HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Project
3 Single Dwelling Development

[redacted] (#2) / [redacted] Balwyn North VIC 3104

Job Reference

[redacted] / JN 6288

Client / Requesting Party
[redacted]
CEO & Principal Consultant
Roof Inspection Australia (RIA)
T [redacted] | E [redacted]

Purpose: Independent quality inspection of roof installation prior to final payment to the roof plumbing / tiling contractor.

Inspected by
HolyMess Repairs
Licence No. 32176
ABN 31 666 327 813
Victor C – Compliance Manager
Phone: 0426 204 244
Email: info@holymessrepairs.com.au
Website: https://www.holymessrepairs.com.au/

Addresses: Unit 10, 236–244 Edwardes Road, Reservoir VIC and 19 Chivers Road, Templestowe VIC

Date of Inspection / Media
27 July 2026
All evidence is taken from the five on-site media posts by Victor Chandra (@victorchandra09):
[redacted]
usp=drive_lin
[redacted]

Drawings Referenced

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Primary: Workingplan Variation 04_stamped.pdf (IFC-BP Amendment V3, Application No. [redacted] Variation Approved 23/09/2025 – [redacted] – Overall Roof Plan, Overall Ground & First Floor Site Plans, Elevations, General Notes.

Secondary (standards reference only): 20241130-WARR.KYRE.0003-WD-IFC-REV3_stamped.pdf.

Scope

Unit 1 only. Visual and measured inspection of all reasonably accessible and visible roof areas against the requirements of the supplied Metal Roof Checklists 1 & 2, AS/NZS 3500.3:2021, SA HB 39:2015 (Amd 1), NCC Volume 3 Victorian variation VIC Part E3, VBA/BPC practice notes, manufacturer requirements and the approved drawings.

---

1. Pre-Inspection & Documentation

Building plans, roof plan, elevations and general notes were reviewed prior to and during the inspection. No performance solutions or engineer hydraulic calculations were noted on the stamped drawings. Tools used included digital grade level, tape measure and camera with date stamp. Scaffolding was present on site providing access.

---

2. Safety & Access

Safe access via existing scaffolding was available. No immediate safety hazards relating to the roof fabric itself were observed beyond normal construction-site conditions.

---

3. Overall Summary – Unit 1

The main roof planes of Unit 1 are concrete tile (consistent with the stamped Overall Roof Plan labelled “CONCRETE TILES”). ColorBond metal components are used for eaves gutters, flashings, barges and at least one lower-pitch / box-gutter interface area.

The installation is **not yet compliant**. The dominant defects are insufficient eaves-gutter falls (multiple measured locations well below the mandatory minimum of 2 mm/m), localised ponding, debris accumulation, heavy reliance on sealant instead of mechanical detailing, and incomplete edge detailing on metal sections. These are primarily roof-plumber items. Ridge and hip capping and general tile alignment are largely serviceable, with only minor pointing and clean-up required.

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

All defects listed below must be rectified **before final payment is released** to the roof plumber and/or roof tiler.

---

4. Detailed Findings

4.1 Eaves Gutters – Falls and Drainage (Roof Plumber)

Topic

Minimum continuous fall of eaves gutters, outlets, overflows and drainage performance.

Plan Reference

Overall Roof Plan (WD23) and Overall First Floor Site Plan show continuous eaves gutters around Unit 1 discharging to downpipes. General Notes require compliance with AS/NZS 3500.3.

Observed

Digital level measurements taken along the ColorBond eaves gutters of Unit 1 recorded falls of approximately 0.15 mm/m, 0.20 mm/m, 0.25 mm/m, 0.40 mm/m, 0.50 mm/m and 1.05 mm/m. Several sections are effectively flat or show reverse/flat spots. Water was observed sitting and debris was present.

Evidence

[redacted]

Standards & Regulations

- AS/NZS 3500.3:2021 Clause 3.5 – eaves gutters must have a minimum fall of 1:500 (2 mm/m); 1:200 (5 mm/m) is preferred for self-cleaning.
- NCC Volume 3 VIC E3D2 – design, construction and installation of roof drainage systems must comply with AS/NZS 3500.3 and SA HB 39.
- VBA Practice Note RP-03 (Eaves Gutters) and SA HB 39 – consistent fall toward outlets with no reverse falls or flat spots.

Likely Causation

Incorrect setting of gutter brackets or fascia line, or failure to verify continuous fall with a grade-capable level during installation.

Required Rectification

Remove or adjust gutter brackets to achieve a continuous minimum fall of 2 mm/m (preferably 5 mm/m) toward each outlet. Verify with grade laser at multiple points along the full length. Clean all debris. Confirm permanent overflow provision is present and functional.

Priority

High – direct weatherproofing, drainage and compliance risk.

Trade

Roof plumber.

