HOLYMESS REPAIRS

Comprehensive Forensic Roof Plumbing Assessment & Remediation Quote

[redacted] *Bundoora VIC 3083* | [redacted]

Prepared by Victor C, Compliance Manager | Licence No. 32176 | 14 August 2026

1. Parties & Property Identification

FROM – HolyMess Repairs	TO – Client
Licence No. 32176 ABN 31 666 327 813 Victor C – Compliance Manager Unit 10, 236–244 Edwardes Rd, Reservoir 19 Chivers Rd, Templestowe Phone: 0426 204 244 Email: info@holymessrepairs.com.au www.holymessrepairs.com.au	[redacted] Bundoora VIC 3083 Australia Property: Two-storey Class 1a, metal roof c.2010–2011 (~15 years old) Quote valid 30 days

Corporate verification: Official website, Facebook page, Google reviews (approx. 4.4/5), industry insight video (youtu.be/4GoaRAOMo2o) and promotional overview (youtu.be/6YKaP0SJDf0).

2. Executive Summary – What Is Actually Wrong

Hi [redacted] thank you again for the detailed conversations. You discovered a small leak, the insurance inspector attributed it to blocked gutters and vegetation, you cleaned everything thoroughly, yet water continued to enter (and worsened after Monday's rain) into the master-bedroom wardrobe on the second floor. Insurance will cover the internal damage once the roof source is fixed, but they will not touch the roof itself.

Our forensic inspection confirms the root cause is structural and hydraulic, not simple fouling:

• Negative longitudinal fall (back-fall) along the internal box-gutter sole, concentrated at the 90-degree corner bend.

• Absence of any statutory emergency overflow path (rainhead, sump or weir) at that bend.

• Secondary capillary tracking under the metal sheets, made worse by dense moss, lichen and algae.

• Constricted dropper throat that bottlenecks high-intensity rainfall and forces water back toward the defective corner.

This is exactly why cleaning alone did not solve the problem. The geometry itself violates AS/NZS 3500.3:2021 Clause 3.7.4 (minimum continuous positive fall) and Clause 3.7.8 (mandatory overflow provision). We therefore offer seven complete, standalone remediation pathways so you can choose the solution that best matches your long-term ownership plans, budget and desire for future-proof compliance.

3. Forensic Evidence Analysis – Every Photo & Video Linked to Diagnosis

All original site media remain available for you to click and review. Each item is mapped to the precise hydraulic failure it demonstrates.

Evidence 1 – Box Gutter Bed Geometry https://x.com/victorchandra09/status/2088141135793586281?s=20

Standing water, residual sludge and clear negative gradient at the internal corner. Violates AS/NZS 3500.3 Cl 3.7.4 minimum positive fall. Hydrostatic pressure degrades lap sealants and creates a direct path into the ceiling.

Evidence 2 – 90-Degree Box Gutter Junction https://x.com/victorchandra09/status/2088141124666032196?s=20

Sharp 90-degree directional change with no step-down sump, side outlet or secondary overflow weir. Momentum loss creates a hydraulic jump; without external relief the water exceeds the upstand and floods the cavity above the wardrobe.

Evidence 3 – Fastener & Profile Interface https://x.com/victorchandra09/status/2088140001632825667?s=20

Weathered EPDM washers and loosened fixings. When the back-falling gutter ponds, water rises above the pan turn-ups and is drawn under the sheets by capillary suction.

Evidence 4 – Upper Cladding Moss Accumulation https://x.com/victorchandra09/status/2088139270276174007?s=20

Dense moss, lichen and algae act as a sponge, retain moisture, accelerate coating degradation and force water sideways under transverse laps.

Evidence 5 – Wall Abutment & Apron Flashing https://x.com/victorchandra09/status/2088136138032873514?s=20

Inadequate expansion allowance and incomplete counter-flashing. Thermal movement has opened the joint; wind-driven rain is channelled behind the apron into the un-sarked framing.

Evidence 6 – Box Gutter Dropper Interface https://x.com/victorchandra09/status/2088132273002762418?s=20

Reduced throat cross-section and corrosion at rivets create a bottleneck. During a 1-in-100-year event the upstream catchment exceeds the outlet capacity and water backs toward the defective corner.

Evidence 7 – Master Bedroom Ingress Damage https://x.com/victorchandra09/status/2088130278619488592?s=20

Water-tracking marks, moisture-bloated battens, delaminating plaster and early mould align spatially with the overhead back-fall / 90-degree bend.

Evidence 8 – Downpipe Ground Termination https://x.com/victorchandra09/status/2088128847359397952?s=20

Standard connection lacks intermediate inspection opening. Clear hydraulic capacity to the legal point of discharge is required for full surcharge immunity.

