises, you come straight to us; we resolve it using our AI-assisted system and network. No other local company offers this.

We vet every tradesperson for both skill and good character before they ever step onto your property. Every job is fully transparent: you are included in our internal company communication portal — a free 24/7 live chat on your phone where you see every message between the office, project managers, and tradespeople in real time and can comment or ask anything. Full visibility and full control.

We formally register your BlueScope material warranty on your behalf so the official 36-year structural warranty is active in your name. Our agentic AI runs the entire back office so we pass massive efficiency savings directly to you. All financial records are available to you on request — we operate with complete transparency because we welcome public feedback to keep improving.

How HolyMess Compares – Transparent Market Comparison

Criteria	Base-Level Operators	HiPages / Middleman Platforms	Premium Local Companies	HolyMess Repairs
Price for this exact job	\$800–\$1,800 (often visual only)	\$1,200–\$2,500	\$3,000–\$4,500	\$3,300 locked ✓
Dye testing included	✗ Rare	✗ Sometimes extra	✓ Sometimes	✓ Standard
24-hour warranty response	✗	✗	✗	✓ Guaranteed



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Licensed & fully insured	✗ Often unlicensed	✗ Varies	✓	✓ All vetted
BlueScope warranty registration	✗ Rarely done	✗	✓ Sometimes	✓ We do it for you
Customer in internal comms portal	✗	✗	✗	✓ 24/7 live
Fixed price – no surprises	✗ Change orders common	✗	✓	✓ Locked
Lean 12% profit margin passed on	✗ Higher margins	✗ Platform fees	✗ 20–40%+	✓ Yes
Access to 1,000s of tradespeople	✗ 1–5 only	✗ Limited pool	✗ Company staff	✓ Entire market
Full financial transparency	✗	✗	✗	✓ On request
AI project management	✗	✗	✗	✓ World-first
Before/after evidence & public posts	✗	✗	Sometimes	✓ Public
Vetted character & skill	✗	✗	Partial	✓ Full check



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Same-week
availability



Often weeks
wait

Varies

Limited



Yes

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'll 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.

Payment Details

Bank: Commonwealth Bank

Account Name: Holymess PTY LTD

BSB: [REDACTED]

Account Number: [REDACTED]

Payment Terms

- 50% deposit: **\$1,650.00** (due on acceptance)
- 50% on completion: **\$1,650.00** (due on handover)

We also offer humm and interest-free payment plans. If you would like to change payment terms, please contact us.

Our Commitment to You

This job is now complete and the roof is fully watertight. We recommend an annual gutter clean and inspection (easily scheduled via the portal). Any future issues will be notified immediately and fixed under our 12-month workmanship warranty, backed by the full company and our insurance policies (view here: [9bkFHMjiFrCoiQ96kB_fcc3fHJk9du9?usp=sharing](#)). Professional Indemnity insurance is in place to cover any advice or work that ever causes loss.

Thank you for trusting the HolyMess system. You now have a permanently fixed roof, complete documentation, and a company that will be here long after others have disappeared.

Victor C

Compliance Manager

HolyMess Repairs



HolyMess Pty. Ltd.

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Compliance Manager: Victor C

QUOTE – ADDITIONAL ROOF RESTORATION & MAINTENANCE WORKS

Job Number: JN 6227

Date of Issue: 26 May 2026

Client: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Property: [REDACTED] Glen Iris VIC 3146

[REDACTED]

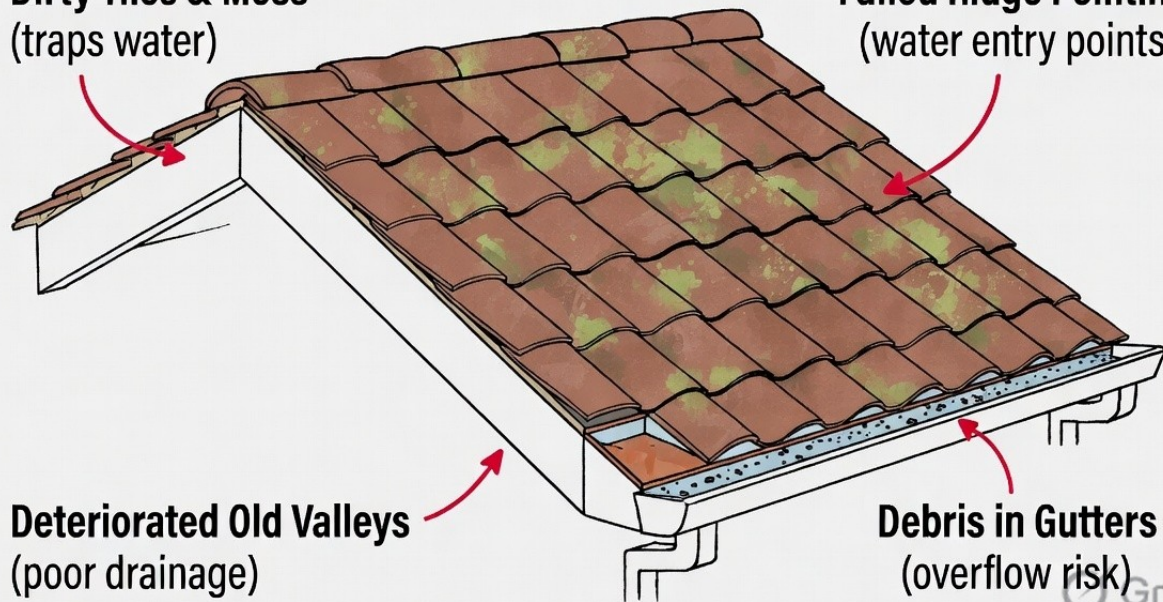
Thanks again for trusting us with the leak repair on the 16th — that junction is now 100% watertight and we've got all the before-and-after photos and videos in your Google Drive folder plus the public posts on X (@victorchandra09) if you want to take another look.

Your roof is still in pretty good shape for a 20-year-old tile job on the extended Californian Bungalow, but we've put together four clear options below so you can decide exactly what you want done next. Each one is fully priced, locked in, and explained in plain English. I've written the steps out like a proper how-to guide so you can see exactly what the crew will be doing, why we do it that way, and how we make sure nothing gets missed.

