

HOLYMESS REPAIRS

Comprehensive Roof Leak Quote – Six Options

[REDACTED] Ivanhoe VIC 3079

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1. Client & Property Details

Client: [REDACTED]

[REDACTED] | Phone: [REDACTED]

Property: [REDACTED] Ivanhoe VIC 3079, Australia

Request: Need a quote to fix leaking issue. Water collecting and seeping through where flat steel roof joins extension.

2. Why Choose HolyMess Repairs

We operate as a transparent platform that selects the best licensed, character-vetted specialist from thousands of professionals for your specific job.

- Lean 12% profit margin – efficiency savings passed to you.
- Every tradesperson individually vetted for licence, skill and character.
- We formally register BlueScope warranties on your behalf (up to 36–45 years eligible).
- 24/7 live company chat – you are included in the conversation with office, project managers and trades.
- Compliance Certificate issued under the Building and Plumbing Commission (BPC).
- Professional Indemnity insurance covers our advice.

Reviews: <https://g.co/kgs/ezuh8bk> | Company video: <https://youtu.be/4GoaRAOMo2o> | Promo: <https://youtu.be/6YKaPOSJDf0>

Insurance folder: [REDACTED]

If we make a mistake or omit important information that causes you financial loss, our Professional Indemnity insurance is designed to step in.

3. On-Site Evidence (All Photos & Videos)

Click to view every photo and video taken on site:

[https://x.com/victorchandra09/status/208677909\[REDACTED\]?s=20](https://x.com/victorchandra09/status/208677909[REDACTED]?s=20)

<https://x.com/victorchandra09/status/2086779079479665005?s=20>

<https://x.com/victorchandra09/status/2086779053546336344?s=20>

<https://x.com/victorchandra09/status/2086778417572356572?s=20>

<https://x.com/victorchandra09/status/2086778280104124651?s=20>

The evidence shows heavy moss and debris in the pans of the flat corrugated metal roof, black staining around the skylight, and a clear gap at the wall abutment (measured 5–7 linear metres). The junction lacks a compliant 100 mm upstand and anti-capillary detail. This is the primary water entry path.

4. Relevant Victorian Legislation

- Building and Plumbing Commission (BPC) / Building Act 1993 / Plumbing Regulations 2018 – Compliance Certificate required for work ≥ \$750.
- WorkSafe Victoria OHS Act 2004 & Regulations – fall protection and safe systems of work.
- NCC 2022 Volume 3 and AS 1562.1 / HB 39 / AS 3500.3 – weatherproofing and stormwater drainage.

We will not commence permanent work until substrates are verified dry by moisture meter and any required permits are confirmed.

5. Option 1 – Short-Term Temporary Weatherproofing & Seal

Price: \$2,560 + GST

Time: 2 plumbers + supervisor ≈ 16 person-hours (1 full day).

Includes thorough clean of the 5–7 m junction, moisture-meter verified temporary polyurethane seal and flexible cover, photographic record and Compliance Certificate.

Option 1 – Temporary Weatherfootproofing Process

1 MEASURE JUNCTION GAP

Use a tape measure to check the 5–7m junction gap along the abutment.



2 REMOVE DEBRIS

Clear dust, leaves and debris from the abutment and roof. Collect in bags and protect the area below with drop sheets.



3 CHECK MOISTURE LEVELS

Use a moisture meter to assess the abutment. Record the reading.



4 APPLY TEMPORARY SEAL

Apply temporary polyurethane sealant along the abutment. Install flexible cover over the joint and press firmly to secure.



SAFETY FIRST: Use fall protection. Work in dry conditions. This is a temporary repair only. Arrange permanent fix as soon as possible.

AUSTRALIAN RESIDENTIAL METAL ROOF

Exclusions: Permanent flashing, full moss treatment, structural timber replacement.

6. Option 2 – Targeted Professional Junction Repair with Compliant Apron Flashing

Price: \$5,700 + GST

Time: 2 plumbers + supervisor ≈ 26 person-hours (1.5–2 days).

Full clean-out of the 5–7 m junction, moisture-meter verification, fabrication and installation of new Colorbond apron flashing with minimum 100 mm upstand and anti-capillary detail to BPC/AS standards, sealing and Compliance Certificate.