Must be rectified before payment is released

Yes.

4.2 Metal Roof / Box-Gutter Interface Areas – Ponding, Edge Detailing and Workmanship (Roof Plumber)
Topic

Fall, ponding, turn-downs, freeboard, sealant use and edge detailing on metal roof and box-gutter style sections.

Plan Reference

Overall Roof Plan shows box gutters and rainwater-head details for Unit 1. ColorBond material is consistent with site branding and the material legend.

Observed

Standing water and debris on metal pans and junctions. Continuous water dripping from the low edge of metal sheeting. Heavy reliance on silicone sealant along joints and edges rather than mechanical turn-downs or anti-capillary folds. Incomplete edge detailing visible.

Evidence

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

[redacted]

usp=drive_lin

Standards & Regulations

- AS/NZS 3500.3:2021 Clause 3.7 – box/internal gutters require continuous fall 1:200 to 1:40, no ponding, sole width ≥ 200 mm residential, adequate freeboard, discharge only from ends.
- SA HB 39:2015 – turn-downs at low ends 15°–45°, anti-capillary measures, mechanical detailing preferred over sealant alone, complete removal of debris and swarf.
- NCC Volume 3 VIC E3D2 and VBA Practice Note RP-02 (Box Gutters).

Likely Causation

Inadequate fall set-out on the metal plane or box gutter and incomplete mechanical edge detailing.

Required Rectification

Re-grade the metal plane / box gutter to compliant continuous fall. Form proper mechanical turn-downs. Remove excess sealant and reinstate correctly detailed flashings and joints. Clean all debris and swarf. Verify freeboard and overflow provision.

Priority

High – immediate water-ingress and long-term corrosion risk.

Trade

Roof plumber.

Must be rectified before payment is released

Yes.

4.3 Ridge / Hip Capping and Concrete Tile Workmanship (Roof Tiler)
Topic

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Ridge capping, hip capping, bedding, pointing, tile alignment and general workmanship.

Plan Reference

Overall Roof Plan – concrete tiles with clearly shown ridge and hip lines. Elevations confirm the hip/ridge profile.

Observed

Ridge and hip cappings are present and generally continuous. Some black residue / pointing material and construction dirt visible at junctions. Tile courses appear aligned from accessible views. No major missing tiles, gross cuts or misalignment observed.

Evidence

[redacted]

usp=drive_lin

[redacted]

Standards & Regulations

Manufacturer concrete-tile installation requirements and good building practice (continuous bedding and pointing, full weather seal at all ridge and hip junctions). NCC weatherproofing performance requirements.

Likely Causation

Normal construction residue and possible incomplete final pointing / clean-up.

Required Rectification

Clean all residue. Complete and/or repaint pointing where deficient. Ensure continuous weather seal at every ridge and hip junction.

Priority

Medium (cosmetic and long-term weatherproofing).

Trade

Roof tiler.

Must be rectified before payment is released

Yes.

4.4 Flashings, Stop-Ends, Downpipes and General Presentation (Roof Plumber)
Topic

Apron, barge, step and wall flashings, stop-ends, downpipe connections and overall site presentation.

Plan Reference

Elevations and Overall Roof Plan show barge, apron and wall flashings together with downpipes and rainwater heads.

Observed

ColorBond stop-ends and brackets are present. Some sealant overspill at stop-ends and joints. Downpipe connections visible but not fully verified under load. Scaffolding still in place, so final clean-up is incomplete.

Evidence

Combined across all five X posts listed above (particularly stop-end and junction details).

Standards & Regulations

SA HB 39 (flashing dimensions, laps, anti-capillary folds, expansion joints), AS/NZS 3500.3 (downpipe connections and sizing), VBA Practice Note RP-05 (Flashings).

Required Rectification

Clean all sealant overspill. Confirm every flashing has correct upstand, cover, fall and mechanical fixing. Verify downpipe security and capacity. Complete final clean-up of the roof and gutters.

Priority

Medium–High.

Trade

Roof plumber.

Must be rectified before payment is released

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Yes.

---

5. Clear Defect / Rectification List

(Suitable for direct issue to the relevant contractor)

Item	Description	Trade	Priority	Rectify before payment?	Evidence (X link)
1	Eaves gutters – measured falls 0.15–1.05 mm/m (below mandatory 2 mm/m minimum)	Roof plumber	High	Yes	2081561500867834139, 2081561373654610064, 2081561364989120678
2	Metal / box-gutter areas – ponding, water dripping from edges, sealant reliance, incomplete turn-downs	Roof plumber	High	Yes	2081561412384813113, 2081561397226508746
3	Ridge / hip pointing incomplete and residual construction dirt	Roof tiler	Medium	Yes	2081561500867834139, 2081561364989120678
4	Flashings, stop-ends, downpipe verification and final clean-up	Roof plumber	Medium–High	Yes	All five posts

6. Areas Not Inspected / Limitations / Assumptions

- Internal roof cavity, sarking continuity and insulation (not visible).
- Full hydraulic design calculations versus as-built catchment (plans reviewed; on-site flow testing limited to fall measurements).
- Any areas still fully obscured by scaffolding or otherwise inaccessible without additional equipment.

