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Roof Leak Repair & Diagnostic Quote – Brunswick Baptist Church / Melbourne Therapy Rooms

Date: Tuesday, 26 May 2026

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

Company: HolyMess Repairs (ABN 31 666 327 813)

Licence No.: 32176 (Building and Plumbing Commission – BPC Licensed Roof Plumber)

Contact: 0426 204 244 | info@holymessrepairs.com.au

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

Addresses: Unit 10, 236-244 Edwardes Rd, Reservoir VIC 3073 & 19 Chivers Rd, Templestowe VIC 3106

Thanks heaps for the call the other day and for letting me come out on the 15th. I really appreciate you opening the gate and showing me the spot where the water is coming through the light fitting. I know this is a therapeutic space for the church and the therapy rooms, so everything we do is planned around keeping it quiet and not disturbing anyone. I've put this together just like we're having a chat so you can see exactly what I saw on the roof, why it matters, and the five clear stand-alone options we can do. No sales pitch, just straight talk about what needs doing, what could go wrong, and how we make sure it doesn't. All prices include GST and are locked in – no surprises later.

What I saw on the roof and exactly why it matters

The roof is steep, around 45 degrees, which is typical for these older heritage buildings on Sydney Road. Water is tracking inside through the cavity and coming out the light fitting from the renovation. I went up there, checked from the manhole inside, and took photos and a short video so you can see it all for yourself (click the links or open the attachments I sent you on the 15th). Here's what each one shows and why it backs up what we're quoting:

- **Photo 1 – Broken tiles cluster:** You can clearly see 5 to 7 tiles that are fully cracked and displaced right on the steep southern pitch. Water pours straight through those gaps – that's the main reason it's leaking now. This is why we have to replace them properly or the problem just keeps coming back.
- **Photo 2 – Missing ridge capping:** The top ridge area has no proper capping at all. On a steep roof like this rain runs straight down into the cavity. This explains the tracking you're seeing inside and why we need to fix the ridge in the bigger options.



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- **Photo 3 – Internal staining and penetration paths:** You can see the water marks near the light fitting and manhole. This confirms the exact path the water is taking from the roof down to where you noticed it.
- **Short Video 1 (start at the 0:45 mark):** It shows the ridge gap and how fast water runs on that steep pitch. You'll see exactly why we have to be so careful up there and why guessing won't cut it.

All these photos and videos are there for you, your insurers, the council, or any other tradesperson you want to show. They're the evidence behind every option below.

We've thought about every single person this affects – you and the church community, the therapists and their clients who need quiet, people walking past on busy Sydney Road, the council and heritage rules, the BPC regulator, WorkSafe, your insurance company, our team on the roof, and the project managers behind the scenes. That's why the options below cover safety, compliance, minimal disruption, long-term peace of mind, and value for everyone.

We follow every single rule – here's what that means for your job

This is a heritage building under Merri-bek Council, so we make sure everything lines up with the Building and Plumbing Commission (BPC – they took over from the old VBA), Work Health and Safety Act 2011, Work Health and Safety Regulation 2011, Building Act 1993, Building Regulations 2018, National Construction Code (NCC), Building Code of Australia (BCA), Australian Standards (especially AS/NZS 3500.3 for stormwater and roof plumbing), Planning and Environment Act 1987, Construction Occupations (Licensing) Act 2004 principles, and Professional Engineers Registration Act 2019 where any structural advice is needed.

Please click the Link to see HolyMess Repairs insurance in case of bad advice or damages, so you can be assured you are covered



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.

Five clear stand-alone options – you choose what fits

We used current trade prices (median Colorbond and tile costs from the latest Victorian supplier data plus 25% buffer for waste and delivery) and built in all the safety, heritage, and disruption buffers. Every option is a complete job you could hand to any tradesperson and they'd know exactly what to do.



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Option 1 – Targeted Leak Fix Only (Quick way to stop the immediate leak right now)

Price: \$2,450 inc GST (2-person team, realistic 6–8 labour hours total including safety setup, steep-roof time, therapy schedule buffers, lunch/breaks, and cleanup – basically a half-day job).