Evidence 9 – Catchment Geometry & Roof Slope https://x.com/victorchandra09/status/2088124284631990551?s=20

Multi-planar catchment feeding a single internal channel. Peak discharge exceeds the capacity of a standard sole width laid with insufficient fall; either re-pitching or a Performance Solution is required.

4. Victorian Statutory Compliance Framework (What the Law Requires)

Roofing stormwater work is regulated under the Building Act 1993 (Vic) and Plumbing Regulations 2018. Section 221ZH mandates that a licensed plumber issue and lodge a Compliance Certificate with the Building and Plumbing Commission within five business days for any work whose total value (labour + materials + GST) exceeds $750, or for any specialised roof-drainage modification regardless of cost. Failure is a strict-liability offence carrying fines, licence suspension and potential criminal liability. The Certificate also activates a six-year statutory structural-defect warranty; if the contractor becomes insolvent the Victorian guarantee fund steps in.

AS/NZS 3500.3:2021 Clause 3.7.4 requires continuous positive longitudinal fall (minimum 1:200 or calculated equivalent). Zero or reverse fall is prohibited. Clause 3.7.8 and Appendix I require dedicated overflow devices capable of discharging 100 % of a 1-in-100-year ARI storm event to atmosphere without entering the building. NCC 2022/2025 condensation provisions require vapour-permeable sarking (Class 3 or 4) wherever cladding is removed or modified. Where existing framing prevents pure Deemed-to-Satisfy fall, a Performance Solution by a registered engineer (Form 126) is the lawful alternative pathway.

All options below that involve regulated work include the mandatory Compliance Certificate. Labour is charged at $160 + GST per person-hour on site. Materials carry a 25 % trade markup plus Melbourne metro delivery (benchmark $151).

5. Seven Stand-Alone Remediation Options

Each option is written so it can be read completely independently. Prices are exclusive of GST. We prefer a clear “hell yes” or “hell no” decision while the weather window and the urgency of protecting the wardrobe are still present.

Option 1 – Box Gutter Replacement & Substrate Re-Pitching (Core Medium-Term Fix)

Price: $13,900 + GST | Duration: approx. 5 days (2 technicians, ~70 man-hours)

This is the solution that permanently corrects the negative fall and 90-degree ponding you and I discussed. Approximately 14 roof sheets, 2 ridges and associated flashings are carefully removed so the timber framework can be packed and re-aligned to a continuous positive fall complying with AS/NZS 3500.3 Cl 3.7.4. A new custom-folded 0.55 BMT Colorbond box gutter is installed with proper upstands, expansion joints and high-capacity dropper. The original sheets and ridges are re-fixed with new Class 4 screws and EPDM washers; vapour-permeable sarking is fitted where cladding is opened. Full Compliance Certificate is lodged.

Why this meets your brief: You explicitly rejected a “quick fix”. This gives lasting drainage geometry while retaining the still-serviceable sheets, exactly as you requested. It satisfies the Deemed-to-Satisfy pathway and carries the six-year statutory warranty plus our Lifetime Workmanship Guarantee.

Option 2 – Option 1 Works + Independent Engineer Performance Solution

Price: $16,800 + GST ($13,900 physical + $2,900 engineer) | Duration: 5–6 days + engineer documentation

Identical physical scope to Option 1, plus engagement of registered engineer Chris to prepare a full Performance Solution (hydraulic modelling, freeboard verification, Form 126). This is the gold-standard pathway when existing truss geometry may limit pure DtS fall. You receive both our Compliance Certificate and the engineer’s formal sign-off – ideal for future sale, insurance and absolute peace of mind.

Option 3 – Top-Storey Moss Treatment, Biocide & Hydro-Clean

Price: $4,200 + GST | Duration: 1–2 days

Standalone or combined with any structural option. Dense moss and lichen act as a sponge that forces water under sheet laps. Commercial non-acidic biocide, controlled rotary hydro-clean (preserving Colorbond finish) and residual anti-fungal barrier restore the upper roof and eliminate capillary bridges for up to 36 months. Does not correct the back-fall itself.

Option 4 – Option 1 + Secondary Downpipe & Underground Stormwater Connection

Price: $18,650 + GST | Duration: 6–7 days

Full Option 1 scope plus a second high-capacity rainhead and DN100 downpipe at the critical corner, connected by new underground UPVC line (including any necessary driveway saw-cut and reinstatement) to the legal point of discharge. Provides true hydraulic redundancy and external overflow fail-safe. Compliance Certificate covers both roofing and below-ground drainage.