- Performance solutions or engineer-certified deviations (none shown on the stamped drawings provided).
- The installing plumber's final Certificate of Compliance (Roofing / Stormwater class) has not yet been sighted.

This report is based solely on the five supplied X media posts for Unit 1, the stamped Balwyn working drawings, and the applicable Victorian plumbing and building standards current at the date of inspection.

---

7. Conclusion and Recommendation

Unit 1 roof installation is **not yet compliant** with the mandatory fall, drainage and detailing requirements of AS/NZS 3500.3:2021, SA HB 39:2015 and NCC Volume 3 VIC Part E3.

The defects are clearly identifiable, photographically and video documented, and fully rectifiable by the responsible trades.

Recommendation

Withhold final payment to the roof plumber and roof tiler until all items listed above have been completed, the works re-inspected, and a compliant Certificate of Compliance (Roofing / Stormwater) has been issued.

A follow-up inspection can be arranged promptly once the contractor advises that rectification is complete.

Prepared by
Victor C
Compliance Manager
HolyMess Repairs
Licence No. 32176
ABN 31 666 327 813
0426 204 244
info@holymessrepairs.com.au
https://www.holymessrepairs.com.au/
Unit 10, 236–244 Edwardes Road, Reservoir VIC

19 Chivers Road, Templestowe VIC

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Unit 2 only

[redacted] **(#2) /** [redacted] **Balwyn North VIC 3104**

Job Reference

[redacted] / JN 6288

Client / Requesting Party
[redacted]
CEO & Principal Consultant
Roof Inspection Australia (RIA)

T [redacted] | E [redacted]

Purpose

Independent quality inspection of roof installation (roof plumbing / tiling compliance) prior to final payment release to the contractor. Scope limited strictly to Unit 2.

Inspected by
HolyMess Repairs
Licence No. 32176
ABN 31 666 327 813
Victor C – Compliance Manager
Phone: 0426 204 244
Email: info@holymessrepairs.com.au

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

Addresses: Unit 10, 236–244 Edwardes Road, Reservoir VIC and 19 Chivers Road, Templestowe VIC

Date of Inspection / Media
27 July 2026

All evidence is taken from the three on-site media folders:

Link 1

[redacted]

Link 2

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

[redacted]

Link 3

[redacted]

Drawings Referenced

Primary: Workingplan Variation 04_stamped.pdf (IFC-BP Amendment V3, Application No. [redacted] Variation Approved 23/09/2025 – [redacted] – Overall Roof Plan (concrete tiles), Overall Ground & First Floor Site Plans, Elevations, General Notes, civil drainage notes.

Secondary (standards reference only): 20241130-WARR.KYRE.0003-WD-IFC-REV3_stamped.pdf.

Scope

Unit 2 only. Visual and measured inspection of all reasonably accessible and visible roof areas against the requirements of the supplied Metal Roof Checklists 1 & 2, AS/NZS 3500.3:2021, SA HB 39:2015 (Amd 1), NCC Volume 3 Victorian variation VIC Part E3 (including VIC E3D2), VBA/BPC practice notes, manufacturer guidelines (ColorBond / BlueScope where applicable) and the approved drawings.

---

1. Pre-Inspection & Documentation

Building plans, Overall Roof Plan, elevations, general notes and civil drainage notes were reviewed prior to and during the inspection. No performance solutions or engineer hydraulic calculations were noted on the stamped drawings. Tools used included digital grade level (0.5 mm/m resolution), tape measure and camera with date stamp. Scaffolding was present on site providing access.

2. Safety & Access

Safe access via existing scaffolding was available. No immediate safety hazards relating to the roof fabric itself were observed beyond normal construction-site conditions.

3. Overall Summary – Unit 2

Unit 2 is part of the three-townhouse development shown on the stamped Overall Roof Plan (concrete tile main planes with ColorBond metal gutters, flashings, box gutters / rainwater heads and associated roof plumbing).

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

The inspection identified multiple non-compliances with mandatory fall, drainage, detailing and cleanliness requirements. Digital level measurements repeatedly recorded falls of 0.00 mm/m to approximately 0.575 mm/m (well below the 2 mm/m minimum). Standing water, ponding, construction debris and incomplete mechanical detailing were recorded across eaves gutters, box-gutter interfaces and sumps. Scaffolding remains in place and final clean-up has not been completed.

These defects are fully documented in the three Google Drive media folders and must be rectified before any payment release.