What the Roof Looks Like Right Now – The Problems We Need to Fix

Dirty Tiles & Moss
(traps water)

Failed Ridge Pointing
(water entry points)



Option 1 – Full Roof Cleaning, Ridge Repointing & Valley Replacement

Price: \$10,140.00 ex GST

Look, as someone who's been crawling around on these exact style roofs for years, this is the work that actually keeps a 20-year-old tile roof going strong for another decade or more. High-pressure cleaning gets rid of all the moss and gunk that's weighing the tiles down and holding water, full repointing of every ridge stops water running straight down the highest point of the house, and replacing those two old valleys fixes the weak spots that caused your original leaks.

Why we're not doing a bigger job like a full re-tile

The main roof planes are still solid — no point ripping everything off and spending tens of thousands when we can fix the real problem areas right now.

Why this is necessary for you

It stops the same water damage you've already seen from coming back, protects your ceilings and timber, and keeps the whole roof looking sharp.

What happens if you do nothing



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The moss keeps growing, ridges keep failing, valleys keep leaking, and eventually you're looking at serious internal damage, rot, mould and repair bills that can easily hit \$15k–\$30k. Insurance companies hate paying for stuff that's been left too long.

Very Detailed Step-by-Step Procedure – Exactly How We'll Do It

We'll have 4 licensed roof plumbers plus 1 full-time site supervisor on site the whole time. Real-world time: 3 full working days (includes morning safety sign-in, toolbox talk, harness checks, lunch, afternoon cleanup, rain delays if any, and final supervisor quality check).

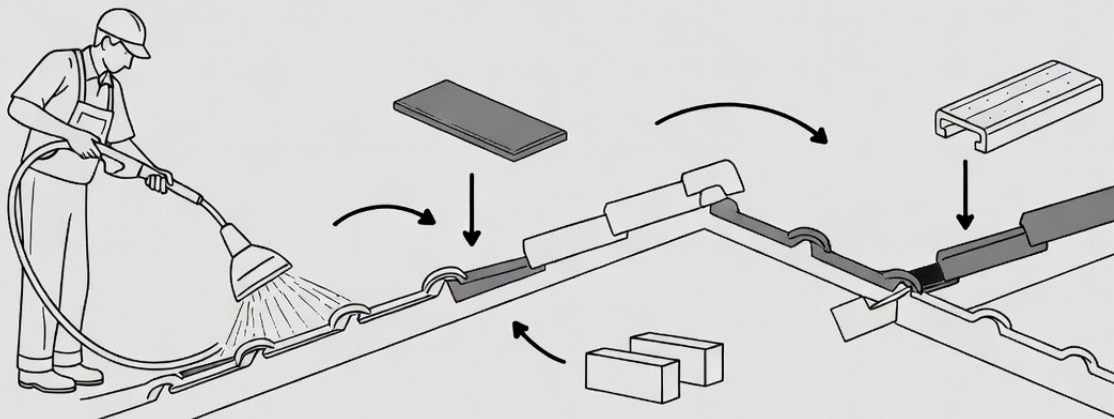
- 1. Site Setup & Safety (Day 1, about 1.5 hours)** We arrive, sign the WorkSafe register, do a full toolbox talk for this exact double-storey tile roof, put up edge protection, scaffolding or guardrails, secure all harness points, lay drop sheets inside under the work zones, and take detailed before photos and video of the whole roof. **What can go wrong:** Someone slips or falls, tools or tiles drop onto the ground or your property. **How we stop it:** Everyone in full harnesses the whole time, spotters on the ground, supervisor checking every anchor point, area cordoned off with cones and tape. **How other companies cut corners:** Skip the harnesses or use cheap gear to save time, then hide it in blurry photos. **How we do it right:** Our huge network of vetted tradespeople plus agentic AI in the office means we always send the right crew, never cut safety corners, and you get timestamped evidence photos straight into your 24/7 portal the same day.
- 2. High-Pressure Cleaning of Roof & Gutters (Day 1, 6–7 hours)** Start with a gentle low-pressure pass so we don't damage tiles, then controlled high-pressure wash (max 2,500 psi with fan nozzle) from top to bottom, including every valley and gutter. Hand-scrub heavy moss spots with soft brushes. Flush all gutters and downpipes completely. **What can go wrong:** Tiles crack from too much pressure, water gets forced under tiles into your ceiling, or flashings get damaged. **How we stop it:** Test pressure on one small area first, supervisor watches every minute, protective sheeting everywhere, controlled water flow. **Corner-cutting we avoid:** Some crews blast everything on full power to finish early and leave streaks or hidden water damage. We document pressure settings and before/after shots live in your portal so you see exactly what happened.
- 3. Replace Broken Tiles & Full Ridge Repointing (Day 2, 7 hours)** Walk the entire roof, swap out every broken or cracked tile with exact matching terracotta, remove all loose old mortar from the ridges, then repoint every single ridge joint with high-grade flexible polymer-modified mortar that's colour-matched and UV/weather proof. **What can go wrong:** Wrong tiles used later, mortar cracks in months, loose battens left behind. **How we stop it:** Tiles sourced to match perfectly, supervisor checks every replacement, mortar applied in two proper passes with curing time. **Corner-cutting we avoid:** Cheap operators only fix the obvious broken tiles and use rigid mortar that fails fast. We give you photographic evidence of every single tile replaced and every ridge joint repointed.
- 4. Remove & Replace the 2 Old Valleys (Day 2–3, 8 hours)** Carefully take out the old valley flashings and the tiles around them, install brand new compliant valley flashings with the correct pitch and fall, seal them with high-grade roofing membrane, then re-lay and seal all the surrounding tiles. **What can go wrong:** Damage to good tiles, wrong fall so water still pools, poor sealing that leaks again. **How we stop it:** Work in sections,

form the new flashings on site to your exact measurements, triple-seal test plus final water test. **Corner-cutting we avoid:** Some just patch the old valleys with cheap material and hide the seams. Because we have the biggest network of vetted tradespeople and AI project managers, we can do the full proper replacement when it's the right long-term fix and show you the evidence straight away.

5. **Final Water Test, Cleanup & Handover (Day 3, 2 hours)** Do a controlled water test on all the repaired areas, clean the whole site, remove every bit of waste, then the supervisor does the final quality check with photos and video for you.

We also bring in an independent roof assessor (someone not connected to us) at the end to double-check the finished work. You can pick the assessor from the short list we give you or bring your own — this is part of the job for these bigger restoration works.

