

HOLYMESS REPAIRS
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Quote Number: [redacted]
Date: Thursday, 25 June 2026
Prepared by: Victor C, Compliance Manager

Valid for 30 days

Client: [redacted]
[redacted]
Phone: [redacted]

Property: [redacted] Coburg VIC 3058 (JN 6271)

Dear [redacted]

Thank you for contacting HolyMess Repairs about the roof leak at your unit in Coburg. We understand how stressful and disruptive ongoing leaks can be, especially when you're not sure exactly where the water is coming from or which repair will actually fix it for good.

While many companies would push straight into a repair quote based on a quick look, we believe the responsible approach — and the one that saves you money and stress in the long run — is to start with clear, evidence-based diagnosis. That's why this quote is specifically for our **Comprehensive Forensic Dye Testing (Full System)** service.

This is presented as the smartest, safest, and most recommended **first step** when you're unsure about committing to repair options or want certainty before spending on fixes that might miss the real source.

Option 3 – Comprehensive Forensic Dye Testing (Full System)

The Only Reliable First Step for Evidence-Based Decision Making

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Total Investment: $1,650.00 inc GST

Estimated Duration: 1 full day on site (1–2 technicians | ~10–16 labour hours total)

Note on Documentation & Reporting
The price of **$1,650 inc GST** includes **basic photo/video documentation** and a **basic findings summary**.

A **Comprehensive Long Version** (full annotated photos, video links via secure portal, detailed analysis, contributing factors, prioritised recommendations, and professional report) is available as an **optional extra**. We will quote this separately based on the actual scope and complexity once testing is complete.

Why Comprehensive Forensic Dye Testing is the Only Reliable First Step for Your Coburg Property

I've been doing this for quite a while now and I've seen it happen quite a few times. A homeowner or unit owner gets a roofer out for a leak, they have a quick look, patch a few spots they think might be the problem, you pay the money, and then a few months later when the next big rain comes through Melbourne, the water's back again — sometimes in a new spot, sometimes worse. It's frustrating, expensive, and completely avoidable.

That's exactly why for your property at [redacted] **Coburg**, we don't guess. Our Comprehensive Forensic Dye Testing uses a proven, scientific method to identify the **exact source(s)** of water ingress at the time of testing. We apply different coloured dyes — **blue on the tiles**, **green on flashings, valleys and penetrations**, and **orange near gutters and perimeters**. Then we run controlled water across the roof in a way that closely mimics real heavy rainfall, including wind-driven patterns where relevant.

We then go inside your unit and follow the coloured streaks as they appear. Even tiny cracks, failed seals, or hidden entry points that you'd never see from the outside become obvious. This gives us (and you) irrefutable evidence of the precise leak path — not an educated guess.

Why this is so much better than guessing: If we (or any roofer) just patch based on visual inspection alone, there's a real chance we miss the actual source. The leak returns, you pay again, and trust erodes. With dye testing, we take full responsibility as licensed roofers. We document everything with clear photos and videos so you have evidence you can trust and share.

Is it safe? Completely. The dyes we use are the same type as normal clothes dye — non-toxic, food-grade safe, and they simply disappear after a few days with normal weather and cleaning. No damage to your roof, tiles, or internal surfaces.

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For most jobs like yours, the investment sits between six and nine hundred dollars. Sometimes up to around thirteen hundred if access is more complex or there are multiple levels/areas to test thoroughly. We've quoted **$1,650 inc GST** for your Coburg unit — a comprehensive, thorough job with full documentation (basic version included).

Almost everyone who goes ahead with our dye testing says it was worth every cent because they finally have **peace of mind** and clear direction. Once the test is complete, you receive a clear summary of findings. A **full professional diagnostic report** with annotated photos, video links, and detailed recommendations is available as an optional extra (quoted based on complexity). Importantly, you are not locked in with us — you can take the findings and obtain quotes from as many other licensed roofers as you like.