---

4. Detailed Findings – Unit 2

4.1 Eaves Gutters – Insufficient Fall, Ponding and Debris (Roof Plumber)

Topic

Continuous fall, ponding, debris and outlet performance on eaves gutters.

Plan Reference

Overall Roof Plan and elevations show continuous ColorBond eaves gutters discharging to downpipes / rainwater heads for Unit 2. Civil notes and General Notes require compliant falls.

Observed

Multiple digital level readings along eaves gutters recorded 0.00 mm/m, 0.00 / 2.20, 0.00 / 7.55, approximately 0.575 mm/m and other near-zero or reverse readings. Standing water and construction debris (dirt, plastic fragments, concrete chips, leaves) are present. Water is not freely discharging toward outlets.

Evidence

Link 1 – [redacted]
usp=drive_link
Link 2 – [redacted]
usp=drive_link

Link 3 – [redacted]
usp=drive_link

Standards & Regulations

- AS/NZS 3500.3:2021 Clause 5.3.2 / 5.4 – eaves gutters shall have a continuous fall of not less than 1:500 (2 mm/m) toward the outlet(s). No reverse falls or flat spots permitted.
- SA HB 39:2015 – consistent fall, clean sole, free discharge.
- VBA Practice Note RP-03 (Eaves Gutters) and NCC Volume 3 VIC E3D2.
- Manufacturer (ColorBond / BlueScope) installation guidelines require verified continuous fall.

Likely Causation

Incorrect setting of gutter brackets or fascia line, or failure to verify continuous fall with a grade-capable level during installation.

Required Rectification

Remove or adjust gutter brackets to achieve a continuous minimum fall of 2 mm/m (preferably 5 mm/m) toward each outlet. Verify with grade laser / digital level at multiple points along the full length. Remove all debris. Confirm permanent overflow provision is present and functional.

Priority

High – direct weatherproofing, drainage and compliance risk.

Trade

Roof plumber.

Must be rectified before payment is released

Yes.

4.2 Box Gutters / Sumps / Metal Interface Areas – Ponding, Debris, Edge Detailing and Workmanship (Roof Plumber)

Topic

Fall, ponding, freeboard, debris, turn-downs, sealant reliance and edge detailing on box gutters, sumps and metal roof / gutter interfaces.

Plan Reference

Overall Roof Plan shows box gutters and rainwater-head details serving Unit 2. ColorBond material is consistent with site branding and the material legend.

Observed

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Standing water and heavy construction debris (dirt, concrete chips, plastic, packaging remnants) inside box gutters and sumps. Outlets partially obstructed. Digital level readings again near zero. Heavy reliance on silicone sealant along joints and edges rather than mechanical turn-downs or anti-capillary folds. Incomplete edge detailing and freeboard visible. Scaffolding still obstructing full access in places.

Evidence

Link 1 – [redacted]
usp=drive_link
Link 2 – [redacted]
usp=drive_link

Link 3 – [redacted]
usp=drive_link

Standards & Regulations

- AS/NZS 3500.3:2021 Clause 3.7 / 5.5 – box/internal gutters require continuous fall 1:200 to 1:40, no ponding, sole width ≥ 200 mm residential, adequate freeboard, discharge only from ends, overflows required.
- SA HB 39:2015 – turn-downs at low ends 15°–45°, anti-capillary measures, mechanical detailing preferred over sealant alone, complete removal of debris and swarf.
- NCC Volume 3 VIC E3D2 and VBA Practice Note RP-02 (Box Gutters).
- Manufacturer guidelines require clean, graded metal surfaces free of sealant as primary weather seal.

Likely Causation

Inadequate fall set-out on the metal plane or box gutter, incomplete mechanical edge detailing, and failure to clean prior to handover.

Required Rectification

Re-grade the metal plane / box gutter to compliant continuous fall. Form proper mechanical turn-downs. Remove excess sealant and reinstate correctly detailed flashings and joints. Completely clean all debris and swarf from soles, sumps and outlets. Verify freeboard and overflow provision.

Priority

High – immediate water-ingress and long-term corrosion risk.

Trade

Roof plumber.

Must be rectified before payment is released

Yes.

4.3 Ridge / Hip Capping and Concrete Tile Workmanship (Roof Tiler)

Topic

Ridge capping, hip capping, bedding, pointing, tile alignment and general workmanship.

Plan Reference

Overall Roof Plan – concrete tiles with clearly shown ridge and hip lines for Unit 2. Elevations confirm the hip/ridge profile.

Observed

From accessible views, ridge and hip cappings appear generally continuous. Some residual construction dirt / pointing material visible at junctions. Tile courses appear aligned where visible. No major missing tiles or gross misalignment recorded in the supplied media; however final clean-up and verification of continuous weather seal is incomplete due to scaffolding and debris.