Exactly What We Do in Option 1 and Why Each Step Matters



1

**High-pressure cleaning
removes moss and debris**
(prevents water trapping)

2

**Replacing broken tiles
and repointing all ridges**
(stops water entry at highest points)

3

**Removing old valleys and
installing new sealed
valleys with correct fall**
(fixes the main leak paths)



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Compliance Manager: Victor C

QUOTE – ADDITIONAL ROOF RESTORATION & MAINTENANCE WORKS

Job Number: JN 6227

Date of Issue: 28 May 2026

Client: [REDACTED]

Email: [REDACTED]

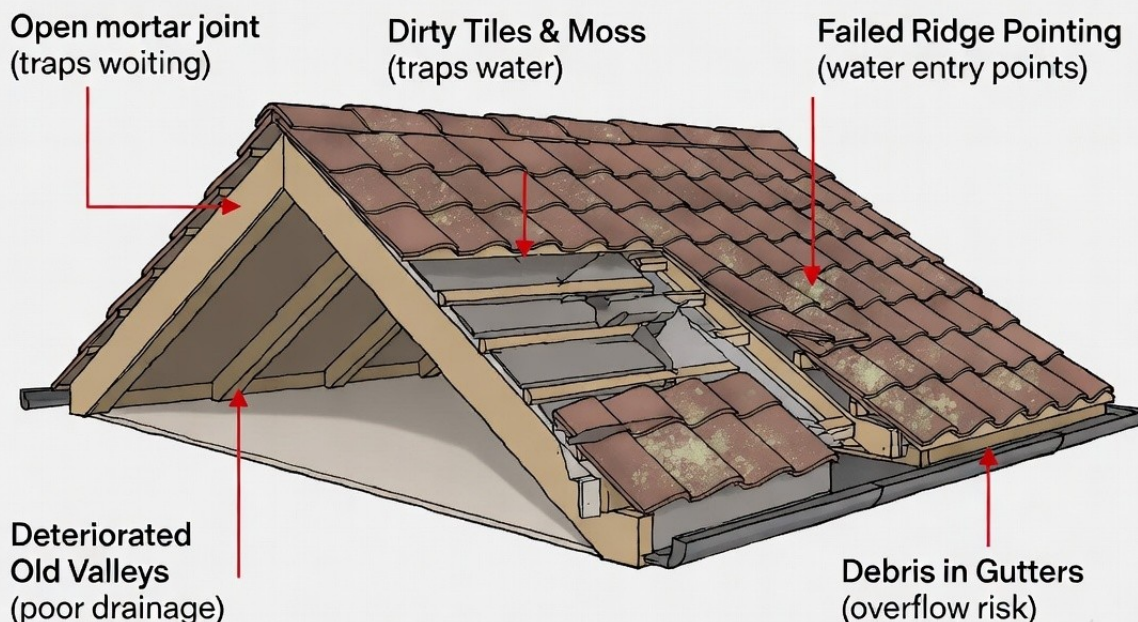
Phone: [REDACTED]

Property: [REDACTED] Glen Iris VIC 3146

[REDACTED]

Thanks again for letting us fix that junction leak on the 16th. That's now fully watertight after the dye test, and we've got all the before-and-after photos, videos and evidence saved for you in the Google Drive folder plus the public X posts (@victorchandra09) if you want to show the family. Your roof is still in pretty good nick for a 20-year-old tile job on the extended Californian Bungalow, but we've put together four clear options below so you can choose exactly what you want done next. Everything is priced including GST, locked in, and explained in plain English like we're just sitting down having a proper conversation about your roof. I've written out the steps like a full how-to guide so you can see exactly what the crew will be doing, why we do it that way, and how we make sure it's done right.

What the Roof Looks Like Right Now – The Problems We Need to Fix



Option 1 – Full Roof Cleaning, Ridge Repointing & Valley Replacement

Price: \$11,454 inc GST

As someone who's been on hundreds of these 20-year-old tile roofs around Melbourne's eastern suburbs, this scope is the smart, targeted fix that actually keeps the roof going strong for another decade or more without going overboard. High-pressure cleaning removes all the moss and gunk that weighs the tiles down and holds water, full repointing of every ridge stops water running straight down from the highest point, and replacing those two old valleys fixes the exact weak spots that caused your original leaks. We're not recommending a full re-tile or bigger job because the main roof planes are still solid — no point spending tens of thousands when we can fix the real problem areas right now. This work is necessary for you because it stops the same water damage you've already seen from coming back, protects your ceilings and timber framing, and keeps the whole roof looking sharp. If you do nothing, the moss keeps growing, ridges keep failing, valleys keep leaking, and eventually you're looking at serious internal damage, rot, mould and repair bills that can easily hit \$15k–\$30k. Insurance companies hate paying for stuff that's been left too long.

Very Detailed Step-by-Step Procedure – Exactly How We'll Do It



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We'll have 2 licensed, registered and qualified roof plumbers on site at a time the whole time (plus 1 full-time site supervisor for safety, quality control and coordination). Real-world time with 2 people allocated: 6 full working days (includes morning safety sign-in, toolbox talk, harness checks, lunch breaks, afternoon cleanup, possible rain delays, and final supervisor quality control).

Step 1: Site Setup, Safety & Pre-Work Inspection (Morning Day 1, ~90–120 mins with 2 people)

We arrive, sign into the site, complete a full Job Safety Analysis per Work Health and Safety Act 2011 and WHS Regulation 2011, set up edge protection and harness anchor points, and do a visual and dye-test confirmation of the exact areas. What could go wrong: someone slips on mossy tiles or harness fails. Risks: serious fall injury (highest risk in roofing), property damage if tools drop, financial loss if work starts on the wrong area. Mitigation: full harness system, daily supervisor checks, two-person rule on roof. How others cut corners: skip the full JSA, use cheap harnesses, or eyeball it to save time and quote low. HolyMess way: we always follow BPC regulatory framework (RP-01) and record everything with photos/video uploaded live to your portal so you see exactly what we checked and why. Our network of thousands of vetted tradespeople and agentic AI let us bring the right gear instantly — no compromises, because we're not restricted to one solution or one crew.