Here's exactly what we do, step by step, so you know precisely what's happening:

1. Pre-site check: We confirm your therapy timetable through our 24/7 client portal so we don't interrupt anyone. We prepare the SWMS, JSA, materials list (matching heritage tiles, approved sealant), and heritage check. What could go wrong: Wrong timing disturbs clients or we miss a small detail. We fix it by double-checking 48 hours ahead via the portal.
2. Site arrival and full safety setup (30–45 mins): Erect signage on Sydney Road, install harnesses and work positioning for the 45° pitch, set up manhole access, dust and noise containment. What could go wrong: Fall risk or pedestrian incident. Mitigation: Full WHS systems plus ground supervisor the whole time.
3. Internal cavity inspection via manhole (30 mins): Trace the current leak path with torch and camera, take more photos. What could go wrong: Missing secondary paths. Mitigation: We document everything with photos.
4. External targeted repair: Carefully remove and replace the 3–4 worst broken tiles (as in Photo 1), seal the main ridge entry and penetrations around the light fittings with BPC-approved flexible product. What could go wrong: Wrong sealant fails in 6 months. Mitigation: We use only proven flexible products matched to heritage tiles.
5. Rain simulation test: We test with water to make sure it's stopped and re-inspect inside and out. What could go wrong: Test misses something. Mitigation: We do it twice if needed.
6. Cleanup and heritage restoration: Remove all debris, restore any disturbed areas to match the original look. What could go wrong: Debris left behind or heritage look damaged. Mitigation: Supervisor walks the site before we leave.
7. Supervisor quality check, full photo report, warranty handover.

Risks & Mitigations (overall for this option): Injury (harnesses + supervisor), property damage (careful tile handling), leak returns (tested fix + guarantee), disruption (scheduled outside peak hours).

How others cut corners vs HolyMess: Many skip the full safety setup, the internal check, or the test and just slap a bit of sealant on the obvious spot. We don't – we use our huge network of vetted tradespeople and AI project management so the right specialist is always on the job and we prove it worked.



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Here are two diagrams so you can see exactly what we'll be doing



Option 2 – Urgent Essential Repairs (Recommended Immediate Water-Tight Solution)

Price: \$5,250 inc GST (2–3 person team, ~12–16 labour hours – 1 full realistic day including all buffers).

Here's exactly what we do, step by step, so you know precisely what's happening:

1. Pre-site check: We confirm your therapy timetable through our 24/7 client portal so we don't interrupt anyone. We prepare the SWMS, JSA, materials list (matching heritage tiles, ridge capping, flexible mortar), and heritage check. What could go wrong: Wrong



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timing disturbs clients or we miss a small detail. We fix it by double-checking 48 hours ahead via the portal.

2. Site arrival and full safety setup (30–45 mins): Erect signage on Sydney Road, install harnesses and work positioning for the 45° pitch, set up manhole access, dust and noise containment. What could go wrong: Fall risk or pedestrian incident. Mitigation: Full WHS systems plus ground supervisor the whole time.
3. Full internal + external inspection (1 hr): Trace all leak paths with torch, camera and roof walk. What could go wrong: Missing secondary paths. Mitigation: We document everything with photos.
4. Replace 5–7 broken tiles: Carefully remove and install matching heritage-profile tiles (as in Photo 1). What could go wrong: Tiles cracked during handling. Mitigation: Careful removal and spare stock on site.
5. Supply & install new top ridge capping (as in Photo 2). What could go wrong: Wrong profile or poor fixing. Mitigation: We match existing and use proper fixings.
6. Repoint ridge and valleys with flexible mortar. What could go wrong: Mortar fails on steep pitch. Mitigation: High-quality flexible product designed for movement.
7. Seal all penetrations around light fittings and electrical. What could go wrong: Sealant not compatible. Mitigation: BPC-approved products only.
8. Internal sarking patches if needed during manhole access. What could go wrong: Hidden damage missed. Mitigation: Full inspection first.
9. Rain simulation test: Test with water to make sure it's stopped and re-inspect inside and out. What could go wrong: Test misses something. Mitigation: We do it twice if needed.
10. Cleanup and heritage restoration: Remove all debris, restore any disturbed areas to match the original look. What could go wrong: Debris left behind or heritage look damaged. Mitigation: Supervisor walks the site before we leave. 11–12. Supervisor quality check, full photo/video report, warranty handover.

Risks & Mitigations (overall for this option): Injury (harnesses + supervisor), property damage (careful tile handling), leak returns (tested fix + guarantee), disruption (scheduled outside peak hours).

How others cut corners vs HolyMess: Many would just replace a couple of tiles and call it done without ridge capping, repointing, testing or proper safety. We don't – we use our huge network of vetted tradespeople and AI project management so the right specialist is always on the job and we prove it worked.