Evidence

Combined across Link 1, Link 2 and Link 3 (roof plane and edge views).

Standards & Regulations

Manufacturer concrete-tile installation requirements and good building practice (continuous bedding and pointing, full weather seal at all ridge and hip junctions). NCC weatherproofing performance requirements.

Likely Causation

Normal construction residue and incomplete final pointing / clean-up.

Required Rectification

Clean all residue. Complete and/or repaint pointing where deficient. Ensure continuous weather seal at every ridge and hip junction.

Priority

Medium (cosmetic and long-term weatherproofing).

Trade

Roof tiler.

Must be rectified before payment is released

Yes.

4.4 Flashings, Stop-Ends, Downpipes, Junctions and General Presentation (Roof Plumber)

Topic

Apron, barge, step and wall flashings, stop-ends, downpipe connections, roof-to-wall junctions and overall site presentation.

Plan Reference

Elevations and Overall Roof Plan show barge, apron and wall flashings together with downpipes and rainwater heads for Unit 2.

Observed

ColorBond stop-ends and brackets are present. Sealant overspill and incomplete mechanical detailing visible at several junctions and stop-ends. Gaps and poor sealing at some roof-to-wall interfaces. Downpipe connections visible but not fully verified under load. Scaffolding still in place and significant construction debris remains on the roof and in gutters – final clean-up incomplete.

Evidence

Link 1 – [redacted]
usp=drive_link
Link 2 – [redacted]
usp=drive_link

Link 3 – [redacted]
usp=drive_link

Standards & Regulations

- SA HB 39 (flashing dimensions, laps, anti-capillary folds, expansion joints, preferred mechanical detailing).
- AS/NZS 3500.3 (downpipe connections, sizing and discharge).

- VBA Practice Note RP-05 (Flashings) and NCC Volume 3 VIC weatherproofing provisions.

Required Rectification

Clean all sealant overspill. Confirm every flashing has correct upstand, cover, fall and mechanical fixing. Verify downpipe security, capacity and free discharge. Complete final clean-up of the entire roof, gutters and surrounding areas.

Priority

Medium–High.

Trade

Roof plumber.

Must be rectified before payment is released

Yes.

---

5. Summary Table – Unit 2 Defects

Item	Defect Description	Trade	Priority	Must rectify before payment	Evidence Links
1	Eaves gutters – insufficient fall (0.00–0.575 mm/m), ponding, debris	Roof plumber	High	Yes	Link 1, Link 2, Link 3
2	Box gutters / sumps / metal interfaces – ponding, debris, sealant reliance, incomplete turn-downs	Roof plumber	High	Yes	Link 1, Link 2, Link 3
3	Ridge / hip pointing incomplete and residual construction dirt	Roof tiler	Medium	Yes	Link 1, Link 2, Link 3

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

4	Flashings, stop-ends, downpipe verification, junctions and final clean-up incomplete	Roof plumber	Medium–High	Yes	Link 1, Link 2, Link 3

6. Areas Not Inspected / Limitations / Assumptions

- Internal roof cavity, sarking continuity and insulation (not visible).
- Full hydraulic design calculations versus as-built catchment (plans reviewed; on-site flow testing limited to fall measurements).
- Any areas still fully obscured by scaffolding or otherwise inaccessible without additional equipment.
- Performance solutions or engineer-certified deviations (none shown on the stamped drawings provided).
- The installing plumber's final Certificate of Compliance (Roofing / Stormwater class) has not yet been sighted.

This report is based solely on the three supplied Google Drive media folders for Unit 2, the stamped Balwyn working drawings (Workingplan Variation 04), the Metal Roof Checklists 1 & 2, and the applicable Victorian plumbing and building standards current at the date of inspection.

---

7. Conclusion and Recommendation

Unit 2 roof installation is **not yet compliant** with the mandatory fall, drainage, detailing and cleanliness requirements of AS/NZS 3500.3:2021, SA HB 39:2015, NCC Volume 3 VIC Part E3 and VBA/BPC practice notes.

The defects are clearly identifiable, photographically and video documented in the three Google Drive folders, and fully rectifiable by the responsible trades.

Recommendation

Withhold final payment to the roof plumber and roof tiler until all items listed above have been completed, the works re-inspected by an independent licensed roof plumber, and a compliant Certificate of Compliance (Roofing / Stormwater) has been issued.

A follow-up inspection can be arranged promptly once the contractor advises that rectification is complete.

Why HolyMess Repairs



HolyMess Repairs (Licence No. 32176, ABN 31 666 327 813) is a fully licensed, insured Victorian roof plumbing specialist that takes **full ownership** of every job. We do not simply inspect and walk away – we identify every defect against the exact Australian Standards, NCC Victorian variations, VBA practice notes and manufacturer guidelines, document it with dated media, and stand behind the rectification recommendation.

