

HOLYMESS REPAIRS

Licensed Roof Plumbing | Building and Plumbing Commission (BPC) / formerly VBA

ROOF INSPECTION & RECOMMENDATION REPORT

Ringwood VIC 3134
Units 1, 4, 5 & 6 (Combined roof area $\approx$ 350 m²)

Prepared for: CEO & Principal Consultant
Roof Inspection Australia (on behalf of Homes Vic / Client)

Inspection Date: Sunday, 16 August 2026
Report Date: Sunday, 16 August 2026

Prepared by: Victor C, Compliance Manager
HolyMess Repairs – Licence No. 32176 | ABN 31 666 327 813
Unit 10, 236–244 Edwardes Rd, Reservoir VIC & 19 Chivers Rd, Templestowe VIC
T: 0426 204 244 | E: info@holymessrepairs.com.au
W: <https://www.holymessrepairs.com.au>

IMPORTANT – BIAS-FREE STATEMENT

This report provides independent expert opinion based solely on the external inspection performed and the visual/video evidence collected. HolyMess Repairs has no commercial interest in any particular option the client ultimately selects. All options (including 'do nothing' implications) are presented with transparent pros, cons, risks and indicative costs so that Homes Vic / the client can make an informed decision aligned with their budget, risk tolerance and long-term asset strategy. Our role is to give clear, regulation-compliant advice — the final choice remains entirely with the client.

1. EXECUTIVE SUMMARY

An external roof and cladding-related inspection was carried out on 16 August 2026 at [REDACTED] Ringwood VIC on Units 1, 4, 5 and 6 (Units 2 & 3 already upgraded). The existing corrugated galvanised metal roofing is at the end of its serviceable life. Key defects observed include widespread missing or heavily corroded fasteners, failed sealants and active corrosion at penetrations, lichen/moss growth, debris-laden gutters, and compromised wall-to-roof flashings. These conditions create multiple pathways for water ingress, consistent with the client's report of ongoing leaks and the recent leak into Unit 2 (attributed by the plumber's report to façade/flashings).

The roof pitch is adequate for corrugated sheeting (>5°). However, the fixing pattern, material condition and detailing no longer meet the performance expectations of AS 1562.1, SA HB 39 or the weatherproofing provisions of the National Construction Code (NCC 2022).

Recommendation in summary: Full roof replacement of Units 1, 4, 5 & 6 with modern Colorbond (or equivalent) corrugated or trapezoidal sheeting, new underlay/sarking, correctly detailed flashings, gutters and penetrations is the most durable and regulation-compliant long-term solution and brings the remaining units into line with the already-upgraded Units 2 & 3. Lower-cost interim options exist but carry higher residual risk and shorter remaining life.

2. CLIENT BRIEF & SCOPE OF INSPECTION

As set out in the email correspondence from [REDACTED] (RIA) dated 21 July 2026 and subsequent follow-ups:

- Units 2 & 3 have already received new roofing and replacement of formal render/pebble-mix cladding.
- Homes Vic has been advised that the remaining units (1, 4, 5 & 6) require upgrade of roof and façade due to continuing water leaks, aging cladding and poor flashing details.
- A recent leak into Unit 2 was believed by the attending plumber to originate from façade & flashings.
- A second-opinion report is required to confirm the condition of the roof, cladding and flashings, together with indicative costings for the recommended works.
- Inspection was external only (internal access would require separate tenant/Housing arrangement and 7 days' notice).
- Combined roof area of the four units is approximately 350 m² based on the plans provided.

This report therefore addresses the roof cladding, fixings, penetrations, flashings, gutters and visible interface with the external walls/weatherboard cladding. It does not include structural engineering certification, internal ceiling/lining inspection, or asbestos sampling (if any older fibre-cement elements exist).

