

A GUIDE FOR HOMEOWNERS

Know what's happening in your home.

A digital copy of your property, and its measured current state. Better information. Better decisions. Fewer surprises.

The building

The indoor environment

Energy and comfort

WHAT WE MEASURE

Three things, measured in every room.



01 / THE BUILDING

How it's ageing

Moisture, weather exposure, humidity and temperature all affect how a building ages. We map conditions across the accessible areas so concerns show up earlier.



02 / THE INDOOR ENVIRONMENT

Conditions in every room

We log temperature, humidity and CO2 in every room from 10am to 7am the next morning, and check airflow where it matters.



03 / ENERGY AND COMFORT

Is it working too hard?

Uneven temperatures, draughts and heat loss point to ways to improve comfort and cut energy demand. Upgrade, then measure again to see what changed.

Need a closer look?

Over 500 moisture readings in a typical home, plus thermal imaging and room sensors. Some areas get their own assessment:

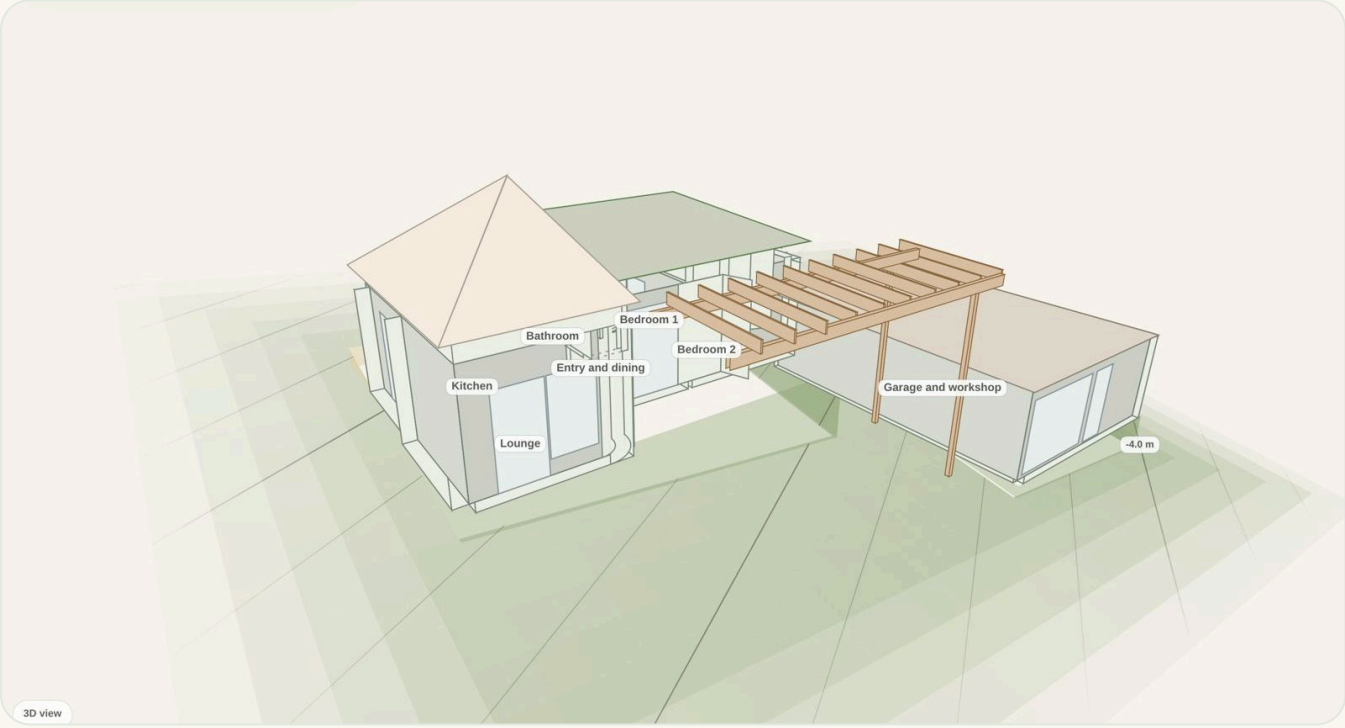
Subfloor assessment and **Roof space assessment**, where accessible

Whole-Home Moisture Mapping, from $1,400 incl GST

Multi-day sensor logging, three days and nights

WHAT YOU RECEIVE

Everything from the visit, in one place.



Your property record

We map your home in 3D and put every reading in its place. Each room gets a status, so you can see what needs attention first.

- Stable
- Monitor
- At Risk
- Further investigation

Your Home State Walkthrough

A recorded walkthrough of what we found, room by room, in plain words.

Measure again

Come back to the same points after work is done and see what changed.

TWO LAYERS OF ADVICE

The evidence guides the decision first. Then we add the builder's knowledge and experience on top, before you hand it to your builder, designer or property manager.

HOW IT WORKS

Three steps to your property record.

01

Book a free call

Tell us about your home and what you've noticed.

02

We visit and measure

Moisture readings, thermal imaging, and room sensors that stay overnight.

03

You get your record

Your property record, your Home State Walkthrough and what to do next.

What's included and your price are confirmed before you pay.



We map a property in 3D, measure its condition from the walls in, and keep that record with the building. So every decision starts from measured evidence.

Joe Heafey, founder. Two decades building homes in Sydney and on the Mid North Coast. NSW Builder Licence 332487C. Certified Passive House Tradesperson, Building Envelope.

START HERE

Book a free call.

homestate.au/talk

Call 0485 835 959 · hello@homestate.au · Coffs Harbour, Port Macquarie to Byron Bay.

Home State measures building and room conditions. Health questions belong with your GP, and mould sampling is referred to a specialist tester. Home State is operated by Joe Builds Pty Ltd, NSW Builder Licence 332487C.