Our compliance manager (Victor C) personally measures falls with calibrated digital levels, photographs every non-compliance, and produces reports that protect the client's interests before payment is released.

Clients choose HolyMess because:

- We are independent – we work for the owner / consultant, not the installing contractor.
- We hold the correct roofing / stormwater plumbing licence and carry full public liability and professional indemnity insurance.
- Our reports are written to the precise checklist and regulatory hierarchy required by RIA and the VBA.
- We have a proven track record of protecting clients from incomplete or non-compliant roof works (see Google reviews https://g.co/kgs/ezuh8bk, Facebook https://www.facebook.com/holymessrepairs.com.au, and our detailed company video https://youtu.be/4GoaRAOMo2o).

Prepared by
Victor C
Compliance Manager
HolyMess Repairs
Licence No. 32176
ABN 31 666 327 813
0426 204 244
info@holymessrepairs.com.au
https://www.holymessrepairs.com.au/
Unit 10, 236–244 Edwardes Road, Reservoir VIC

19 Chivers Road, Templestowe VIC

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Unit 3 only – [redacted] Balwyn North VIC 3104

Prepared by:
HolyMess Repairs
Licence No. 32176 (VIC)
ABN 31 666 327 813
Unit 10, 236–244 Edwardes Rd, Reservoir VIC 3073
Also: 19 Chivers Rd, Templestowe VIC 3106
Phone: 0426 204 244
Email: info@holymessrepairs.com.au

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

Compliance Manager / Author: Victor C
Job Reference: JN 6288 (Unit 3 – Michael Wheeler)
Date of Inspection: 27 July 2026
Report Date: 27 July 2026
Client: Roof Inspection Australia (RIA)
Attention: [redacted] CEO & Principal Consultant

T: [redacted] | E: [redacted] | W: riax.com.au

Scope (as instructed):

Independent roof plumbing inspection of **Unit 3 only** (not the full three townhouses). Report covers roof condition, defects, photos/videos, compliance comments against approved drawings, and recommended rectification items. Follow-up inspection after rectification is available and can be quoted separately or included by agreement.

Reference Documents:

- Working Drawings – Issue for Building Permit Amendment (IFC-BP Amendment V3), Application No. [redacted] Job No. [redacted] Piran Boutique Builders (Workingplan Variation 04_stamped.pdf). Overall Roof Plan, Site Plans, General Notes and schedules for Unit 3.
- Email thread “Urgent: Roof Plumbing Inspection Required Before Payment Release” (Gaby Ramos / [redacted] RIA).
- AS/NZS 3500.3:2021 (Stormwater Drainage), SA HB 39 (Installation Code for Metal Roofing and Wall Cladding), AS 1562.1, NCC 2022 Volume Three (Plumbing Code of Australia) including Victorian variations, VBA/BPC expectations, BlueScope/Lysaght ColorBond installation guidelines, and good building practice.

Evidence Links (Google Drive – clickable for client review):

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

- **Link 1:** [redacted]
  usp=drive_link
- **Link 2:** [redacted]
  usp=drive_link
- **Link 3:** [redacted]
  usp=drive_link
- **Link 4:** [redacted]
  usp=drive_link

All observations below are taken from on-site photographs and video footage captured during the inspection and hosted in the above Drive folders. Every defect is referenced to the specific link so the client can click through and view the exact evidence.

---

1. Executive Summary

Unit 3 is a new single dwelling within a three-dwelling development. Roof covering is concrete tile with ColorBond metal roof plumbing (eaves gutters, box gutters, rainheads, flashings and downpipes).

Overall condition: Incomplete and non-compliant in multiple critical areas of roof plumbing. Significant debris remains in all gutters and rainheads, fall in box gutters is inconsistent and in places insufficient, rainhead freeboard and overflow detailing require rectification, wall junctions and flashings show gaps and poor sealing, and workmanship cleanliness is below the standard required by AS/NZS 3500.3, SA HB 39 and VBA/BPC expectations.

Recommendation: All identified defects (particularly drainage performance, freeboard, cleanliness and weatherproofing junctions) must be rectified by the roofing/plumbing contractor **before any further payment is released**. A follow-up inspection by HolyMess Repairs is strongly recommended once rectification is complete.

HolyMess Repairs is a fully licensed (Licence 32176), insured Melbourne-based roof plumbing and compliance specialist. We take full ownership of every inspection and report. See company credentials at the end of this report and our public reviews (Google: https://g.co/kgs/ezuh8bk), website, Facebook and YouTube channels for further verification.