3. PROPERTY & SITE CONTEXT

[REDACTED] Ringwood is a multi-unit residential complex. The aerial site plan supplied shows six units arranged around a central access. Units 2 and 3 (already upgraded) sit on the northern side; Units 1, 4, 5 and 6 form the balance of the complex and are the subject of this report. The roofs are low-pitch corrugated metal. Surrounding vegetation and tree coverage contribute to debris accumulation and moisture retention on the older roofs. Access for inspection was via external means only; safety and fall-protection protocols were observed throughout.

4. DETAILED INSPECTION FINDINGS

4.1 Roof Sheetting Condition

The roof cladding is traditional corrugated galvanised steel. Surface condition varies from heavily weathered grey oxide to areas of active red rust, particularly at cut edges, around fasteners and at penetrations. Large sections of the roof sheets show missing or completely corroded screw fixings. In places entire runs of corrugations have no remaining fasteners, allowing the sheet to lift under wind suction and creating gaps for water entry. This is a fundamental non-compliance with the fixing requirements of AS 1562.1 and manufacturer recommendations for

corrugated products.



Photo: Typical roof sheet condition – missing/rusted fasteners and surface corrosion (inspection media folder 1).

4.2 Fasteners / Screws

On-site verbal assessment and photographic evidence confirm that large areas of the roof have either never been adequately fixed or the original fasteners have corroded to the point of failure. Remaining screws show advanced rust heads and, in many cases, loss of the sealing washer. Missing fasteners allow differential movement, noise, and progressive opening of side-laps and end-laps, accelerating water ingress.



Photo: Ridge and sheet fixings – sparse and corroded (inspection media folder 4).

4.3 Penetrations & Sealants

Pipe penetrations (vent pipes, flues) show classic failure of the original rubber boots / flexible flashings and any subsequent silicone. Active rust staining radiates from the base of penetrations down the corrugations. Debris and organic matter have accumulated in the low points around the collars, holding moisture against the metal. These are high-probability leak sources and match the pattern of water entry reported into the units.



Photo: Severely corroded penetration collar with failed sealant and active rust run-off (inspection media folder 2).

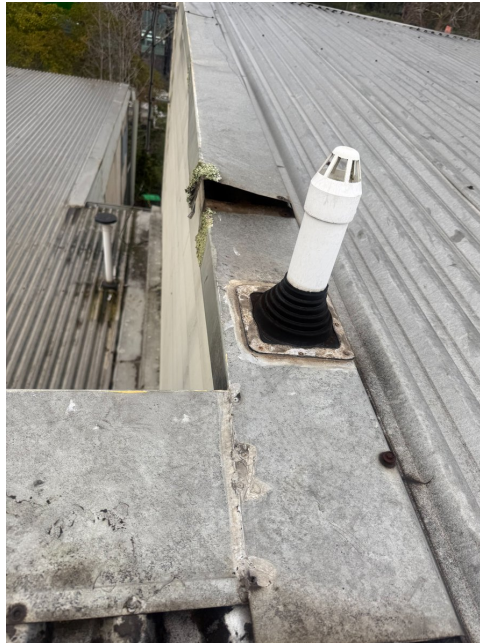


Photo: Vent pipe with moss growth and compromised flashing interface (inspection media folder 2).

4.4 Gutters, Edges & Flashings

Gutters contain significant organic debris and show surface corrosion. The roof-to-gutter interface and barge/eaves flashings exhibit moss growth and, in places, open joints. Wall-to-roof apron flashings (where the roof meets vertical walls or cladding) show lichen and potential capillary paths. These details are critical to weatherproofing under NCC Volume Two / Housing Provisions and SA HB 39.



Photo: Gutter line and roof edge condition from above (inspection media folder 2).



Photo: Edge detail, barge and gutter junction (inspection media folder 5).

4.5 Pitch & Overall Geometry

As stated on site, the pitch exceeds the minimum 5° recommended for corrugated metal roofing under AS 1562.1 and manufacturer guidelines. Geometry itself is therefore not the primary cause of the observed water issues; the material condition, fixings and detailing are.