Step 2: High-Pressure Roof & Gutter Cleaning (Day 1, ~8–10 hours with 2 people)

Low-pressure first pass followed by controlled high-pressure wash (max 2000–2500 psi on tiles to avoid damage). Clean all tiles, ridges, valleys and gutters. Compliance: best-practice cleaning under Plumbing Regulations 2018 Division 7 and AS/NZS 3500.3. What could go wrong: tiles crack or moss clogs downpipes. Risks: tile breakage (financial loss), water ingress during cleaning (property damage), slips from wet roof (injury). Mitigation: test pressure on one tile first, use debris guards, constant supervisor monitoring. How others cut corners: use a garden hose only, skip gutters, or blast too hard to finish fast and hide cracked tiles. HolyMess way: we document before/after with timestamped photos and video in your 24/7 portal. Because we're not locked into one trade type, we can clean, repair or fully replace — whatever is genuinely best for you.

Step 3: Replace Broken Tiles & Full Ridge Repointing (Day 1–2, ~12–14 hours with 2 people)

Remove and replace any broken tiles. Repoint every ridge joint with flexible polymer-modified mortar. Compliance: AS/NZS 3500.3 and manufacturer guidelines for mortar compatibility. What could go wrong: mortar cracks later or tiles not seated properly. Risks: future leaks (financial loss to you), water damage to ceiling. Mitigation: use only approved flexible mortar, tool joints properly, allow full cure time. How others cut corners: use cheap rigid mortar that cracks in 6 months, skip broken-tile replacement, or hide poor pointing with quick paint. HolyMess way: every joint is photographed and videoed before and after, uploaded to your portal. Our vetted network means we always have the right skilled tradesperson available — no shortcuts.



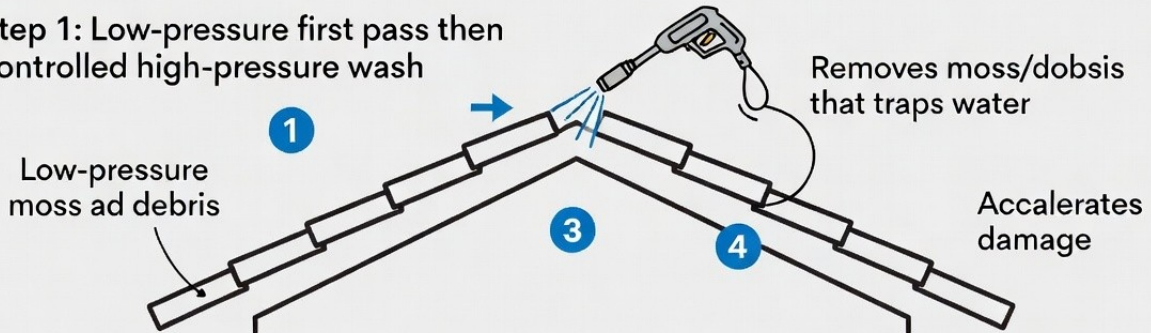
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Step 4: Remove Old Valleys & Install New Compliant Valleys (Day 2, ~10–12 hours with 2 people)

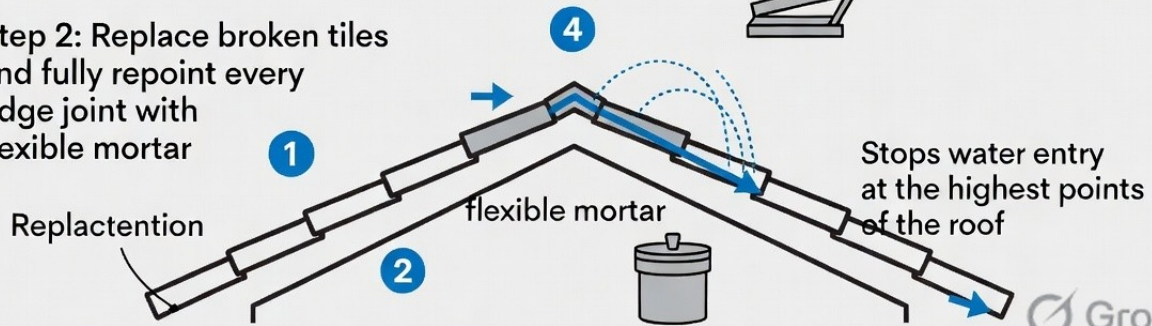
Carefully remove old valley flashings and surrounding tiles, install new valley flashings with correct pitch/fall and high-grade sealant. Compliance: BPC Practice Note RP-05 Roof Flashings – minimum 50 mm overlap, proper upstand, anti-capillary break. What could go wrong: new flashing leaks at joints. Risks: immediate water ingress, property damage, future disputes. Mitigation: full water test after install, supervisor sign-off. How others cut corners: reuse old flashing, use incompatible sealant, or skip proper fall. HolyMess way: live portal evidence of every stage plus final water test video. Our AI and large network mean we're never forced to cut corners — we do what's right.

Option 1 – Step 1 & 2: Cleaning and Ridge Repointing – What We Do and Why

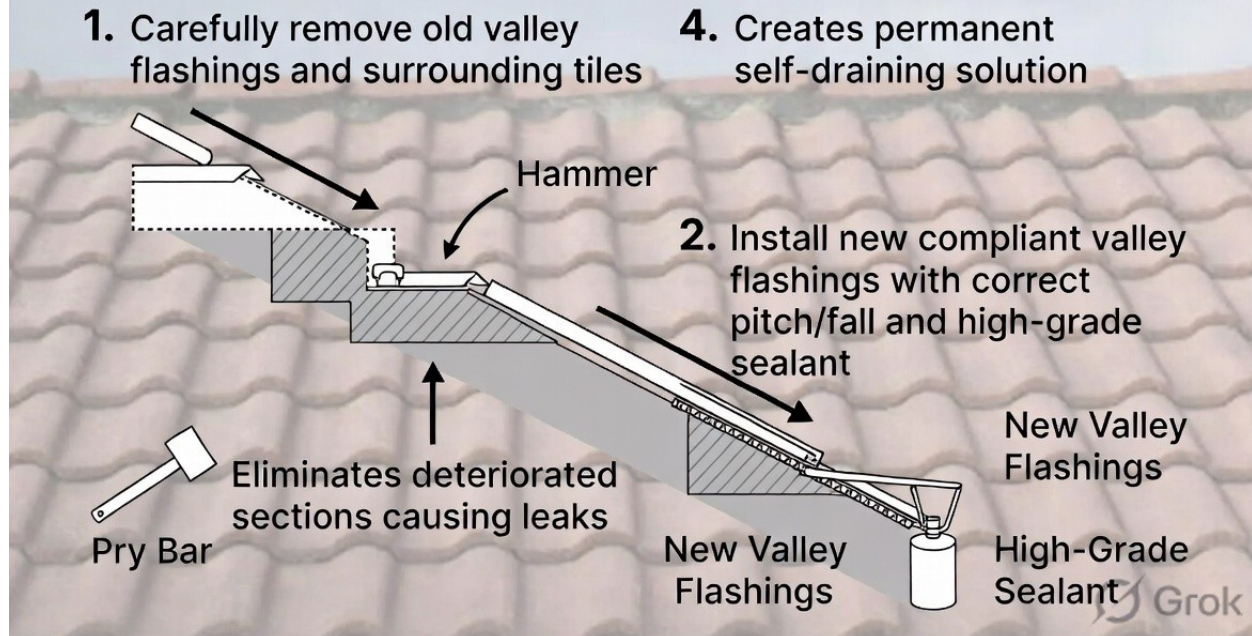
Step 1: Low-pressure first pass then controlled high-pressure wash