---

2. Inspection Areas Covered (Unit 3 only)

As required by the client brief and inspection checklists:

- Roof tiles, cuts, alignment and general workmanship (visible)
- Ridge / hip capping, bedding and pointing (visible)
- Valleys / valley flashings (where present)
- Flashings, apron, step, tray, parapet and barge details
- Gutters (eaves and box), outlets, overflows, falls and drainage
- Downpipes, spreaders, discharge points
- Roof penetrations, vents, flues and weatherproofing
- Roof-to-wall junctions, abutments and terminations
- Visible sarking / underlay edges and water-ingress risks
- Incomplete works, defective works, poor workmanship and non-compliance

Access was via scaffolding present on site. All areas reasonably accessible and visible were inspected. No destructive testing was performed.

---

3. Detailed Findings – Defects & Non-Compliances

Defect 1 – Debris, packaging and swarf left in box gutters, eaves gutters and rainheads (Critical – Drainage Performance)

Location: All box gutter runs serving Unit 3 and associated rainheads (see overall roof plan for Unit 3 catchment).

Evidence: Link 1, Link 2, Link 3 and Link 4 (videos and photos showing ColorBond packaging bags, plastic film, leaves, screws, concrete debris and dirt throughout the sole of the box gutters and inside rainheads).

Description: Gutters and rainheads contain significant construction debris including intact ColorBond packaging, plastic film, metal offcuts, screws and organic matter. This reduces hydraulic capacity, creates blockages and promotes corrosion.

Regulation / Standard:

- AS/NZS 3500.3 Clause 3.5 & 5.4 – gutters must be free of debris and capable of discharging design flow.
- SA HB 39 – progressive swarf management and final clean required.
- BlueScope ColorBond installation guidelines – all swarf and protective film must be removed immediately after installation.
- VBA/BPC practice – incomplete cleanliness is a defect that can void compliance certificates.

Causation: Incomplete clean-up by the installing contractor.

Rectification: Complete removal of all debris, packaging and swarf by vacuum and hand. Inspect sole for scratches and touch-up if required. Priority: Urgent (before any rain event or payment).

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Trade responsibility: Roof plumber.

Payment release: Do not release payment until cleared and re-inspected.

Defect 2 – Insufficient / inconsistent fall in box gutters (Critical – Drainage Performance)
Location: Box gutter runs on Unit 3 (refer Working Drawings Overall Roof Plan – Unit 3 catchment areas and 2-box gutter schedules).

Evidence: Link 1, Link 2, Link 3 and Link 4 (digital inclinometer readings showing 1.55, 2.65, 0.30, 0.50 and near-zero in places).

Description: Continuous fall of 1:200 (0.5 %) minimum is required for box gutters. Multiple locations show readings well below this (including near-flat and potential reverse fall zones). Ponding risk is present.

Regulation / Standard:

- AS/NZS 3500.3 Clause 3.7.3 & Table 3.7.3 – box gutters require continuous fall between 1:200 and 1:40.
- SA HB 39 and VBA expectations – laser or digital grade verification required; zero or reverse fall is non-compliant.
- NCC Volume Three / PCA – stormwater systems must discharge without ponding.

Causation: Framing or installation tolerance issues; lack of continuous support or adjustment during installation.
Rectification: Re-level sole of box gutters to achieve minimum 1:200 continuous fall toward the rainhead (verified by grade laser at multiple points). May require packing, re-support or replacement of sections. Priority: Urgent.
Trade responsibility: Roof plumber / structural if framing is cause.

Payment release: Do not release until fall is corrected and re-verified.

Defect 3 – Rainhead / sump freeboard, weir height and internal condition (Critical – Overflow & Freeboard)
Location: Rainheads serving Unit 3 box gutters (see roof plan rain-water head schedules).

Evidence: Link 1, Link 2, Link 3 and Link 4 (tape measurements inside rainheads showing limited freeboard depth and debris; videos of interiors and outlets).

Description: Freeboard above design water level appears insufficient in places. Debris inside rainheads. Overflow weir positioning and front opening require confirmation against design flow.

Regulation / Standard:

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

- AS/NZS 3500.3 Clause 3.7.5 & 5.4.5 – rainheads require minimum freeboard (≥ 60 mm typical under design flow) and correctly positioned overflow weir (≥ 25 mm below sole of incoming box gutter). Front of rainhead must be fully open above the weir (closed-front / "Ned Kelly" styles non-compliant in Victoria).
- VBA / BPC – non-DtS rainhead geometry requires Performance Solution with engineer calculations.

Causation: Installation not fully aligned with design or manufacturer detailing.
Rectification: Clean, verify and adjust freeboard/weir heights. Confirm overflow discharges safely clear of the building. Priority: Urgent.
Trade responsibility: Roof plumber.

Payment release: Hold until compliant.

Defect 4 – Gaps, incomplete sealing and poor detailing at roof-to-wall junctions and apron flashings
Location: Multiple wall abutments on Unit 3.