4.6 Cladding / Weatherboard Interface (External Observation)

The client brief specifically requested comment on the existing weatherboard / cladding material. From external observation, the older cladding on Units 1, 4, 5 & 6 shows age-related weathering, and the interface with the roof flashings is a known weak point (consistent with the plumber's report on the Unit 2 leak). Units 2 & 3 have already had the formal render/pebble cladding replaced. A full cladding upgrade of the remaining units would be consistent with the client's stated preference that "all needs to be replaced", but detailed cladding condition (including any internal moisture damage) would require closer access and possible invasive investigation beyond the external-only scope of this inspection.

4.7 Comparison with Upgraded Units 2 & 3

Newer roof areas (presumed Units 2 & 3) visible in the inspection media show clean, fully fastened Colorbond-type sheeting with modern detailing. The contrast highlights how far the subject roofs have deteriorated and supports the planning rationale that the remaining units should be brought to the same standard.



Photo: Overall roofscape showing older and newer roof areas in context (inspection media folder 4).

5. APPLICABLE REGULATORY FRAMEWORK & COMPLIANCE

All recommendations and any subsequent works must comply with the following (current Victorian framework as at August 2026). Note: the original procedure sheet listed several outdated or non-Victorian titles (e.g. Building Act 2004, Building Regulations 2008, Construction Occupations Licensing Act 2004). The correct Victorian instruments are cited below.

5.1 Primary Legislation & Regulations

- **Building Act 1993 (Vic)** – primary Act governing building work, registration of practitioners, and enforcement.
- **Building Regulations 2018 (Vic)** – prescribe building work requirements, certificates, and references to the NCC.
- **Plumbing Regulations 2018 (Vic)** – roofing (stormwater) work is restricted plumbing work that may only be carried out by a licensed plumber or under supervision.
- **National Construction Code 2022 (NCC)** – Volume Two / ABCB Housing Provisions (especially H1D7 Roof and wall cladding) and Volume Three (Plumbing Code of Australia) as adopted in Victoria.
- **Building and Plumbing Commission (BPC)** – Victoria's integrated building and plumbing regulator (established 1 July 2025). The BPC has absorbed the functions of the former Victorian Building Authority (VBA), Domestic Building Dispute Resolution Victoria, and domestic building insurance. All licensing, compliance certificates, practice notes (including roof flashings), and practitioner accountability now sit under the BPC.

5.2 Key Australian Standards & Handbooks

- **AS 1562.1:2018** – Design and installation of sheet roof and wall cladding – Metal. (Deemed-to-Satisfy pathway under NCC for metal roofing.)
- **SA HB 39:2015 (inc. Amendment 1)** – Installation code for metal roof and wall cladding (referenced in Victorian variations and VBA practice notes).
- **AS/NZS 3500.3** – Plumbing and drainage – Stormwater drainage (gutter and downpipe sizing and installation).
- Manufacturer's installation manuals for the chosen product (e.g. BlueScope / Lysaght) – form part of the compliance pathway.

5.3 Work Health & Safety

- **Occupational Health and Safety Act 2004 (Vic)** and **Occupational Health and Safety Regulations 2017 (Vic)**.
- Fall protection, edge protection, safe access, and management of working at heights are mandatory. Any contractor must hold appropriate SWMS and high-risk work licences where required.

5.4 Licensing

Roof plumbing (including re-roofing, flashings and associated stormwater work) is restricted work under the Plumbing Regulations 2018. HolyMess Repairs holds Licence No. 32176 and will issue the required Compliance Certificate upon completion of any contracted works. Any alternative contractor must hold equivalent current VBA plumbing registration.

5.5 Compliance Check of Current Condition

The existing roofs on Units 1, 4, 5 & 6 do **not** currently satisfy the weatherproofing Performance Requirements of the NCC, the fixing and installation requirements of AS 1562.1, or the good-practice detailing of SA HB 39. Continued use without remediation leaves the asset non-compliant with the expected performance of a Class 1 or Class 2 building envelope and exposes the owner to ongoing water-damage liability.

