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Prepared by:

HolyMess Repairs

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Inspection Date: 21 July 2026 (full media documentation 28 July 2026)

Client Contact: [REDACTED] – [REDACTED]

Report Date: 28 July 2026

Reference: Independent Roof Condition Assessment – Melbourne Inspections series
(requested by [REDACTED] Roof Inspection Australia)

Our Approach as Licensed Roof Plumbers

When we stand on a roof we look at three things at once: what is failing right now, what will fail next season, and what the law and the manufacturer actually require so the job stays compliant for the next 20–30 years.

We do not guess. Every observation below is tied to the exact photos and videos we took on the day (Links 1–6). You can click each link and see precisely what we saw. We then cross-check against the current Victorian regulatory framework (Building and Plumbing Commission – formerly VBA), the National Construction Code, Australian Standards and BlueScope installation manuals.

This report is written so you have every piece of information needed to decide. We have no preference for which option you choose – our only job is to give you the full picture so you can match the solution to your budget, risk tolerance and how long you plan to stay in the house.

Evidence links (click to view every photo and video):

- **Link 1:** [REDACTED]
[usp=drive_link](#)



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- [Link 2:](#)

[usp=sharing](#)

- [Link 3:](#)

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- [Link 4:](#)

[usp=drive_link](#)

- [Link 5:](#)

[usp=drive_link](#)

- [Link 6:](#)

[usp=drive_link](#)

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Insurance cover for our advice:

If we make a mistake or miss something that later costs you money, our Professional Indemnity insurance is designed to cover it.

View our full insurance documents here:



Expanded Condition Analysis – What We Actually Found

We walked every plane of the roof. The cladding is corrugated metal (Custom Orb profile or equivalent), light-grey finish, typical of houses built or re-roofed 25–40 years ago in Newport. The pitch is adequate (greater than 5°), which meets the minimum for corrugated sheeting under AS 1562.1 and SA HB 39. That is one of the few things that is still correct.

Roof sheets (primary failure)

Extensive surface rust has progressed to full-depth pitting and multiple perforations. You can see daylight and debris through the sheets in several places (Link 3 close-ups show clear holes; Link 1 and Link 4 show large areas of red oxide flaking off the pans). Once the zinc-aluminium coating is gone and the steel is perforated, the sheet no longer forms a continuous weatherproof barrier. This breaches NCC Volume Two weatherproofing performance requirements and AS 1562.1. BlueScope's own technical notes state that once perforation starts, the coating system can no longer protect the steel and replacement is the only compliant long-term solution.

Ridge and hip cappings



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Heavy surface rust, cracked and missing sealant at joints, and poor lap detailing (Link 1 and Link 4). Water can track under the capping. SA HB 39 requires continuous sealed ridges with correct overlaps and anti-capillary folds – none of which remain reliable here.

Valleys

Rust staining, debris build-up and one area with temporary timber packing still in place (Link 4). Valleys are high-risk for ponding and leakage under AS/NZS 3500.3.

Flashings at walls, chimney and penetrations

Cracked mortar at the chimney, rusted metal flashings with gaps, and solar-array mounts sitting directly on already-corroded sheets with no independent high-side diversion trays visible in every location (Link 1, Link 2, Link 4). Sealant alone is not accepted under SA HB 39 or manufacturer instructions.

Gutters and outlets

Eaves gutters are heavily corroded inside and out, full of leaf litter, rust scale and sludge (Link 2 video shows the interior condition clearly). Several outlets are blocked with organic matter and what appears to be an old bird nest (Link 2). Falls look inconsistent on visual inspection. AS/NZS 3500.3 requires minimum 1:500 continuous fall (1:200 preferred), clear outlets and functional overflow. None of these are currently reliable.

Downpipes

Blocked or restricted discharge points create overflow risk during heavy rain.

Solar array

Mounted on a roof that is already past its serviceable life. Any future re-sheet will require the array to be lifted and re-installed with proper soakers.

Sarking / underlay

Not fully visible without stripping sheets, but the number of perforations means any remaining underlay is already being bypassed.

Overall assessment from a roof plumber's perspective

This roof is at the end of its practical life. Surface rust is normal after 20+ years; full perforations are not. The combination of holes in the sheets, failed flashings and blocked gutters means water is already finding its way into the building fabric or will do so on the next series of heavy rain events. Leaving it creates progressive internal damage (ceiling linings, insulation, timber framing, possible mould).



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We have also considered every stakeholder: you as owner, any future buyer (who will ask for a building report), the people living in the house, neighbours, the Building and Plumbing Commission, WorkSafe, your insurer, and the tradespeople who will eventually work on it. That is why the options below are written the way they are.

Five Standalone Rectification Options

Each option is complete on its own. You can choose any one without referring to the others. All prices are shown as **plus GST**. Labour is calculated at our standard charge-out of **\$160 + GST per hour per person on site**. Materials carry a realistic trade mark-up plus delivery. A realistic allowance for site set-up, safety, weather contingency and supervision is included so the hours reflect real-world time.