Evidence: Link 1, Link 2, Link 3 and Link 4 (gaps at wall junctions, incomplete sealant, early surface rust on metal).

Description: Visible gaps between metal flashings and rendered/painted walls, incomplete or poorly applied sealant, and early surface rust.

Regulation / Standard:

- SA HB 39 – flashings require correct upstand, cover, fall and sealing.
- AS/NZS 3500.3 and NCC weatherproofing provisions.
- BlueScope guidelines – neutral-cure silicone only; acid-cure prohibited.

Causation: Incomplete installation / poor workmanship.
Rectification: Clean, re-flash or re-seal with compatible neutral-cure silicone, ensure ≥ 25 mm clearance where required, and treat any coating damage. Priority: High (weatherproofing).
Trade responsibility: Roof plumber (and possibly renderer if wall is incomplete).

Payment release: Hold until sealed and weather-tight.

Defect 5 – General workmanship, cleanliness and incomplete works
Location: Entire Unit 3 roof plumbing system.

Evidence: All four Drive links – plastic film still present, packaging left on roof, screws and debris, uneven finishes.

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Description: Protective film not fully removed, packaging left on site, overall finish does not meet “neat, square and consistent” standard.

Regulation / Standard: SA HB 39, BlueScope installation manuals, VBA good building practice.

Rectification: Full progressive clean, removal of all film and debris, touch-up of any coating damage. Priority: High.

Trade responsibility: Roof plumber.

Additional Observations (Tiler-related – for completeness)

Visible concrete tile work shows some cut edges and alignment that should be reviewed by the roof tiler (bedding/pointing at ridges and any valleys). These are noted for the client’s information but are secondary to the plumbing defects above. Separate from roof plumber scope where identifiable.

---

4. Compliance Summary Against Approved Drawings

The Working Drawings (Overall Roof Plan and Unit schedules) call for correctly sized and graded box gutters, rainheads and downpipes discharging to legal point of discharge. Current installation does not yet achieve the continuous fall, freeboard or cleanliness required by those drawings or by AS/NZS 3500.3. Any departure from the approved drawings without a Performance Solution lodged with the RBS/VBA is non-compliant.

---

5. Recommendations & Priority Matrix

Priority	Item	Action Required	Before Payment?
Urgent	Debris in gutters/rainheads	Full clean	Yes
Urgent	Box gutter fall	Re-level to ≥ 1:200 continuous	Yes
Urgent	Rainhead freeboard & overflow	Adjust / verify	Yes
High	Wall junctions & flashings	Re-seal / re-flash	Yes
High	General cleanliness & film	Complete clean-up	Yes

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Follow-up Inspection: Once the roofing contractor confirms all items are rectified, HolyMess Repairs can return to site for a verification inspection and updated report. This can be included in a revised quotation or charged separately (as previously discussed in the email thread).

Payment Release Advice:

It is recommended that **no further payment be released to the roofing/plumbing contractor** until the defects listed above (particularly drainage performance, freeboard and weatherproofing) have been rectified to a compliant standard and verified by independent inspection.

---

6. Limitations

- Inspection limited to Unit 3 only (as instructed).
- Visual and non-destructive only. No water testing or destructive opening performed.
- Access restricted to areas reachable via existing scaffolding.
- Plans reviewed: Workingplan Variation 04_stamped.pdf (Piran). Warrandyte drawings were noted in the original brief but are not applicable to this Balwyn North Unit 3 report.
- Rainfall intensity and exact hydraulic calculations were not re-run on site; design flow assumptions follow the approved drawings and AS/NZS 3500.3 Melbourne figures.

---

7. Why Clients Choose HolyMess Repairs

HolyMess Repairs is a VBA-licensed (Licence 32176), fully insured Melbourne roofing and plumbing specialist. We take **full ownership** of every job from first contact to final verification.

- Transparent, photo/video-backed reports with direct links to evidence.
- Compliance-focused (AS/NZS 3500.3, SA HB 39, VBA/BPC, BlueScope).
- Public Google reviews: https://g.co/kgs/ezuh8bk
- Website: https://www.holymessrepairs.com.au
- Facebook: https://www.facebook.com/holymessrepairs.com.au
- YouTube (including detailed company and scam-awareness video): https://youtu.be/4GoaRAOMo2o and promotional https://youtu.be/6YKaP0SJDf0

Prepared by:
Victor C
Compliance Manager

HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

HolyMess Repairs

Licence No. 32176

This report is prepared solely for the named client (Roof Inspection Australia / [redacted] and the owner of [redacted] Balwyn North. It may be issued to the roofing contractor for rectification purposes.

Please contact me on 0426 204 244 or info@holymessrepairs.com.au if any clarification or a follow-up inspection is required.

Kind regards,

Victor C

HolyMess Repairs