Here are two diagrams so you can see exactly what we'll be doing



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Urgent Essential Repairs



Option 3 – Enhanced Penetration & Tile Repair Package

Price: \$6,300 inc GST (2-person team, realistic 10–14 labour hours total including safety setup, steep-roof time, therapy schedule buffers, lunch/breaks, and cleanup).

Here's exactly what we do, step by step, so you know precisely what's happening:

1. Pre-site check: We confirm your therapy timetable through our 24/7 client portal so we don't interrupt anyone. We prepare the SWMS, JSA, materials list (extra tiles, improved



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flashing/sealant), and heritage check. What could go wrong: Wrong timing disturbs clients or we miss a small detail. We fix it by double-checking 48 hours ahead via the portal.

2. Site arrival and full safety setup (30–45 mins): Erect signage on Sydney Road, install harnesses and work positioning for the 45° pitch, set up manhole access, dust and noise containment. What could go wrong: Fall risk or pedestrian incident. Mitigation: Full WHS systems plus ground supervisor the whole time.
3. Extended internal cavity inspection via manhole (45 mins): Trace all leak paths with torch and camera, take more photos. What could go wrong: Missing secondary paths. Mitigation: We document everything with photos.
4. External repair – enhanced tile replacement: Carefully remove and replace up to 10 suspect tiles (as in Photo 1 and surrounding areas). What could go wrong: Tiles cracked during handling. Mitigation: Careful removal and spare stock on site.
5. Improved sealing and flashing at all penetrations (light fittings, electrical, ridge entry). What could go wrong: Sealant not compatible. Mitigation: BPC-approved products only.
6. Additional ridge and valley sealing where water tracking is evident. What could go wrong: Incomplete seal on steep pitch. Mitigation: Flexible products designed for movement.
7. Rain simulation test: We test with water to make sure it's stopped and re-inspect inside and out. What could go wrong: Test misses something. Mitigation: We do it twice if needed.
8. Cleanup and heritage restoration: Remove all debris, restore any disturbed areas to match the original look. What could go wrong: Debris left behind or heritage look damaged. Mitigation: Supervisor walks the site before we leave.
9. Supervisor quality check, full photo report, warranty handover.

Risks & Mitigations (overall for this option): Injury (harnesses + supervisor), property damage (careful tile handling), leak returns (tested fix + guarantee), disruption (scheduled outside peak hours).

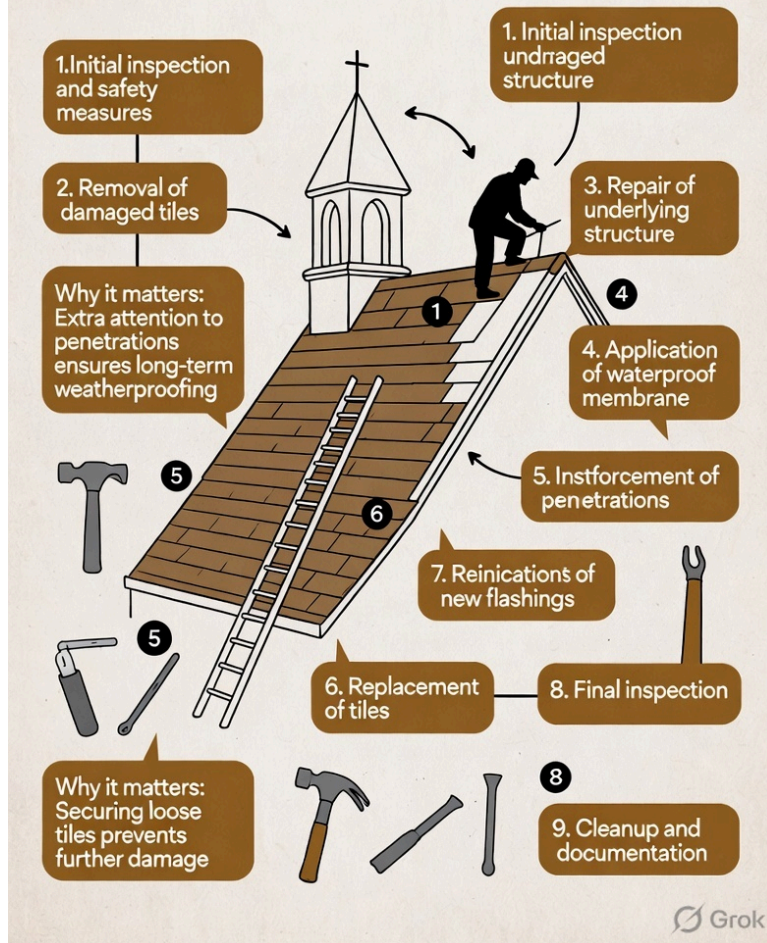
How others cut corners vs HolyMess: Many would stop at the obvious tiles and skip the extra penetrations, flashing and testing. We don't – we use our huge network of vetted tradespeople and AI project management so the right specialist is always on the job and we prove it worked.