Option 2 – Compliant Apron Flashing Installation Process

Australian Flat Metal Roof to Wall Junction – Compliant Apron Flashing Installation

AUSTRALIAN STANDARDS COMPLIANT

1 SURFACE PREPARATION

- Clean roof surface and wall junction thoroughly.
- Remove all dirt, dust, moss, loose debris and old materials.
- Surface must be dry, sound and debris free.

CLEAN • DRY • DEBRIS FREE • SOUND

2 MEASURE & VERIFY

- Verify substrate is clean and dry using a moisture meter.
- Moisture content must be within acceptable limits per manufacturer and Australian Standards.
- Ensure wall surface is flat and suitable for flashing installation.



3 INSTALL APRON FLASHING

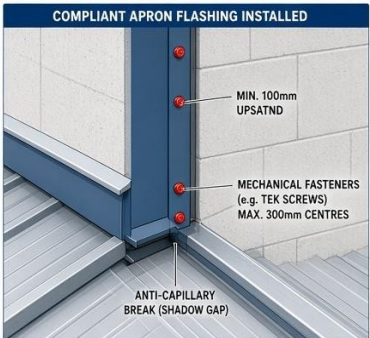
- Position compliant apron flashing with minimum 100mm upstand.
- Maintain anti-capillary break at base.
- Fix through vertical face with approved mechanical fasteners at maximum 300mm centres.
- Stagger fasteners where required.

CLEANED, DEBRIS FREE SURFACE (PRIOR TO INSTALLATION)



DEBRIS FREE • DRY • CLEAN • SOUND

COMPLIANT APRON FLASHING INSTALLED

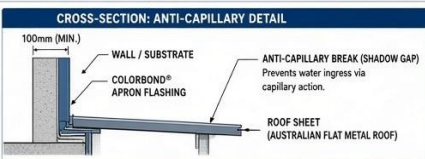


MIN. 100mm UPSATND

MECHANICAL FASTENERS (e.g. TEK SCREWS) MAX. 300mm CENTRES

ANTI-CAPILLARY BREAK (SHADOW GAP)

CROSS-SECTION: ANTI-CAPILLARY DETAIL



100mm (MIN.)

WALL / SUBSTRATE

COLORBOND® APRON FLASHING

ANTI-CAPILLARY BREAK (SHADOW GAP) Prevents water ingress via capillary action.

ROOF SHEET (AUSTRALIAN FLAT METAL ROOF)

Anti-capillary break prevents water tracking under the flashing by capillary action.

KEY COMPLIANCE NOTES

- Designed and installed to comply with AS 1562.1, AS/NZS 3500.3 and NCC requirements.
- Minimum 100mm upstand and anti-capillary break mandatory for weatherproofing.
- Use compatible materials and fasteners to prevent galvanic corrosion.
- Refer to manufacturer installation guidelines and project specifications.

Always follow manufacturer instructions, relevant Australian Standards and local authority requirements.

METAL ROOFING BEST PRACTICE

Exclusions: Full moss treatment of wider roof, major skylight re-flashing, structural timber replacement.

7. Option 3 – Comprehensive Long-Term System Solution

Price: \$9,900 + GST

Time: 2 plumbers + supervisor ≈ 42–44 person-hours (2.5–3.5 days).

Everything in Option 2 plus full moss treatment of the affected flat section, skylight/penetration check and BlueScope warranty registration.