6. RECOMMENDED OPTIONS (BIAS-FREE)

Four options are presented below, ranging from minimal intervention to full upgrade. Each is described with scope, approximate cost range (August 2026 Melbourne market, exclusive of GST and any latent defects), pros, cons and residual risk. Costs are indicative only and subject to detailed measure, access, and final specification. Rawlinsons Construction Cost Guide 2025 principles and current Melbourne roofing market rates have informed the ranges.

OPTION A – Minimal / Temporary Stabilisation (Price-conscious short-term)

Scope: Replace all missing and failed fasteners with new Class 4 / stainless or polymer-headed screws of correct length and washer; clean debris from gutters and roof surface; reseal obvious penetration collars with compatible polyurethane or MS polymer; minor flashing patching where accessible.

Indicative cost range: \$8,000 – \$14,000 + GST for the four units.

Pros: Lowest immediate outlay; can be completed quickly with minimal disruption; reduces immediate risk of sheets lifting in high winds.

Cons / Risks: Does not address underlying material corrosion or end-of-life sheeting; residual leak risk remains high; expected remaining life 2–5 years at best; may not satisfy long-term asset planning or Homes Vic durability expectations; repeated future call-outs likely.

Stakeholder note: Acceptable only as a temporary holding measure while budget for full replacement is secured.

OPTION B – Targeted Repair + Selective Sheet Replacement

Scope: Option A works plus replacement of the most heavily corroded sheets (especially around penetrations and low points), new proprietary pipe flashings, localised apron/barge flashing upgrades, full gutter clean and minor gutter repairs, and treatment of moss/lichen.

Indicative cost range: \$28,000 – \$45,000 + GST.

Pros: Addresses the worst visible defects; moderate cost; can extend serviceable life 5–8 years if executed carefully.

Cons / Risks: Leaves large areas of original galvanised sheeting in place that will continue to deteriorate; colour and profile mismatch with new sheets; still not a full NCC/AS 1562.1 compliant modern system; future full replacement still required.

OPTION C – Full Roof Replacement (Recommended long-term solution)

Scope: Complete strip of existing corrugated sheeting on Units 1, 4, 5 & 6; inspection and repair/replacement of any damaged roof battens or substrate; installation of new vapour-permeable sarking/underlay to current NCC condensation-management expectations; new Colorbond (or equivalent) corrugated or approved trapezoidal profile sheeting fixed in accordance with AS 1562.1 and manufacturer tables; new ridge, barge, apron and penetration flashings detailed to SA HB 39 / VBA RP-05; new or refurbished eaves gutters and downpipe connections sized to AS/NZS 3500.3; full debris removal and site clean. Works sequenced to minimise tenant disruption and weather exposure.

Indicative cost range: \$55,000 – \$85,000 + GST for ≈350 m² (approx. \$160–\$240 / m² all-in, depending on access, profile, colour and any substrate repairs).

Pros: Brings the remaining units to the same modern standard as Units 2 & 3; 25–40+ year design life with correct maintenance; fully compliant with current NCC, AS 1562.1 and HB 39; eliminates the multiple leak pathways currently present; improves thermal and condensation performance if sarking is included; highest residual value and lowest long-term whole-of-life cost.

Cons: Highest capital outlay; requires careful staging and weather windows; temporary protection of interiors during strip; possible discovery of latent substrate or insulation issues (excluded from base price).

Why this is the preferred technical recommendation: The existing roof has reached the point where piecemeal repair no longer delivers reliable weatherproofing or regulatory compliance. Matching the already-completed Units

2 & 3 creates a uniform, maintainable asset.

OPTION D – Full Roof + Coordinated Cladding / Façade Upgrade

Scope: Option C plus concurrent or sequential replacement/upgrade of the external weatherboard / cladding on Units 1, 4, 5 & 6, with correct junction detailing between new cladding and new roof flashings. This aligns with the client's stated view that "all needs to be replaced".

Indicative cost range: Roof component as Option C + cladding package (separate detailed quotation required after closer cladding survey). Typical cladding upgrade costs vary widely (\$80–\$180+/m² of wall depending on material).