Step 2: Replace broken tiles and fully repoint every ridge joint with flexible mortar



Option 1 - Step 3 & 4: Valley Replacement - What We Do and Why



Option 2 – Front Quad Gutter Replacement

Price: \$3,980 inc GST

Tom, the front quad gutter is getting old and it's starting to hold water instead of moving it away cleanly. We take the old one off, put a brand new Colorbond quad gutter on with proper brackets, stop ends and hardware, plus two new downpipes (about 12–15 m total) so everything drains the way it should. We will also realign the fascia if needed using laser levels and make sure the entire gutter work is fully compliant. As an experienced tradesperson I'd say this scope is the smart middle ground — it fixes the drainage that's causing your current issues without touching the sides or back that are still fine. We're not doing the whole house because only the front is causing problems right now. This work is necessary because it makes sure all the water from the cleaned and repaired roof actually gets away from the house instead of overflowing. If you do nothing, storms will keep causing wall stains, possible foundation erosion, and extra water getting into places it shouldn't.

Very Detailed Step-by-Step Procedure



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We'll have 2 licensed, registered and qualified roof plumbers on site at a time the whole time (plus 1 full-time site supervisor for safety, quality control and coordination). Real-world time with 2 people allocated: 2 full working days (includes safety setup, lunch, QC).

Step 1: Site Setup, Safety & Pre-Work Inspection (Morning, ~90 mins with 2 people)

Full JSA, harness setup, laser level check of existing fascia. Compliance: WHS Act 2011 & Regulation 2011. (Full risk/corner-cutting/HolyMess explanation same as Option 1 Step 1 — we document everything live to your portal.)

Step 2: Remove Old Quad Gutter & Downpipes (Morning, ~6 hours with 2 people)

Disconnect downpipes, remove brackets, carefully detach gutter without damaging fascia. Compliance: RP-03 Eaves Gutters. (Full risk/corner-cutting/HolyMess explanation as in Option 1.)

Step 3: Realign Fascia (if needed) & Install New Quad Gutter (Afternoon, ~6 hours with 2 people)

Use laser level to ensure correct fall (minimum 1:500), fit new Colorbond gutter with brackets at max 1.2 m centres. Compliance: RP-03 & AS/NZS 3500.3. (Full risk/corner-cutting/HolyMess explanation as above.)

Step 4: Install New Downpipes & Final Test (Afternoon, ~4 hours with 2 people)

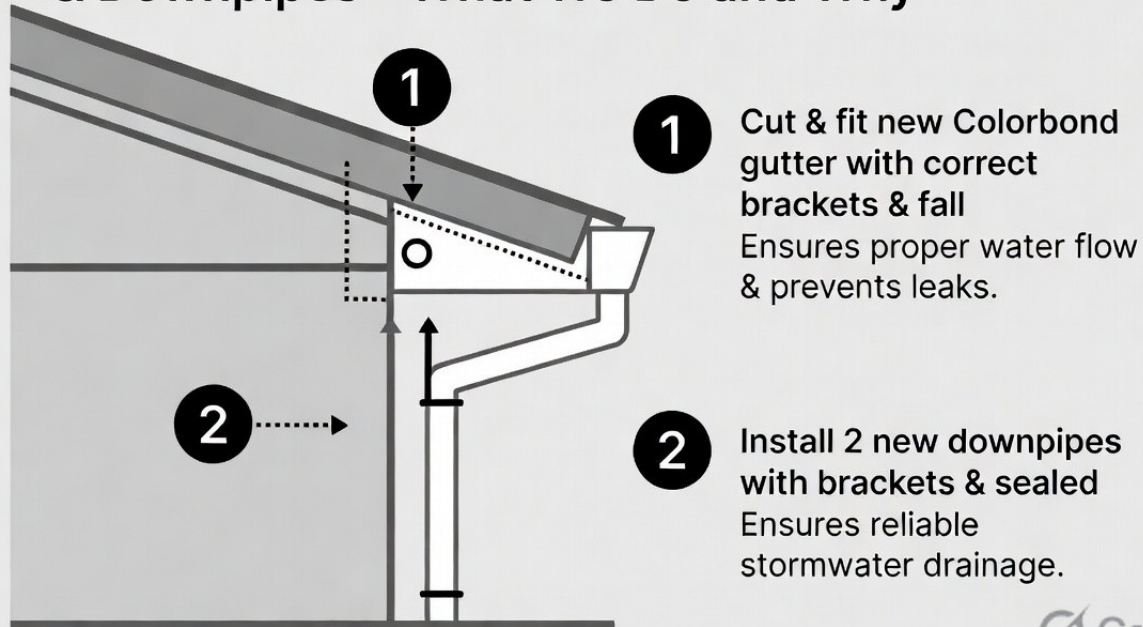
Install 2 new downpipes with brackets (max 2 m vertical spacing), seal all joints, water test entire system. Compliance: RP-04 Downpipes. (Full risk/corner-cutting/HolyMess explanation as above.)