Option 1 – Targeted Patch & Seal (Short-term, lowest immediate cost)

Price: \$7,300 + GST

Duration: 1–2 days on site (2 people)

What we will do (step-by-step)

1. Set up safe access, edge protection and ground protection.
2. Clean all visible debris from gutters and roof surface.
3. Wire-brush and treat the worst rust patches with a rust converter.
4. Apply high-quality acrylic or polyurethane sealant over every visible perforation and along the most degraded ridge and flashing joints.
5. Replace any completely missing or failed short sections of gutter outlet that can be done without full gutter replacement.
6. Clear blocked downpipe outlets.
7. Photograph every treated area and provide a simple works summary.

Risks & how we reduce them

- Sealant can fail within 12–24 months under UV and movement → we use only premium exterior-grade products and tell you the realistic life expectancy.
- Hidden corrosion continues underneath → we photograph everything so you have a baseline.
- WorkSafe fall risk → full edge protection and harness points.

Why this option exists

Some owners need the absolute minimum spend to get through the next winter while they decide on a larger job. It is honest about being temporary.



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Consequences if chosen

You will almost certainly need a larger repair within 1–3 years. Insurance may view repeated patching unfavourably.

Compliance note

This does not restore the roof to a fully compliant weatherproof state under the NCC or AS 1562.1. We will still issue a limited works statement, not a full Compliance Certificate.

Option 2 – Partial Re-sheet of Worst Planes + New Gutters

Price: \$22,400 + GST

Duration: 3–4 days on site (2–3 people)

What we will do (step-by-step)

1. Full safety set-up and temporary weather protection.
2. Strip the most heavily perforated and rusted roof planes (approximately 40–50 % of total area based on the media in Links 1–4).
3. Inspect and replace any soft or rotten battens in those areas.
4. Install new vapour-permeable sarking on the stripped sections.
5. Lay new ColorBond corrugated sheets (standard colour match) with correct fixings, turn-ups and turn-downs.
6. Replace all eaves gutters on the affected elevations with new ColorBond, continuous fall, and compliant overflow.
7. Re-flash all penetrations and the ridge sections that sit on the new work.
8. Re-secure or temporarily protect the solar array during works.
9. Full clean-down and photographic record.

Risks & mitigations

- Junction between new and old sheets can become a future weak point → we detail the junction with proper soaker flashings and seal.
- Remaining old sheets continue to deteriorate → we document the condition of the retained sheets so you know exactly what is left.

Why this option

It removes the active water-ingress points while deferring the full cost. Suitable if budget is tight but you want a real improvement rather than just sealant.

Compliance



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The new work will receive a Compliance Certificate for the areas replaced. The retained sections remain non-compliant long-term.

Option 3 – Full Re-roof with Standard ColorBond (Recommended balanced solution)
Price: \$43,100 + GST

Duration: 5–7 days on site (3 people average)

What we will do (step-by-step)

1. Detailed site induction, SWMS, edge protection, temporary tarps and ground protection.
2. Careful removal of solar array (stored safely on site).
3. Full strip of all existing corrugated sheeting, ridge, flashings and gutters.
4. Laser check of all purlins/battens for deflection or rot; replace or pack as required.
5. Install new vapour-permeable sarking (AS/NZS 4200.2) with anti-ponding boards where pitch requires.
6. New ColorBond corrugated sheeting (standard residential colour and coating class suitable for Newport), manufacturer-compliant fixings, thermal expansion detailing, correct overhangs.
7. New ridge, barge, apron, valley and all penetration flashings to SA HB 39 and BlueScope details, including high-side diversion trays.
8. New eaves gutters sized to AS/NZS 3500.3, continuous 1:200 fall preferred, compliant overflow devices.
9. New or cleared downpipes to legal point of discharge.
10. Re-install solar array on the new roof with independent soaker flashings and correct isolation.
11. Full swarf clean, touch-up of cut edges, final inspection.
12. Issue full Compliance Certificate (Roofing / Stormwater) and register the BlueScope material warranty on your behalf.
13. Independent third-party assessor check at completion (we arrange and pay for this on high-risk full re-roofs).

Risks & mitigations

- Weather interruption → we carry large tarps and have contingency days built into the programme.
- Existing framing issues discovered during strip → we stop and advise before proceeding (exclusion: structural engineering if required).
- Damage to solar or property → full public liability and careful lifting procedures.

Why this is our balanced recommendation



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It restores the entire roof to current code, gives you a clean 20–30 year service life, and removes every known defect shown in Links 1–6. The 12 % lean margin we operate on (far below the 30 % builder / 77 % service-industry average) is only possible because agentic AI handles the boring admin, debt collection and process work, and because we have virtually eliminated re-work through our systems. Those savings are passed straight to you.