Pros: Single coordinated project; eliminates the façade/flushing leak path identified in the Unit 2 plumber's report; achieves complete visual and performance upgrade consistent with Units 2 & 3.

Cons: Highest total cost; requires additional scaffolding/access and longer programme; cladding work may involve different trade licences and planning considerations.

7. WHY ACTION IS REQUIRED & CONSEQUENCES OF INACTION

From the perspective of an experienced licensed roof plumber: the combination of missing fasteners, corroded penetrations and aged sheeting means the roof is no longer performing as a continuous weather barrier. Water will continue to find paths into the building envelope, leading to progressive damage to ceiling linings, insulation, structural timber, and internal finishes. Mold risk increases in poorly ventilated roof spaces. Tenant amenity and health are affected. Insurance claims for water damage may be complicated by evidence of long-standing defects. Asset value and the ability to maintain a uniform standard across the complex (already partially upgraded) are eroded.

If no action is taken: water will continue to find paths into the building envelope. Over time this leads to progressive damage to ceiling linings, insulation and structural timber, increased risk of mould in poorly ventilated roof spaces, rising emergency call-out and reactive repair costs, potential complications with insurance claims for water damage where pre-existing defects are documented, and eventual full replacement that will still be required — often under more urgent and expensive conditions. The already-upgraded Units 2 & 3 will remain an inconsistent standard across the complex.

8. DETAILED STEP-BY-STEP PROCEDURE (FULL REPLACEMENT – OPTION C)

The following procedure is written so that both the client and the executing team understand every stage. Measurements are based on the stated ~350 m² combined area.

1. Pre-start & Approvals

Confirm scope, colour, profile and underlay specification with client. Issue Safe Work Method Statement (SWMS). Arrange tenant notification (already flagged as requiring 7 days). Verify weather window. Confirm fall-protection system and edge protection plan under OHS Regulations 2017.

2. Site Establishment

Set up exclusion zones, soft landing / debris nets where required, skip bins, and material lay-down. Protect gardens, paths and neighbouring property. Install temporary weather protection materials.

3. Strip Existing Roof

Remove all existing corrugated sheets, flashings and redundant penetrations in sequenced bays to limit exposure. Inspect roof structure (battens, rafters, ceiling ties) for rot or damage. Photograph and document any latent defects for variation if required.

4. Substrate Preparation

Repair or replace damaged battens. Ensure substrate is clean, dry and suitable for new underlay. Check for adequate ventilation paths in accordance with current NCC condensation-management expectations for Climate Zone 6.

5. Underlay / Sarking

Install vapour-permeable sarking (or approved equivalent) lapped and sealed to manufacturer and SA HB 39 requirements, extending into gutters as required by Victorian variations.

6. New Sheeting

Install new Colorbond (or approved equivalent) corrugated or trapezoidal sheets fixed with correct Class 4 fasteners at the spacings required by AS 1562.1 and the manufacturer's wind-load tables for the site. Maintain correct end-lap and side-lap. Remove all swarf immediately.

7. Flashings & Penetrations

Install new ridge, barge, apron and soaker flashings detailed to SA HB 39 and VBA Practice Note RP-05. Fit proprietary pipe flashings (e.g. Dektite or equivalent) with compatible sealant. Ensure all junctions are weather-tight.

8. Gutters & Downpipes

Clean or replace eaves gutters; ensure falls and capacity comply with AS/NZS 3500.3. Reconnect or upgrade downpipes. Install leaf guards if specified.

9. Final Clean & Handover

Remove all debris, swarf and packaging. Final visual and water-test inspection where practical. Issue Compliance Certificate under the Plumbing Regulations 2018. Provide maintenance advice and warranty documentation to the client.

