A PRACTICAL GUIDE FOR PROPERTY DECISION-MAKERS

Before the next repair.

Five questions to ask before another repair, and how Home State can turn the answers into a clearer next step.



Every property has a current state.

For property managers, strata, housing providers, builders and designers.

Building conditions. Indoor environments. A record you can return to.

01 / QUESTIONS WORTH ASKING

Five useful questions before another repair.

Use these when the same concern keeps returning, or before approving work without a clear starting point.

1 **Has this happened here before?**

2 **Is it only in this spot, or have we looked nearby?**

3 **When does it happen or become noticeable?**

4 **What has already been checked, and what did we learn?**

5 **How will we know whether the next repair made a difference?**

Still have questions? A Home State Assessment measures agreed building and indoor conditions, explains what was observed and gives you a clear record for the next decision.

02 / THE EVERYDAY SITUATION

The mark has returned. What do we check next?

Say the same wall mark comes back after repainting. What would help you decide whether another repair is the next step?



THE FIRST QUESTION

What has changed since the last time?

A photo can show what a mark looks like. It cannot, on its own, show how far the concern extends or why it appeared.

Start with what is observed. Then decide what needs checking.

HOW HOME STATE APPROACHES IT

1 / LOOK WIDER

Check agreed nearby walls, floors or rooms.

2 / MEASURE

Record moisture or temperature patterns where relevant.

3 / EXPLAIN

Set out what was observed and the next useful check.

The benefit: a maintenance decision supported by recorded observations from agreed locations, with a practical next step.

03 / WHAT HOME STATE DOES

Measure what matters. Keep the record.

A Home State Assessment checks agreed building and indoor conditions. Each observation belongs to a place, a date and a next decision.



01 / FIELD MEASUREMENTS

We use suitable tools to check conditions in agreed areas.

WHAT GETS RECORDED

A building area

WHERE
Room and surface

WHEN
Date and conditions

HOW
Method and readings

NEXT
Recommended next step

02 / YOUR PROPERTY RECORD

The observations and next steps stay linked to the building.

FROM ASSESSMENT TO NEXT DECISION

MEASURED	UNDERSTOOD	NEXT STEP
Dated readings and photos linked to locations.	Plain language on what stands out and what remains unknown.	What to investigate, maintain or measure again later.

04 / WHAT YOU RECEIVE

Information people can act on and return to.

A Home State Assessment brings observations, readings and next steps into one dated Digital Home Register by Home State.

YOUR HOME STATE RECORD

One clear place to return to

WHAT WAS CHECKED

The agreed rooms, surfaces and conditions included in the assessment.

WHAT WAS RECORDED

Dated observations, photos and readings linked to their locations.

WHAT COMES NEXT

Clear priorities for further checks, maintenance or a later comparison.



A RECORD FOR THE BUILDING

Notes and locations stay with the property so people can revisit the same concern later.

WHAT YOU CAN DO WITH IT

BRIEF

Give owners and committees a clear picture of what was observed.

COORDINATE

Pass the next trade a location, record and question.

RETURN

Compare selected areas later through a separate follow-up visit.

05 / START WITH ONE PROPERTY

Bring the building.
Bring the question.

If a repair keeps coming back, or a building concern needs a clearer answer, Home State can help you decide what is worth measuring before the next step.

HOW AN ENQUIRY WORKS

01 Tell us about the property and what has been happening.

02 Agree on a targeted check or a Home State Assessment.

03 After the assessment, you receive a dated record and practical next steps.

Discuss a property with Home State.

A short conversation about the building, the concern and the most useful next step.
Or call 0485 835 959.

my.homestate.au/contact

Explore the example record

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