At HolyMess Repairs we're a completely transparent business with 24/7 customer access to our internal chat portal — you're never left in the dark. We run on a lean 12% profit margin and use agentic AI to handle admin tasks, so those efficiencies are passed directly to you in better pricing and service. Our Uber-style platform lets us select the absolute best tradesperson for your specific job from thousands of fully vetted professionals across the entire market. Every tradesperson is checked for qualifications, character, and skill. We also register any BlueScope warranties on your behalf so everything is properly documented and protected for the long term.

Detailed Step-by-Step Procedure

Our forensic dye testing follows a rigorous, documented 6-step process to ensure accuracy, safety, and complete transparency:

1. **Site Preparation & Safety Setup** – Our team arrives on site and conducts a full safety assessment of roof access (coordinating with strata/body corporate if required for your unit). We lay comprehensive protective coverings inside and outside, brief the team on the specific areas of concern you've mentioned, and confirm the testing plan with you. All equipment is checked and calibrated.
2. **Application of Colour-Coded Forensic Dyes** – Using precision applicators, we strategically apply food-grade, non-staining dyes: **blue** across tile surfaces, ridges and hips; **green** to all flashings, valleys, skylights, vents, solar penetrations and joins; **orange** along gutters, box gutters, downpipes and perimeter edges. This colour-coding allows us to precisely trace which part of the roof system is allowing water entry.
3. **Controlled Rainfall Simulation** – We use a calibrated, metered water delivery system (including hose-end diffusers and elevated applicators) to apply water evenly and consistently across roof sections. The flow rate and pattern are designed to replicate a heavy Melbourne rain event, including simulation of wind-driven rain on vulnerable slopes and junctions. Testing is performed methodically, section by section.
4. **Internal Leak Path Tracing & Detection** – While water is being applied externally, our technician(s) work inside your unit using moisture meters, high-intensity lights, and visual inspection to trace any coloured water as it appears. We mark exact ingress

points on ceilings, walls or cornices, photograph in real time, and note the timing and volume of water entry relative to external application.

5. **Basic Photo & Video Documentation** – Key stages are captured with photography and video: roof condition before testing, dye application, water flow, and internal evidence as it appears. All media is time-stamped. *(A comprehensive long version with high-resolution annotated photos, video links via secure portal, marked locations, contributing factors, previous repairs, ventilation issues, debris, etc. is available as an optional extra – price based on complexity.)*
6. **Basic Analysis & Summary Report** – We provide a clear summary of the main leak source(s) identified during testing along with basic recommendations. *(A full detailed professional Roof Leak Diagnostic Report – including executive summary, annotated photos and video links via secure client portal, contributing factors, prioritised repair recommendations, and our written guarantee – is available as an optional extra. We will quote this separately based on the actual scope of work required.)*

Risks & Mitigations

We believe in full transparency, so here are the key considerations for dye testing and how we mitigate them:

- **Access & Strata Requirements:** For unit properties we may need body corporate/strata approval for roof access. *Mitigation:* We handle all coordination and paperwork on your behalf and can often arrange this quickly.
- **Weather on Test Day:** Extreme wind or heavy natural rain can affect controlled testing. *Mitigation:* We monitor forecasts and will reschedule at no cost to you if conditions would compromise accuracy.
- **Multiple or Complex Leak Sources:** Some properties have several contributing issues. *Mitigation:* Our price includes thorough testing of all relevant areas.
- **Temporary Dye Residue:** Dyes are visible during testing. *Mitigation:* They are non-toxic and wash away naturally with rain within days; we also clean visible areas post-test.
- **Internal Access & Furnishings:** We need reasonable access inside to trace paths. *Mitigation:* We protect all floors, furniture and belongings with heavy-duty drop sheets and work carefully around your home.