8.1 What Could Go Wrong at Each Stage & Mitigation

- Weather exposure during strip → temporary tarping and staged works; stop-work criteria for rain/wind.
- Discovery of rotten substrate or asbestos-containing materials → immediate isolation, specialist assessment, variation notification before proceeding.
- Incorrect fastener spacing or missing washers → checklist and supervisor sign-off against AS 1562.1 tables.
- Incompatible metals or sealants → material schedule locked at procurement stage.
- Tenant disruption or damage to interiors → communication protocol, floor protection, and daily clean-up.
- Working-at-heights incident → certified edge protection, harness systems where required, trained personnel only, daily toolbox talks.

9. RISK REGISTER (INJURY, PROPERTY DAMAGE, FINANCIAL)

Risk	Likelihood	Consequence	Controls
------	------------	-------------	----------

Fall from height	Medium if uncontrolled	Serious injury / fatality	Edge protection, harness, trained crew, SWMS, OHS Regs 2017
Water ingress during works	Medium	Ceiling / contents damage	Staged strip, temporary covers, weather monitoring
Latent structural defect	Low–Medium	Cost overrun / delay	Inspect on strip; variation process agreed in contract
Incorrect materials / detailing	Low with competent contractor	Premature failure / non-compliance	Licensed plumber, AS 1562.1 / HB 39 checklists, Compliance Certificate
Financial loss to contractor from under-scoping	Medium if exclusions ignored	Margin erosion	Clear exclusions list; variation mechanism; contingency in quote
Public / tenant injury from falling debris	Low with controls	Injury / claim	Exclusion zones, nets, daily clean, public liability insurance

10. STAKEHOLDER CONSIDERATIONS INCORPORATED INTO SCOPE

A multi-unit rectification project involves a network of stakeholders, each with distinct priorities and obligations. The scope has been developed to account for all of them:

- **Client / Homes Vic (via RIA)** – durable, regulation-compliant asset that matches the standard already achieved on Units 2 & 3; transparent options that respect budget constraints while clearly stating residual risk; long-term reduction in reactive maintenance and insurance exposure.
- **Tenants / Occupants** – minimised disruption, the already-flagged 7-day notice period, protection of interiors and belongings during works, safe access routes, and clear communication of working hours.
- **Tradespeople executing the work** – clear Safe Work Method Statements, correct materials specified in advance, realistic programme allowing for weather, certified fall protection, and fair contractual allowance for latent conditions discovered on strip.
- **Neighbours and the public** – controlled debris management, noise management consistent with EPA guidelines, site perimeter security, and prevention of unsecured materials becoming hazards in wind.
- **Building and Plumbing Commission (BPC)** – works performed only by licensed roof plumbers, issuance of the statutory Compliance Certificate, and full adherence to the Plumbing Regulations 2018, NCC, and BPC practice requirements.
- **WorkSafe Victoria** – compliance with the Occupational Health and Safety Act 2004 and Occupational Health and Safety Regulations 2017, particularly the prevention-of-falls provisions.
- **Insurance underwriters** – reduction of ongoing water-damage claim risk through documented, compliant works; clear photographic and certification trail that supports future claims if required.
- **Project manager / Roof Inspection Australia** – transparent reporting, staged decision points, and measurable outcomes that support the planning submission to Homes Vic.

11. EXCLUSIONS (ITEMS NOT INCLUDED IN BASE SCOPE)

The following are excluded from the base scopes of Options A–C unless expressly added by variation. Discovery of any of these during works will be notified immediately for client instruction:

- Structural repairs to rafters, trusses or ceiling frames beyond minor batten replacement.
- Asbestos or hazardous-material removal or encapsulation (if present in older components).
- Internal ceiling, lining, insulation or decoration repairs arising from historic water entry.
- Full cladding / weatherboard replacement (Option D is a separate package).
- Electrical, solar, or antenna re-installation beyond temporary disconnection/reconnection of existing services.
- Upgrade of rainwater tanks, stormwater connection to authority mains, or below-ground drainage.
- Any work requiring a building permit beyond the plumbing compliance pathway (to be confirmed with the relevant building surveyor if cladding works are added).

- After-hours or weekend premium rates unless agreed.
- GST, council fees, or authority connection charges.