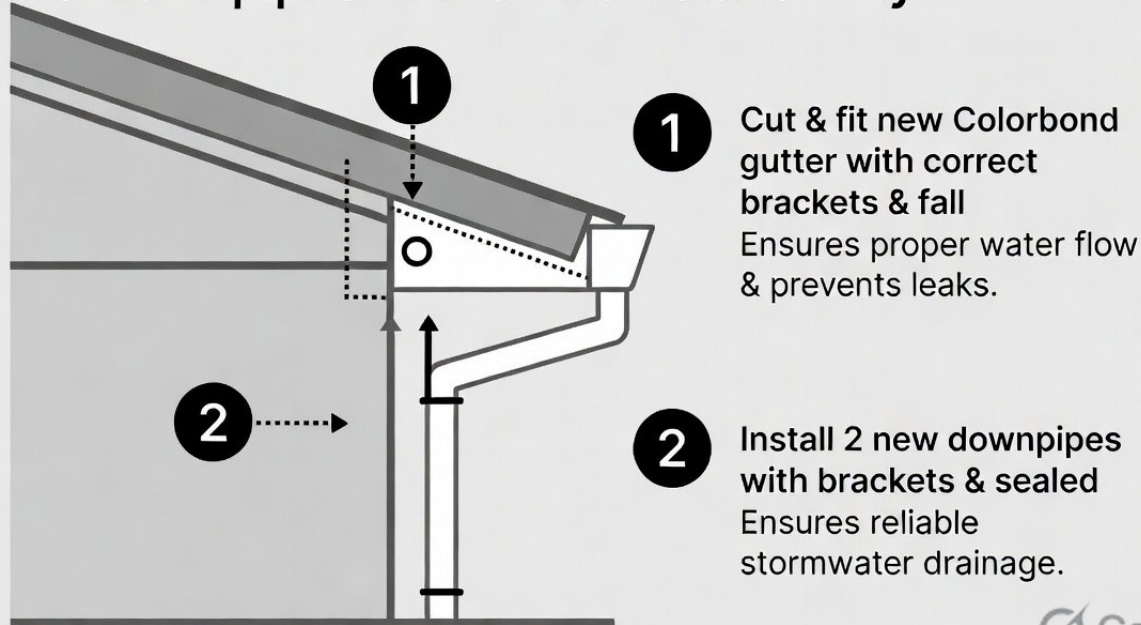
HolyMess Pty. Ltd.

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Option 2 - Step 2 & 3: Installing New Gutter & Downpipes - What We Do and Why



Option 2 - Step 2 & 3: Installing New Gutter & Downpipes - What We Do and Why



Option 3 – Additional Spreaders

Price: \$890 inc GST each (we'll confirm the exact number on site — probably around 3)

These are the little devices that redirect water perfectly at junctions and valleys. We spot where they're needed once the roof is clean and install them with proper fixings and sealant. As an experienced tradesperson this scope is the cheap, smart upgrade that stops the exact water-trapping problems you had before — we're not overdoing it because we only put them where they're actually needed. This work is necessary to future-proof the roof against the same leaks. If you skip them, water can still pool in a couple of spots during big storms and cause wear over time.

Very Detailed Step-by-Step Procedure

We'll have 2 licensed, registered and qualified roof plumbers on site at a time the whole time (plus 1 full-time site supervisor for safety, quality control and coordination). Real-world time with 2 people allocated: 1 full working day (includes safety, lunch, QC).

Step 1: Site Setup & Location of Junctions (Morning, ~60 mins with 2 people)



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Safety setup + identify water-trapping junctions after cleaning. Compliance: RP-05 & RP-01.
(Full risk/corner-cutting/HolyMess explanation as previous options.)

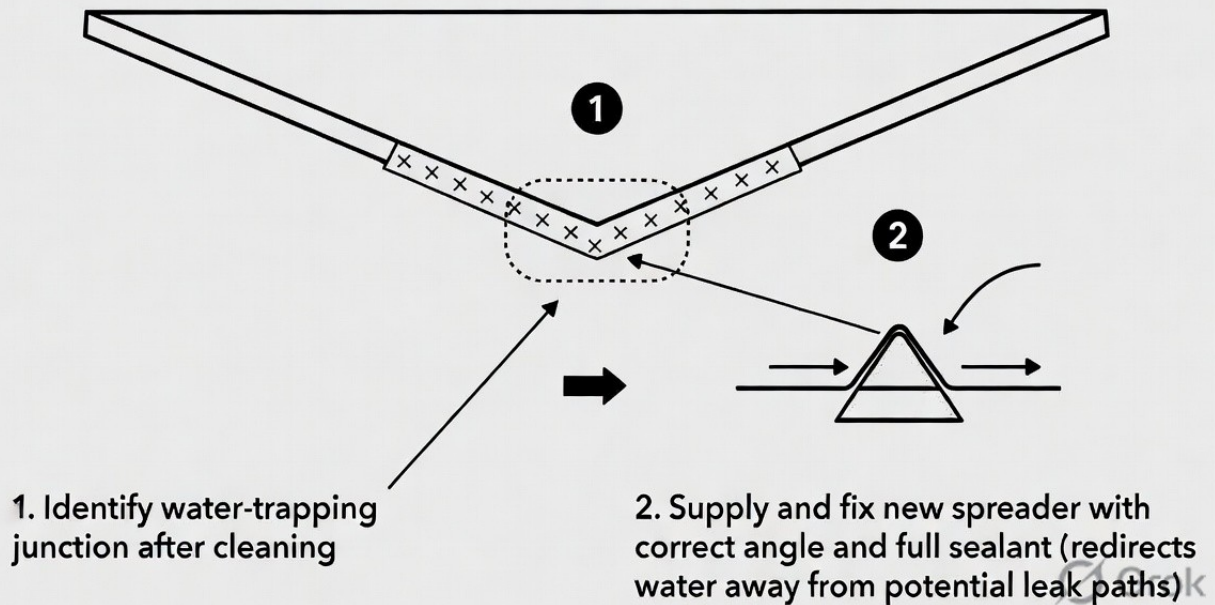
Step 2: Supply & Install Spreaders (Morning–Afternoon, ~4–6 hours with 2 people)

Fix new spreader with correct angle and full sealant at each junction. Compliance: RP-05. (Full risk/corner-cutting/HolyMess explanation as above.)

Step 3: Final Water Test & Handover (Afternoon, ~2 hours with 2 people)

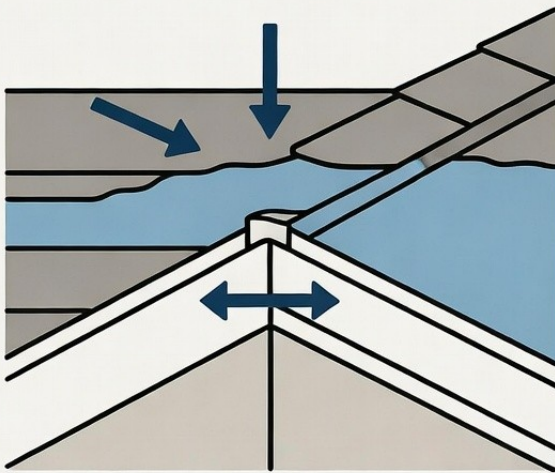
Test with hose, clean up, supervisor QC.