How Other Companies Cut Corners vs HolyMess Repairs

Many roofers (as highlighted in our educational video about how homeowners are routinely scammed by rushed or dishonest trades) perform only a quick visual inspection from the ground or a ladder, make an educated guess about the source, apply some silicone or a patch, take your payment, and hope it holds. If the leak returns they often blame “new damage”, “storm

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activity", or suggest it was never that spot in the first place. You're left with no evidence, no recourse, and another bill.

At HolyMess Repairs we do the opposite. We use **forensic dye tracing backed by Professional Indemnity insurance** and our written guarantee. We document every step so you have clear, shareable evidence. Our model ensures the tradesperson we assign is the right one for your job — fully vetted for skill and character — not simply the cheapest available on the day. We operate transparently with a lean 12% margin, pass AI-driven admin savings to you, and stand behind our diagnostic work even if you choose another licensed tradesperson to carry out the repairs (provided they follow our report). That's the difference between patching a problem and actually solving it.

Visual Process & Outcome Diagrams

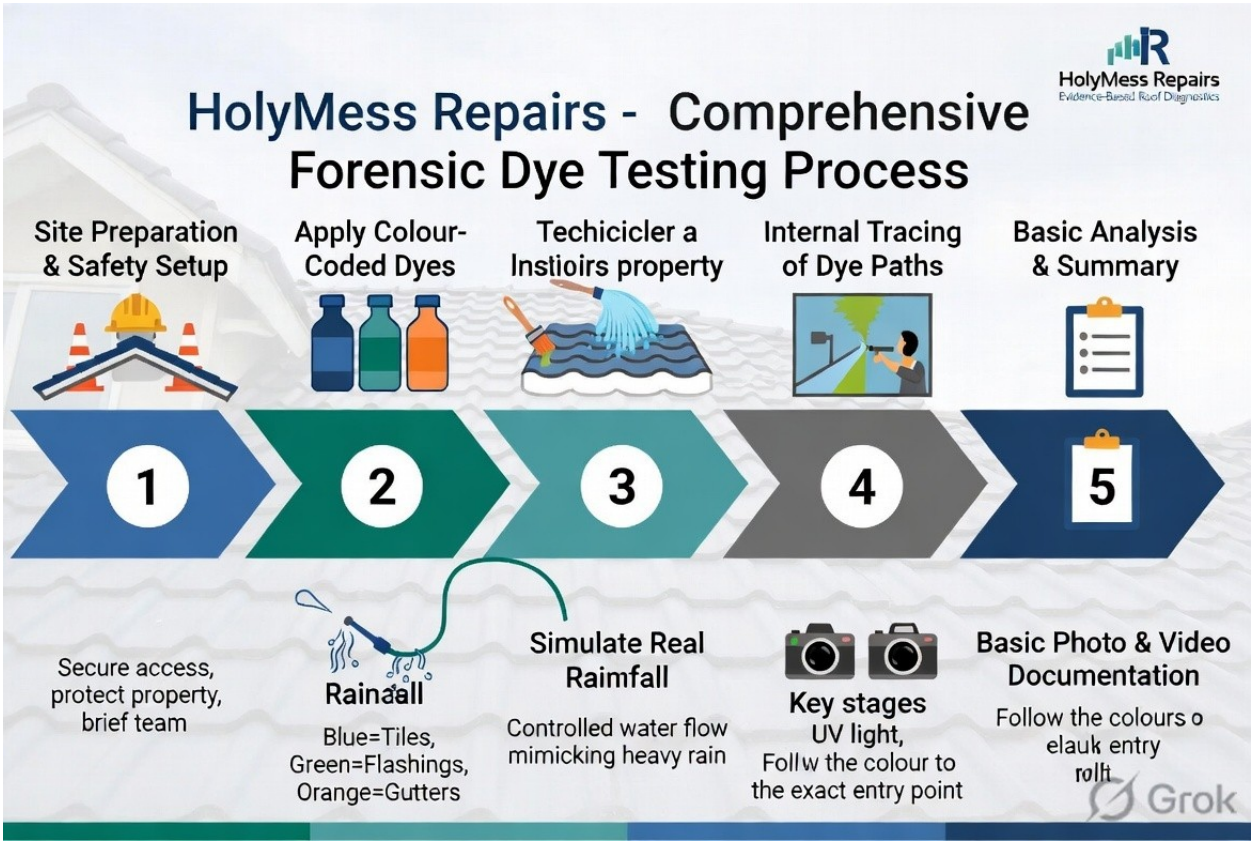


Diagram 1: Our 6-Step Forensic Dye Testing Process
(Basic documentation & summary included. Comprehensive long version available as optional extra.)

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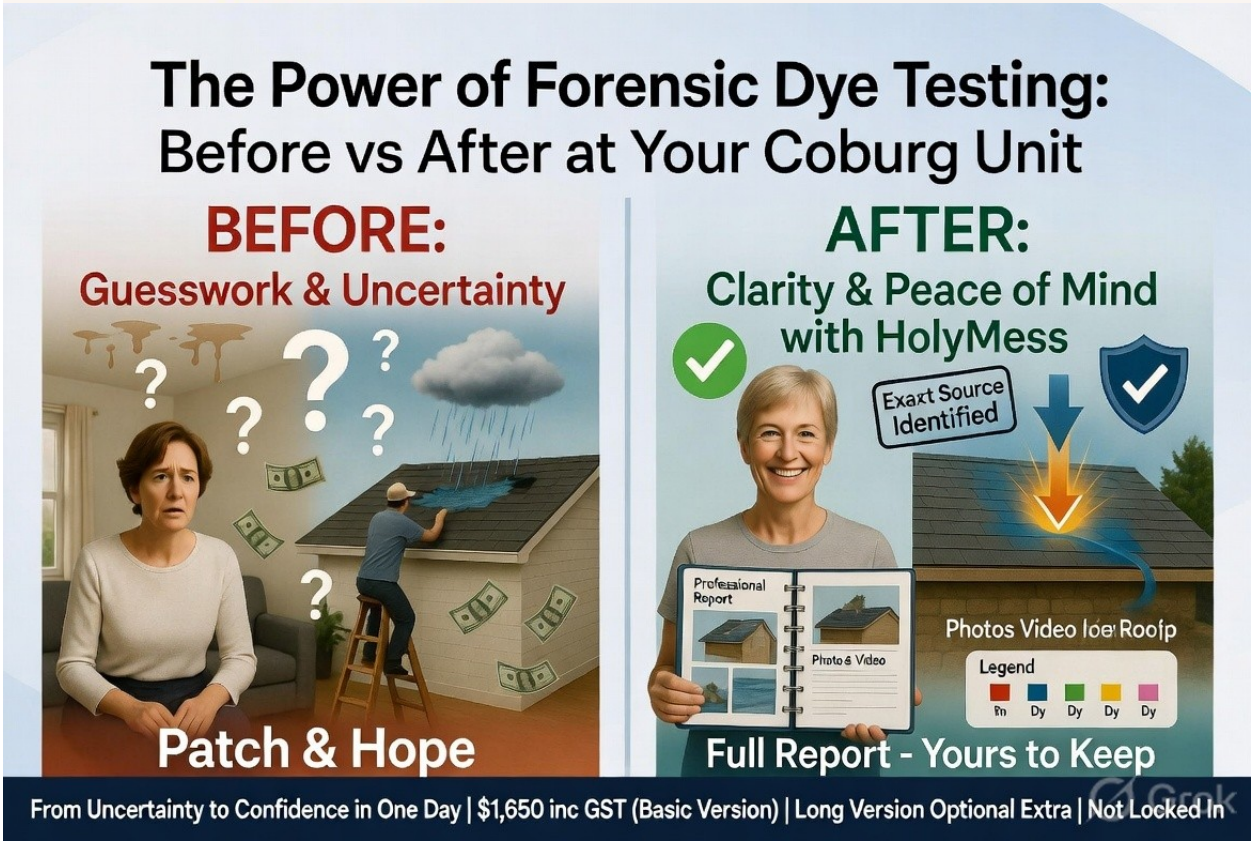


Diagram 2: Before vs After – The Power of Evidence-Based Diagnosis at Your Coburg Unit
(Basic version included. Comprehensive long version report available as optional extra.)