12. ADDITIONAL / ALTERNATIVE OPTIONS FOR CONSIDERATION (OUTSIDE CORE SCOPE)

The following are offered for completeness so the client can consider every reasonable pathway. They are not part of the core recommended scopes above.

- **Roof coating / restoration system** on the existing sheets after re-fastening – lower cost than full replacement but limited remaining life on already-corroded galvanised material and does not correct missing fasteners or penetration detailing to modern standards. Generally not recommended as a primary solution for this degree of deterioration.
- **Over-sheet / re-roof over existing** – sometimes used to avoid strip, but adds weight, can trap moisture, complicates future maintenance, and is rarely accepted as best practice on residential multi-unit assets of this age. Not preferred.
- **Phased replacement** (one or two units per year) – spreads capital cost but prolongs the period of mixed standards and repeated mobilisation costs; possible if budget is strictly constrained year-by-year.
- **Enhanced condensation / energy package** – higher-specification underlay, additional roof-space ventilation, or light-coloured high-SRI Colorbond to reduce heat load – can be added to Option C for modest extra cost and long-term tenant comfort benefits.

13. PERSPECTIVES FROM AN EXPERIENCED ROOF PLUMBER

Why do this scope of work (especially Option C)?

Because the roof has already passed the point where reliable, long-term weatherproofing can be guaranteed by fasteners and sealant alone. A full replacement delivers a known, warrantable system that matches the standard already set on Units 2 & 3, removes the multiple active leak paths, and places the asset on a 25–40 year maintenance cycle instead of a reactive emergency cycle. From a tradesperson's viewpoint it is the cleanest, safest and most professional outcome for both the client and the people who live under the roof.

Why might a client choose not to do the full scope?

Immediate budget constraints, competing capital priorities, or a desire to defer expenditure for a defined short period. In that case Option A or B can buy time, but the client must accept higher residual risk and the near-certainty that full replacement will still be required within a few years, often at higher real cost.

Why is the recommended scope necessary?

To restore the building envelope to a condition that satisfies the weatherproofing performance expectations of the NCC, the installation standards of AS 1562.1 and SA HB 39, and the duty of care owed to tenants. It also aligns the remaining units with the investment already made in Units 2 & 3.

Consequences if no action is taken:

Progressive water damage, rising maintenance and emergency call-out costs, potential mold and amenity issues for tenants, continued non-conformance with modern performance standards, and eventual forced replacement under less favourable conditions.

14. WHY HOLYMESS REPAIRS

HolyMess Repairs is a licensed Victorian roof plumbing contractor (Licence 32176, ABN 31 666 327 813). We specialise in residential and multi-unit roof repair and replacement with a focus on full ownership of the job, transparent communication, and strict adherence to VBA and WorkSafe requirements. Further information, reviews and background can be found at:

- Website: <https://www.holymessrepairs.com.au>
- Facebook: <https://www.facebook.com/holymessrepairs.com.au>

- Google reviews: <https://g.co/kgs/ezuh8bk>
- Company overview video: <https://youtu.be/4GoaRAOMo2o>
- Promotional video: <https://youtu.be/6YKaP0SJDf0>

All work is carried out by licensed personnel and will be accompanied by the statutory Compliance Certificate.

15. INSPECTION MEDIA REFERENCES

All photographs and video evidence supporting this report were captured on site on 16 August 2026 and published at the following X (Twitter) posts. These links form part of the permanent record of the inspection and should be retained with this report:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

This report is provided in good faith on the basis of an external visual and video inspection only. It does not constitute a structural engineer's certificate or a guarantee against future water entry if the recommended works are not carried out. HolyMess Repairs remains available to provide a formal quotation for any of the options above, to attend a joint site meeting, or to assist with further investigation if internal access is arranged.

Prepared by:

Victor C

Compliance Manager

HolyMess Repairs

Licence No. 32176 | ABN 31 666 327 813

T: 0426 204 244 | E: info@holymessrepairs.com.au

<https://www.holymessrepairs.com.au>

Date: 16 August 2026