Here are two diagrams so you can see exactly what we'll be doing



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Option 3 Enhanced Penetration & Tile Repair Package



Option 4 – Comprehensive Ridge & Section Restoration

Price: \$12,600 inc GST (3-person team, ~20–24 labour hours – 1.5–2 realistic days including all buffers).

Here's exactly what we do, step by step, so you know precisely what's happening:

1. Pre-site check: We confirm your therapy timetable through our 24/7 client portal so we don't interrupt anyone. We prepare the SWMS, JSA, materials list (full ridge materials, extra tiles, sarking), and heritage check. What could go wrong: Wrong timing disturbs



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clients or we miss a small detail. We fix it by double-checking 48 hours ahead via the portal.

2. Site arrival and full safety setup (30–45 mins): Erect signage on Sydney Road, install harnesses and work positioning for the 45° pitch, set up manhole access, dust and noise containment. What could go wrong: Fall risk or pedestrian incident. Mitigation: Full WHS systems plus ground supervisor the whole time.
3. Full internal + external inspection (1 hr): Trace all leak paths with torch, camera and roof walk. What could go wrong: Missing secondary paths. Mitigation: We document everything with photos.
4. Broad tile replacement in all vulnerable zones (beyond the 5–7 broken ones). What could go wrong: Tiles cracked during handling. Mitigation: Careful removal and spare stock on site.
5. Full ridge capping replacement across the main leak zone (as in Photo 2). What could go wrong: Wrong profile or poor fixing. Mitigation: We match existing and use proper fixings.
6. Complete repointing of ridge and valleys with flexible mortar. What could go wrong: Mortar fails on steep pitch. Mitigation: High-quality flexible product designed for movement.
7. Comprehensive sealing of all penetrations and high-risk areas. What could go wrong: Sealant not compatible. Mitigation: BPC-approved products only.
8. Internal sarking patches and preventive waterproofing where needed. What could go wrong: Hidden damage missed. Mitigation: Full inspection first.
9. Rain simulation test: Test with water to make sure it's stopped and re-inspect inside and out. What could go wrong: Test misses something. Mitigation: We do it twice if needed.
10. Cleanup and heritage restoration: Remove all debris, restore any disturbed areas to match the original look. What could go wrong: Debris left behind or heritage look damaged. Mitigation: Supervisor walks the site before we leave.
- 11–12. Supervisor quality check, full photo/video report, warranty handover.

Risks & Mitigations (overall for this option): Injury (harnesses + supervisor), property damage (careful tile handling), leak returns (tested fix + guarantee), disruption (scheduled outside peak hours).