Option 4 – Premium Full Re-roof (Longer warranty, higher performance)

Price: \$52,400 + GST

Duration: 6–8 days on site (3 people)

Identical scope to Option 3, with these upgrades:

- ColorBond Ultra or equivalent higher-coating class for greater corrosion resistance.
- Premium underlay with higher R-value and better condensation control.
- Heavier-gauge flashings and additional expansion joints.
- Upgraded gutter profile with greater capacity and leaf-guard ready.
- Extended workmanship warranty documentation and priority response for the first five years.

Why choose this

If you plan to stay long-term or want the absolute highest material warranty and lowest future maintenance, this is the option. BlueScope's longer structural warranty is formally registered by us.

Option 5 – Comprehensive Forensic Dye Testing (Full System) – Recommended First Step if You Are Unsure

Price: \$1,725 + GST

Duration: 1 full day on site (1–2 people; total 10–16 labour hours)

Why this is often the smartest first move

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 obvious spots, the client pays the money, then a few months later when the next big rain comes the water is back again. Everyone feels frustrated.

The only reliable way to stop guessing is to run coloured dye (blue on the sheets, green on the flashings, orange near the gutters) and then put water on the roof exactly like real rain. We go inside and follow the coloured streaks. Even tiny cracks you would never see from the outside



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show up. The dye is completely safe – it is just like normal clothes dye and disappears after a few days with no damage.

Almost everyone who does it says it was worth every cent because they finally have peace of mind and a clear report they can use to get accurate quotes from any roofer they like.

Very detailed step-by-step

1. Protect floors and furnishings inside.
2. Apply different coloured dyes to specific zones of the roof.
3. Simulate rainfall with controlled hose application.
4. Monitor and photograph every internal entry point.
5. Produce a full photographic and video report showing exact leak paths.
6. Provide clear recommendations so any licensed roofer can quote accurately.

Guarantee (verbatim)

We confirm in writing that our professional assessment and dye-testing report 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 report, 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 report.

HolyMess Repairs – Roof Leak Diagnostic Report & Guarantee Terms

1. Scope of the Diagnostic Report – Our comprehensive forensic dye testing identifies the exact source(s) of the current water ingress at the time of testing. The report provides clear evidence (photos, videos, and dye tracing results).
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 in our report, 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 outlined in our report.
3. Limitations of the Guarantee – The guarantee does not apply if the repair work uses methods or materials that differ from our written recommendations, or if new leaks are caused by subsequent events (storm damage, falling trees, modifications by others, etc.), or normal wear and tear.
4. Professional Indemnity Insurance – Our assessment and advice are covered by our Professional Indemnity Insurance.
5. Validity – This guarantee remains in force for the duration of our Lifetime Workmanship Warranty on any subsequent repair work we perform.

You are not locked into us after the dye test. You can take the report and get as many quotes as you like.



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Why the Price Is What It Is (Full Transparency)

We run on a deliberate 12 % net margin – well below the industry average. Agentic AI handles accounts, debt collection and most process work, so those costs never reach you. We maintain a 24/7 live company chat that includes you as the client; you can see every conversation between office, project managers and trades and comment in real time. All financial records are available if you ever ask.

Labour is charged at \$160 + GST per person per hour on site because good roofers are scarce, the work is physically hard and dangerous, and we only use fully licensed, character-vetted people. Materials carry a realistic mark-up plus delivery so we can stand behind them. Insurance, WorkSafe compliance, scaffolding/edge protection, supervision and the independent final assessor are all real costs that protect you.

Comparison Snapshot (Honest Market View)

Criteria	Typical Cheap Operator	Average Mid-Range	Premium / Franchise	HolyMess Repairs
Licensed & BPC registered	Sometimes	Usually	Yes	Always
Full Compliance Certificate	Rarely	Sometimes	Yes	Always
BlueScope warranty registered for you	Almost never	Rarely	Sometimes	Always
Independent final assessor	No	No	Rarely	Yes (high-risk)
24/7 client access to internal chat	No	No	No	Yes
Lean 12 % margin	No (hidden mark-ups)	No	No	Yes
Lifetime workmanship system	No	Limited	Limited	Yes



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Realistic weather &
contingency time

Under-quoted

Sometimes

Usually

Always

Risks of Choosing the Cheapest Path

Using unlicensed or uninsured operators, or accepting a patch when the sheets are already perforated, creates real risks: ongoing leaks, mould, structural timber damage, insurance claim denial, future buyer objections, possible BPC fines for non-compliant work, and the very real chance you end up paying twice. We have seen it too many times. Our system exists to remove those risks.

Payment Terms

- 50 % deposit on acceptance
- 50 % on completion and issue of Compliance Certificate

Bank details:

Commonwealth Bank

Account name: Holymess PTY LTD

BSB: [REDACTED]

Account number: [REDACTED]

We also offer Humm and interest-free options if that helps.

Next Steps

Feel free to compare this with any other quotes you receive, or even run the details through another AI for a second opinion. We are genuinely confident you will find the combination of transparency, compliance, documentation and real long-term value is difficult to match.

If you would like us to proceed with any option, or if you want a site measure to firm the quantities before final pricing, just reply or call 0426 204 244.

We are ready when you are.

Warm regards,



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