Option 3 – Step 1 & 2: Installing Additional Spreaders – What We Do and Why

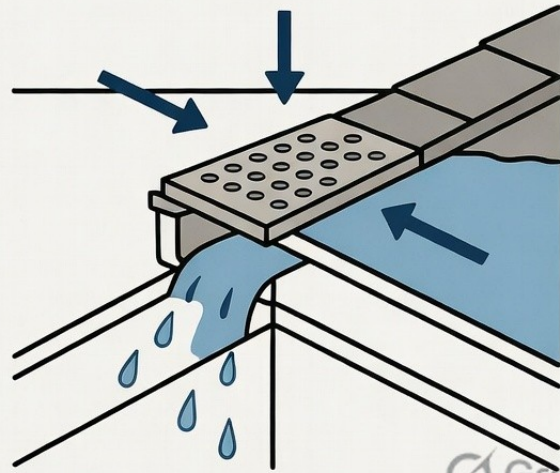


Option 3 - How Spreaders Work - What We Do and Why They Stop Leaks

BEFORE



AFTER



Grok

Option 4 – Front Porch Roof Replacement

Price: \$10,900 inc GST (porch approx 7 m × 2.5 m)

The front porch roof is a separate older section that's not draining properly anymore. We take the old roofing off, put on new graded battens for the right fall, then install new Colorbond Cliplock with all the right hardware and flashing so it ties in neatly with the main roof and gutter. As an experienced tradesperson this scope is the targeted fix for the porch that's causing its own leak risk — we're not touching the main roof because it's still serviceable. This work is necessary to get rid of another leak risk right at your front door and bring the whole visible roof up to modern standards. If you leave it, it can keep leaking, damage the porch structure, and affect the entry area of the house.

Very Detailed Step-by-Step Procedure

We'll have 2 licensed, registered and qualified roof plumbers on site at a time the whole time (plus 1 full-time site supervisor for safety, quality control and coordination). Real-world time with 2 people allocated: 4 full working days (includes all safety, lunch, QC, possible rain).

Step 1: Site Setup, Safety & Pre-Work Inspection (Morning Day 1, ~90–120 mins with 2 people)



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Full JSA, harness/edge protection, laser level check of existing porch fall. Compliance: WHS Act 2011, RP-01. (Full risk/corner-cutting/HolyMess explanation as previous options.)

Step 2: Remove Old Porch Roofing (Day 1, ~8–10 hours with 2 people)

Carefully dismantle old roofing, battens and flashings and dispose of it properly. Compliance: Safe removal per WHS Regulation 2011. (Full risk/corner-cutting/HolyMess explanation as above.)

Step 3: Install Graded Battens (Day 1–2, ~6–8 hours with 2 people)

Fix new battens graded to achieve correct fall (minimum 1:40 for Cliplock). Compliance: Manufacturer specs & NCC Volume 2. (Full risk/corner-cutting/HolyMess explanation as above.)

Step 4: Install New Colorbond Cliplock & Flashing (Day 2, ~12–14 hours with 2 people)

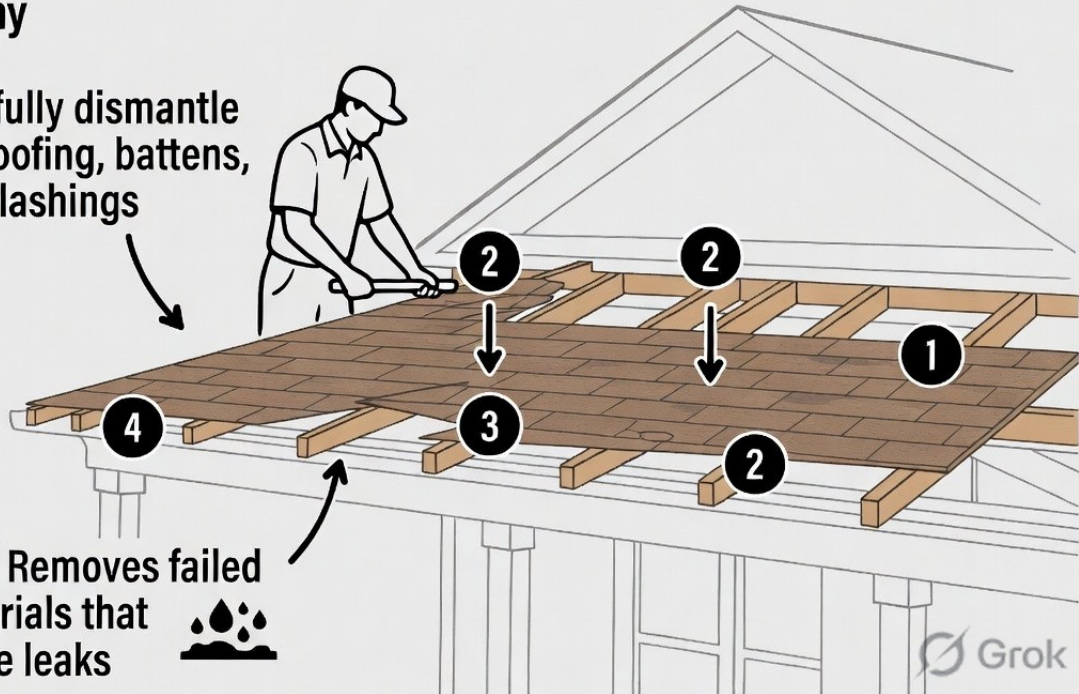
Fix new sheets with all hardware, uplift high end, down-fold lower side into gutter, install seamless wall and valley flashing exactly as per BPC Practice Note RP-05 (Roof Flashings): minimum 50 mm overlap, 25 mm chase into wall with anti-capillary break, or sloping wall cut method with 100 mm upstand, fixings at no less than 500 mm centres, compatible materials. Compliance: RP-05, AS/NZS 3500.3, BCA. (Full risk/corner-cutting/HolyMess explanation as above.)

Step 5: Final Test, Cleanup & Handover (Day 4, ~4 hours with 2 people)

Full water test, site clean, supervisor QC with photos/video.