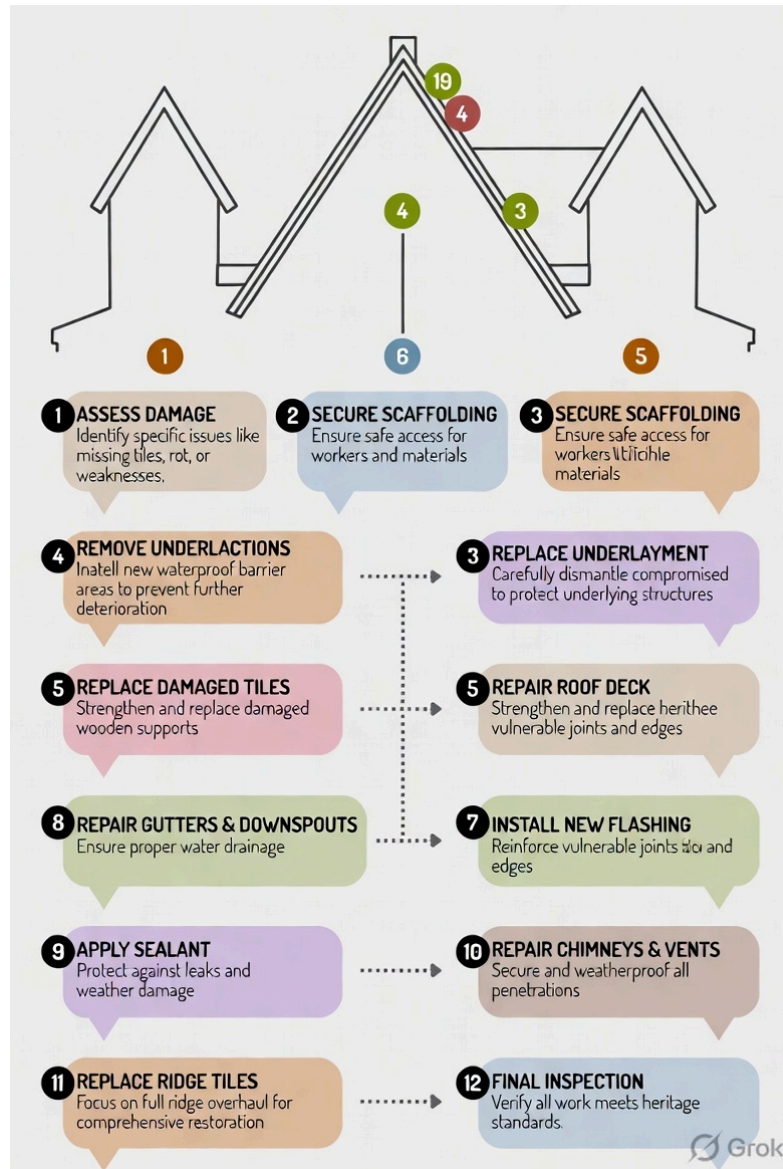
How others cut corners vs HolyMess: Many would only do a small patch job and never tackle the full ridge or preventive work. We don't – we use our huge network of vetted tradespeople and AI project management so the right specialist is always on the job and we prove it worked.

Here are two diagrams so you can see exactly what we'll be doing



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Option 5 – Comprehensive Forensic Dye Testing (Full System) – Strongest Recommendation for Certainty

Price: \$900 inc GST per section (e.g. one section for the main tiles area, another for gutters/ridge/penetrations – most jobs like this need 2 sections for \$1,800 inc GST, up to 3 sections maximum).

I've been doing this for quite a while now and I've seen it happen quite a few times... someone gets a roofer out, they patch a few spots, pay the money, then a few months later when the next



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big rain comes the water's back again. It's heartbreaking, especially in a place like your church where you need reliability and peace of mind.

That's why the smartest, safest first step when you're not 100% sure is our Comprehensive Forensic Dye Testing. We use different coloured, completely safe dyes (blue on tiles, green on flashings, orange near gutters/penetrations) and simulate real rainfall. Then we go inside the cavity (via the manhole you mentioned – no need to be on the roof the whole time) and follow the exact coloured streaks to see precisely where every drop is coming from – even tiny cracks you'd never spot from outside.

It's non-destructive, the dye washes away in a few days like normal clothes dye, and we take full responsibility with clear photos, videos and a professional report. Almost everyone who does it says it was worth every cent because they finally know exactly what needs fixing and can get competing quotes with total confidence. You're not locked in with us afterwards – use the report with any roofer you choose.

Very Detailed Step-by-Step Procedure

1. Pre-site check: Confirm therapy timetable through our 24/7 client portal. Prepare dyes, SWMS, JSA, heritage check. What could go wrong: Wrong timing disturbs clients. Mitigation: Double-check 48 hours ahead.
2. Site arrival and safety setup (30–45 mins): Erect signage on Sydney Road, install harnesses and work positioning for the 45° pitch, set up manhole access. What could go wrong: Fall risk. Mitigation: Full WHS systems plus ground supervisor.
3. Apply coloured dyes to all potential entry points (tiles, ridge, flashings, penetrations). What could go wrong: Wrong placement. Mitigation: Systematic mapping from photos.
4. Simulate real rainfall with controlled water testing. What could go wrong: Insufficient simulation. Mitigation: Multiple passes to mimic real rain.
5. Internal cavity inspection via manhole to trace dye paths with photos/videos. What could go wrong: Missed paths. Mitigation: Thorough tracing and documentation.
6. Compile full forensic report with exact leak sources, evidence, and recommended repairs. Deliver same or next business day and discuss options with you. What could go wrong: Report unclear. Mitigation: Supervisor review before handover.

Risks & Mitigations (overall for this option): Minimal – dyes are safe and temporary. Injury (harnesses), disruption (scheduled outside peak hours).

How others cut corners vs HolyMess: Many roofers guess and patch – we prove it with evidence. We don't just fix what's obvious; we give you the full picture so you make an informed decision.