Option 5 – Engineered Dam Buster Free-Flow Sump & Direction-Change Retrofit

Price: $15,850 + GST | Duration: approx. 5.5 days

Selective opening around the 90-degree bend only. Installation of a patented Dam Buster dual-chamber free-flow sump with integral 25 mm overflow weir and engineered direction-change elbow that maintains velocity and prevents upstream back-watering (AS/NZS 3500.3 Figure I1). Avoids major truss modification while delivering compliant overflow capacity. Full Compliance Certificate included.

Option 6 – Geometry Conversion: Remove Internal Box Gutter, Extend to External High-Front Eaves Gutter

Price: $21,400 + GST | Duration: approx. 8 days

Complete elimination of the internal box gutter. Structural valley trimmers and rafter extensions move the drainage line outside the building envelope into continuous 150 mm High-Front Quad eaves guttering with slotted external overflows and new downpipes. Permanently removes every internal joint and overflow risk from above the wardrobe. Highest capital cost, longest duration, permanent architectural change.

Option 7 – Comprehensive Forensic Dye Testing (Full System) – Recommended First Step if Still Deciding

Price: $1,250 + GST | Duration: 1 full day (1–2 people, 10–16 labour hours)

I've been doing this for quite a while now and I've seen it happen quite a few times… a homeowner gets a roofer out, they patch a few spots, pay the money, then a few months later when the next big rain comes the water's back again. That is exactly the situation we want to avoid for you.

Comprehensive forensic dye testing removes the guesswork. Distinct colours (blue on sheets, green on flashings, orange in the box gutter) are applied, controlled water simulates real rain, and we follow the coloured trails inside the cavity and wardrobe with UV light, thermal imaging and borescope. Even tiny cracks and capillary paths become visible. The dye is safe, non-toxic and disappears in a few days. You receive a full photographic and video report that you own completely – you can take it to any other licensed contractor or to the insurer. Almost everyone who chooses this step says it was worth every cent.

Six instructional steps: (1) baseline thermal/moisture mapping of the wardrobe cavity; (2) pneumatic isolation and orange-dye flood of the box-gutter sole; (3) green-dye hydrodynamic test of apron flashings; (4) blue-dye capillary test across sheets and moss beds; (5) simultaneous UV/thermal tracing inside the ceiling; (6) formal insurer-ready report and clean-up.

Risks are low and fully mitigated (biodegradable dye, continuous internal monitoring, full height-safety systems). After the test you are not locked in – the report is yours to use for any competitive quoting you wish.

6. Side-by-Side Comparison

Option 1 – $13,900 + GST – Full DtS re-fall, keep sheets, Compliance Certificate, 20+ year life.

Option 2 – $16,800 + GST – Same physical + engineer Performance Solution & Form 126, best future-sale protection.

Option 3 – $4,200 + GST – Moss eradication only (does not fix geometry).

Option 4 – $18,650 + GST – Option 1 + second downpipe + underground to stormwater, maximum redundancy.

Option 5 – $15,850 + GST – Dam Buster patented sump/overflow at the 90° bend, less invasive.

Option 6 – $21,400 + GST – Complete removal of internal box gutter, external eaves conversion, highest permanence.

Option 7 – $1,250 + GST – Forensic dye test first; evidence you own, no commitment to us.

7. Guarantees, Insurance & Next Steps

Please click the link to view HolyMess Repairs Professional Indemnity insurance documentation so you can be assured you are covered: [redacted]
usp=sharing

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 (verbatim):

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 – Does not apply if repair methods/materials differ from our written recommendations; new leaks from subsequent events (storm, trees, third-party modifications); failure of third-party materials we did not recommend; or normal wear and tear.

4. Professional Indemnity Insurance – Our assessment and advice are covered by our PI policy. In the event of a mistake or omission causing financial loss, this insurance is designed to provide cover.

5. Validity – This guarantee is valid for the leak sources identified in the report and remains in force for the duration of our Lifetime Workmanship Warranty on any subsequent repair work we perform.

All capital works include mandatory lodgement of a Building and Plumbing Commission Compliance Certificate, registration of BlueScope warranties on your behalf, and our Lifetime Workmanship Warranty. We operate on a lean 12 % margin with agentic-AI admin so savings stay with you; we select only fully vetted licensed tradespeople; you have 24/7 portal access.

Recommended path if you want maximum certainty: start with Option 7 (dye test) for irrefutable evidence, then proceed to Option 2 (physical re-fall + engineer Performance Solution) for full statutory and future-sale protection. Option 3 can be added at any time for surface protection.

To proceed: reply to this quote, call 0426 204 244, or message me directly. Tell me which option (or combination) you want and we lock a start date – preferably in the next few days while the weather window still protects the wardrobe. A deposit secures materials and the crew. Interest-free Certegy finance is available on the spot if helpful.

Thank you again for the trust on a Sunday-night call and for letting me diagnose properly. Looking forward to getting this sorted so you and your family can stop worrying about the next rain.

Victor C

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