Option 4 - Step 1: Removing Old Porch Roofing - What We Do and Why

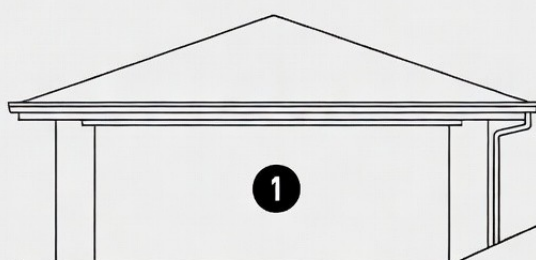
1. Carefully dismantle old roofing, battens, and flashings



2. Why: Removes failed materials that cause leaks

Option 4 – Step 2 & 3: New Battens, Cliplock & Flashing – What We Do and Why

Step 2: Install Graded Battens



Correct Fall
for Drainage

1

2

Step 3: Fix New Cliplock Sheets with Hardware and Flashing

Gradey Install graded battens at ensure corrects and Colorbond Cliplock sheets the edge : driinnage flashing strip theege for watertight integration.

Seamless Flashing
for Waterproofing

Grok

Our Full Compliance Commitment

Tom, because this is roofing and stormwater plumbing work, it is fully regulated under the Plumbing Regulations 2018 (Division 7) and the Building Act 1993 in Victoria. The regulator is now the Building and Plumbing Commission (BPC). We are licensed (Licence No. 32176) to carry out this work and we will provide you with an official BPC Compliance Certificate at the end of the job. This is a legal requirement and gives you and any future buyer or insurer clear proof that the work meets all current standards.

Exclusions

While we have priced the works carefully, the following are excluded and would be quoted as additional work if discovered on site: rotten or damaged timber battens, rafters or fascia discovered once old materials are removed; additional leaks or water damage not visible until the roof is opened up; asbestos-containing materials (if found we will stop work and follow safe removal procedures); any structural issues beyond the scope of the quoted works. We will notify you immediately if any of these arise and give you clear options and pricing before proceeding.

Here's the honest truth, Tom. Roofing is one of the most dangerous professions — extreme heat, height, skin cancer risk, and physically brutal conditions — which explains the chronic shortage of good roofers. Sadly, 80% of roofing companies fail within the first two years and



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96% close within five years. When that happens, their warranties disappear with them. Most companies only have a handful of tradespeople, so they might not have the right person available, they might guess at repairs instead of using dye testing and thermal imaging like we do, and you end up with hidden poor workmanship, surprise price hikes, or no one left to honour the warranty. If you choose to cut corners with cheap or unqualified operators, the risks are severe: you could end up personally liable for injuries or damage, material warranties become worthless, hidden poor workmanship that fails in months, surprise price increases, and no one left to honour the warranty when the company disappears.

HolyMess Repairs is completely different. We operate like an Uber-style platform for the entire trades and construction market but with none of the usual limitations. We have access to thousands of vetted, licensed roof plumbers across Victoria. For your job we select the best available team with proven experience on exactly this type of work. You get economies of scale, below-market pricing through our ongoing relationships and bulk discounts, instant availability, and HolyMess as the single point of accountability. We vet every tradesperson for both skill and good character before they ever step onto your property — you don't end up with someone whose only recommendation was a slick sales guy (check this short video if you want the dark truth behind that: <https://www.youtube.com/shorts/3UVnIL4w-QU>). You are included in our internal company communication portal — a free 24/7 live chat on your phone where you see every message between the office, project managers and tradespeople in real time and can comment or ask anything. Full visibility and full control. We have a lean 12% profit margin (well below industry averages of 30–77%) because agentic AI handles all the boring back-office work. Those savings go straight to you. All financial records are available to you on request — we operate with complete transparency because we want the public and our clients to see exactly how we run the business and improve based on feedback. We formally register your BlueScope material warranty on your behalf so the official 36-year structural warranty is active in your name. We also hire an independent roof assessor (not associated with us) to check the work at the end — you can choose from our short list or bring your own. This is how we take high-risk work to 100% quality.

Here's how we stack up:

Criteria	Base-Level (Cheap/Unqualified)	Middle-Man (e.g. HiPages)	Premium Companies	HolyMess Repairs
Price	Lowest upfront	Medium (platform fees)	Highest	Competitive + 10% beat guarantee
Registered & Vetted Tradespeople	Often not	Varies	Usually	✓ Only registered + full character vetting
Warranty	Slow or none	Varies	48–72 hrs	24-hour guarantee



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Response

Client Included in Live Portal	No	No	Rare	✓ 24/7 full visibility & comments
Independent Assessor QC	No	No	Rare	✓ You choose the assessor
BlueScope Warranty Registration	Often forgotten	No	Sometimes	✓ Done on your behalf
Profit Margin Transparency	Hidden	Hidden	Hidden	✓ 12% lean + full financial records available
Dispute Resolution	You chase them	Platform limited	Internal	✓ Direct to HolyMess + evidence portal
Availability	Limited crew	Depends on leads	Limited	✓ Instant from thousands of vetted tradespeople
AI Efficiency & No Surprises	No	No	No	✓ Agentic AI passes all savings to you

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'll 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.

Payment Details

Bank: Commonwealth Bank

Account Name: Holymess PTY LTD

BSB: [REDACTED]

Account Number: [REDACTED]



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Payment Terms (per selected option or total if multiple)

- 50% deposit due on acceptance
- 50% on completion

We also offer humm and interest-free payment plans. If you would like to change payment terms, please contact us.

Our Commitment to You

Any works you select will be completed to the same high standard as your recent leak repair. We recommend an annual gutter clean and inspection (easily scheduled via the portal). All works carry our 12-year workmanship warranty with 24-hour response, backed by the full company and our insurance policies (view here: [9bkFHMjiFrCoiQ96kB_fcc3fHJk9du9?usp=sharing](#)). Professional Indemnity insurance is in place to cover any advice or work that ever causes loss.

Thank you for trusting the HolyMess system. Please let us know which option(s) you would like to proceed with and we will confirm dates immediately.

Victor C

Compliance Manager

HolyMess Repairs

Attachments available on request: Material certificates, full financial transparency pack, live portal access instructions, assessor short list, BPC compliance certificate template, before/after photos & videos from your job.

Any questions? Message us anytime in the portal — real humans and AI working together for you.