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Exclusions (things that may come up once the roof is opened – we will quote on the spot with your approval before proceeding): Rotten timber, additional hidden penetrations, extensive sarking replacement, structural issues requiring engineer, or non-roof related internal damage.

Comparison Table – Why HolyMess Stands Alone

Criteria	Base-Level (1-man tradie)	Middleman (e.g. hipages)	Premium Service Companies	HolyMess Repairs
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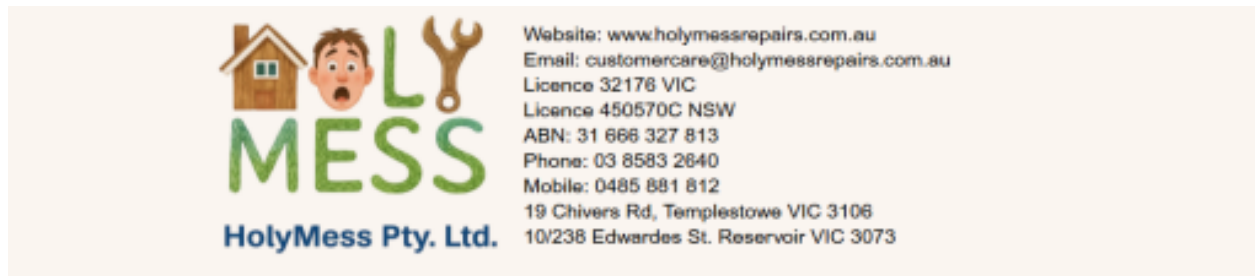
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Price (market typical)	Lowest upfront	20-30% markup	Highest	Locked competitive (12% margin)
Warranty Honouring	Often disappears	Varies	Good	24-hr response, system-backed
Tradesperson Vetting	Unknown	None	Basic	Full background, character, licence check from 1000s
Safety (WHS full compliance)	Often minimal	Varies	Yes	Harnesses, supervisor
Dye Testing / Evidence-Based	Guess & patch	Rare	Sometimes	Standard for leak jobs
Independent Roof Assessor	Never	Never	Rare	Always (you choose)
BlueScope Warranty Registration	Forgotten	Varies	Sometimes	We register on your behalf
24/7 Client Portal & Live Chat	No	No	No	You see EVERY internal conversation
AI Efficiency (lower costs)	No	No	No	Yes – savings to you
Transparency (open books)	No	No	No	Full financial records available

Why do this scope of work? As a roofer with decades of experience, I know that patching without evidence on a steep heritage roof almost always fails in the next heavy rain. The photos prove the paths; addressing them now stops further cavity damage and protects your therapeutic space.

Why not do this scope of work? Only if you're willing to risk ongoing leaks, internal damage, potential insurance disputes, and repeated call-outs.

Why is the scope necessary? Because all roofs eventually leak, and your building's age + steep pitch + recent renovations make hidden paths likely. Our options cover every stakeholder:



your peace of mind, therapists' quiet, public safety, council/heritage rules, BPC compliance, and insurer evidence.

If no action is taken the consequences are real: escalating internal water damage, mould in a therapeutic space, higher insurance premiums or denied claims, potential heritage violations, and costly emergency repairs later.

Here's the honest reality: 80% of roofing companies fail in the first two years and 96% by year five. Cheap quotes often come from uninsured, unqualified operators who disappear when warranty time comes. The funny video going around shows the dark truth — you meet the friendly salesperson, but you have no idea who actually turns up. At HolyMess we vet every single tradesperson for licence, character, and skill before they ever step on your roof.

No other company offers what we do: an Uber-style platform that chooses the absolute best tradesperson from thousands in the market, 24/7 live client portal where you see every internal conversation, agentic AI that cuts admin costs so we run at a lean 12% profit margin, independent assessor at end of high-risk jobs, BlueScope registration on your behalf, and full transparency — our financial records are available to you on request. We're the world's first construction company to put the customer inside the company chat.

If you go with a cheap or uninsured operator, you risk non-compliant work, safety breaches, poor workmanship that fails quickly, and no one to honour the warranty. With us you get the best person for the job, locked price, evidence-based fixing, and total accountability.

Next Steps

1. Reply or call to choose an option.
2. We schedule around your therapeutic timetable with full notice.
3. Deposit secures the job — price locked.
4. We complete, test, assess independently, register warranties, and hand over full documentation.

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.

Any unforeseen work after opening the roof will be quoted on the spot with your prior approval — no surprises. Let's get your roof secure before the next rain.

Best regards,



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