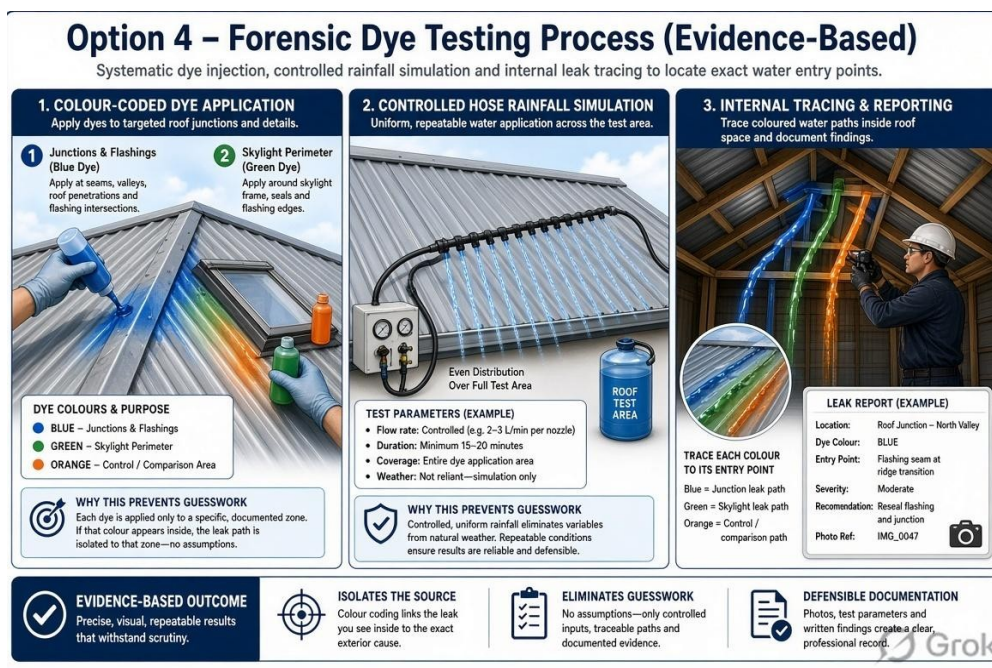
Exclusions: Complete re-roof of the flat section, upper tiled roof work, extensive structural timber replacement.

8. Option 4 – Comprehensive Forensic Dye Testing (Full System)

Price: \$990 per section + GST | Two sections (junction + skylight zone) = \$1,980 + GST

Time: 1–2 people + supervisor ≈ 12–16 person-hours (1 full day).

Colour-coded dye application to every potential entry point, controlled water simulation, internal tracing with high-resolution photos/video, and a written evidence report that belongs to you. This eliminates guesswork and solves the classic client–trades dispute problem.



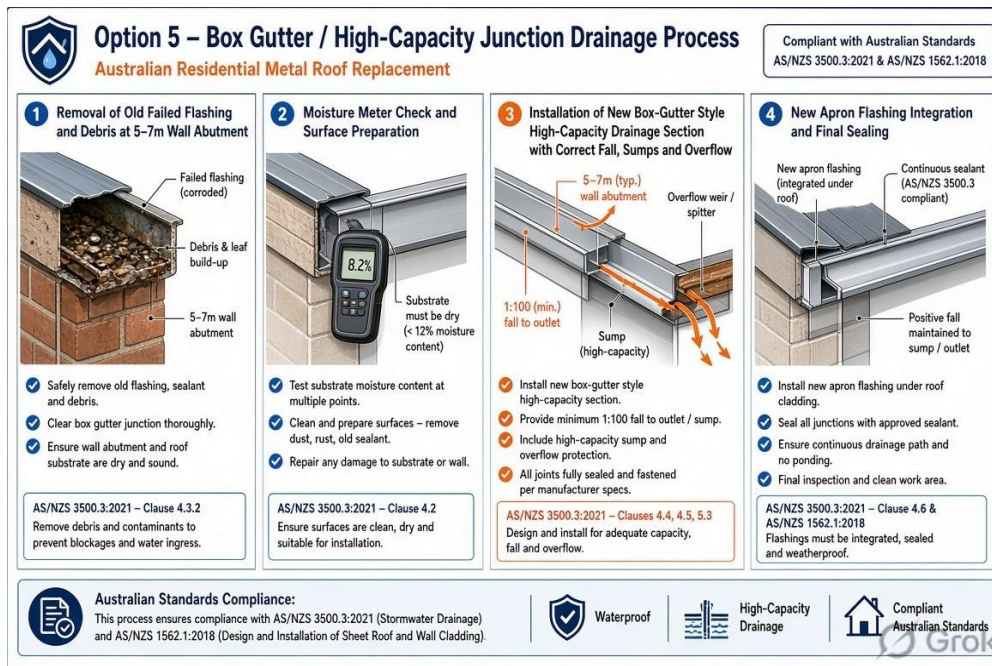
Exclusions: Actual repair work, interior making-good.

9. Option 5 – Box Gutter / High-Capacity Junction Drainage Replacement

Price: \$10,140 + GST

Time: 2 plumbers + supervisor ≈ 32–36 person-hours (2–2.5 days).

Complete removal of the existing failed junction detail and installation of a new high-capacity box-gutter style drainage system along the critical 5–7 m abutment. Includes correct fall, sumps/outlets, overflow protection, new apron flashing integration, connection to downpipes, full sealing, photographic evidence and BPC Compliance Certificate.