Next Steps & Guarantees

[redacted] we want you to feel completely confident moving forward. Here's exactly what happens next and the protections we put in place:

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

[redacted]

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.

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Full Guarantee & Terms

We confirm in writing that our professional assessment and dye-testing findings are covered by our Professional Indemnity insurance. If we provide advice or identification of leak sources and any subsequent leak occurs due to a missed source or incorrect assessment in our work, we will return and resolve it at no cost to you — even if another licensed tradesperson carries out the repair work, provided they strictly follow the recommendations and scope outlined in our summary.

HolyMess Repairs – Roof Leak Diagnostic Report & Guarantee Terms (applies to work performed)

1. **Scope of the Diagnostic Work** Our forensic dye testing identifies the exact source(s) of the current water ingress at the time of testing. Basic documentation and a clear findings summary are included.
2. **Guarantee & Responsibility** HolyMess Repairs stands behind the accuracy of our professional assessment. If a leak returns and is determined to be from a source that was present at the time of testing but was missed or incorrectly assessed, we will return to the property and resolve the issue at no cost to you. This guarantee applies even if you engage another licensed tradesperson to carry out the repair works, provided they strictly follow the recommendations and scope we provided.
3. **Limitations of the Guarantee** The guarantee does not apply in the following circumstances: • The repair work is carried out using methods, materials, or scopes that differ from our written recommendations. • New leaks are caused by subsequent events (storm damage, falling trees, modifications to the roof/terrace by others, etc.). • Failure of materials or products supplied by third parties that were not recommended by us. • Normal wear and tear over time.
4. **Professional Indemnity Insurance** Our assessment and advice are covered by our Professional Indemnity Insurance. In the event of a mistake or omission in our professional advice that causes you financial loss, this insurance is designed to provide cover.
5. **Validity** This guarantee is valid for the leak sources identified during testing and remains in force for the duration of our Lifetime Workmanship Warranty on any subsequent repair work we perform.

Payment Terms & How to Proceed

To secure your booking for the dye testing at [redacted] Coburg we require a **50% deposit of $825.00**. The remaining **50% balance of $825.00** is due on completion, upon delivery of your basic findings summary.

Bank Details:
Bank: Commonwealth Bank

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Account Name: Holymess PTY LTD
BSB: [redacted]

Account Number: [redacted]

If you would like to change payment terms or discuss a different arrangement, please just contact us — we're flexible and here to make it easy for you.

The optional **Comprehensive Long Version Report & Documentation** will be quoted separately after testing (based on actual complexity) and is payable only if you choose to proceed with it.

Once we receive your deposit we will confirm a convenient date (usually within 5–10 business days) and send you a detailed pre-visit checklist and what to expect on the day.

To accept this quote and book your Comprehensive Forensic Dye Testing:

Simply reply to this message, call 0426 204 244, or use our 24/7 chat portal on the website and let us know you'd like to proceed with Option 3 (Basic Version). We'll send a confirmation and deposit invoice immediately.

[redacted] I hope this quote gives you the clarity, transparency and confidence you're looking for. Our goal is simple: help you understand exactly what's happening with your roof so you can make the best decision for your home and budget — without pressure, without guesswork, and with full protection.

If you have any questions at all about the dye testing process, the basic summary you'll receive, or the optional long version, please don't hesitate to reach out. We're here to help.

Looking forward to providing you with that peace of mind.

Warm regards,

Victor C
Compliance Manager
HolyMess Repairs

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