This option is ideal if you want a purpose-designed high-capacity drainage solution at the exact point of failure rather than a standard apron flashing only.

Exclusions: Full re-sheet of the flat roof, major structural timber replacement if rot is found once opened.

10. Option 6 – Complete Flat Roof Re-sheet + New Flashing + Gutter Upgrade (Set-and-Forget)

Price: \$19,240 + GST

Time: 2–3 plumbers + supervisor ≈ 55–65 person-hours (3.5–5 days).

Full strip and re-sheet of the lower flat corrugated metal roof using BlueScope Colorbond (formal warranty registration included), brand-new compliant apron flashing + box-gutter style detail at the wall abutment, upgrade/replacement of the serving eaves gutter, moss treatment of remaining visible surfaces, and skylight perimeter check/seal. This is the highest-confidence, longest-lasting solution based on the heavy moss, staining and age of the current metal roof visible in the site media.

Option 6 – Complete Flat Roof Re-sheet + Flashing + Gutter Upgrade Process

Professional process for Australian residential flat metal roofs – ensuring watertight performance, compliance and long-term durability.

1 FULL STRIP OF OLD CORRUGATED METAL SHEETS AND FAILED JUNCTION  - Remove all existing corrugated metal sheets, fasteners and deteriorated flashing. - Inspect and remove failed junction, box-gutter and associated materials. - Clean roof plane and substrate. Ensure surface is dry, sound and ready for new installation. Address root cause of failure before proceeding.	2 INSTALLATION OF NEW BLUESCOPE COLORBOND® SHEETS WITH CORRECT FALL.  - Install new BlueScope COLORBOND® corrugated sheets in continuous lengths where possible. - Set roof plane to correct fall (min. 2° or 1:30 recommended) to ensure positive drainage toward gutter. - Fixings installed per BlueScope recommendations and AS 1562.1. Correct fall is critical to prevent ponding and ensure long-term performance.	3 NEW COMPLIANT APRON FLASHING AND BOX-GUTTER STYLE DETAIL AT THE WALL ABUTMENT  - Install new compliant apron flashing with turned-up back edge. - Box-gutter style detail with adequate depth, fall and overflow provision. - All junctions sealed and fastened to AS 3500.3 and National Construction Code (NCC). Designed for durability, serviceability and compliance.	4 EAVES GUTTER UPGRADE, MOSS TREATMENT AND FINAL BLUESCOPE WARRANTY REGISTRATION  - Upgrade eaves gutters and downpipes to compliant size and profile (AS/NZS 3500.3). - Treat roof and gutter for moss, lichen and organic growth. Flush and clean thoroughly. - Register installation with BlueScope Warranty (online) using project details and Colorbond® product information. Warranty registration confirms product warranty and quality installation.
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AUSTRALIAN RESIDENTIAL ROOFING – BUILT TO LAST | DESIGNED FOR AUSTRALIAN CONDITIONS | COMPLIANT TO AS 1562.1, AS/NZS 3500.3 & NCC | QUALITY WORKMANSHIP. LONG-TERM PROTECTION | COLORBOND® – MADE FOR AUSTRALIA

Exclusions: Upper tiled roof work, extensive structural timber replacement if discovered (quoted separately if required).

11. Recommendation Order Based on Evidence

1. Start with Option 4 (Forensic Dye Testing) if you want absolute certainty of every water path before committing to repair.
2. Then choose between the targeted options (2 or 5) or the comprehensive options (3 or 6) according to budget and how long you want the solution to last.

All prices are + GST. Labour rate remains \$160 + GST per hour per person. Hours include realistic downtime (induction, H&S setup, lunch, weather contingency and site supervisor).

12. Guarantees & Next Steps

Lifetime workmanship warranty on permanent works we perform. Professional Indemnity insurance covers our diagnostic advice. Independent third-party assessor available at the end of higher-risk jobs (you choose the assessor).

Feel free to compare this quote with any others you receive, or run the details through AI for a second opinion. We are confident you will find the best overall value together with the unique systemic protections that simply do not exist elsewhere.

I am available on 0426 204 244. Let's get this resolved properly so you and your family have a dry, secure home.

Victor C

Compliance Manager

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