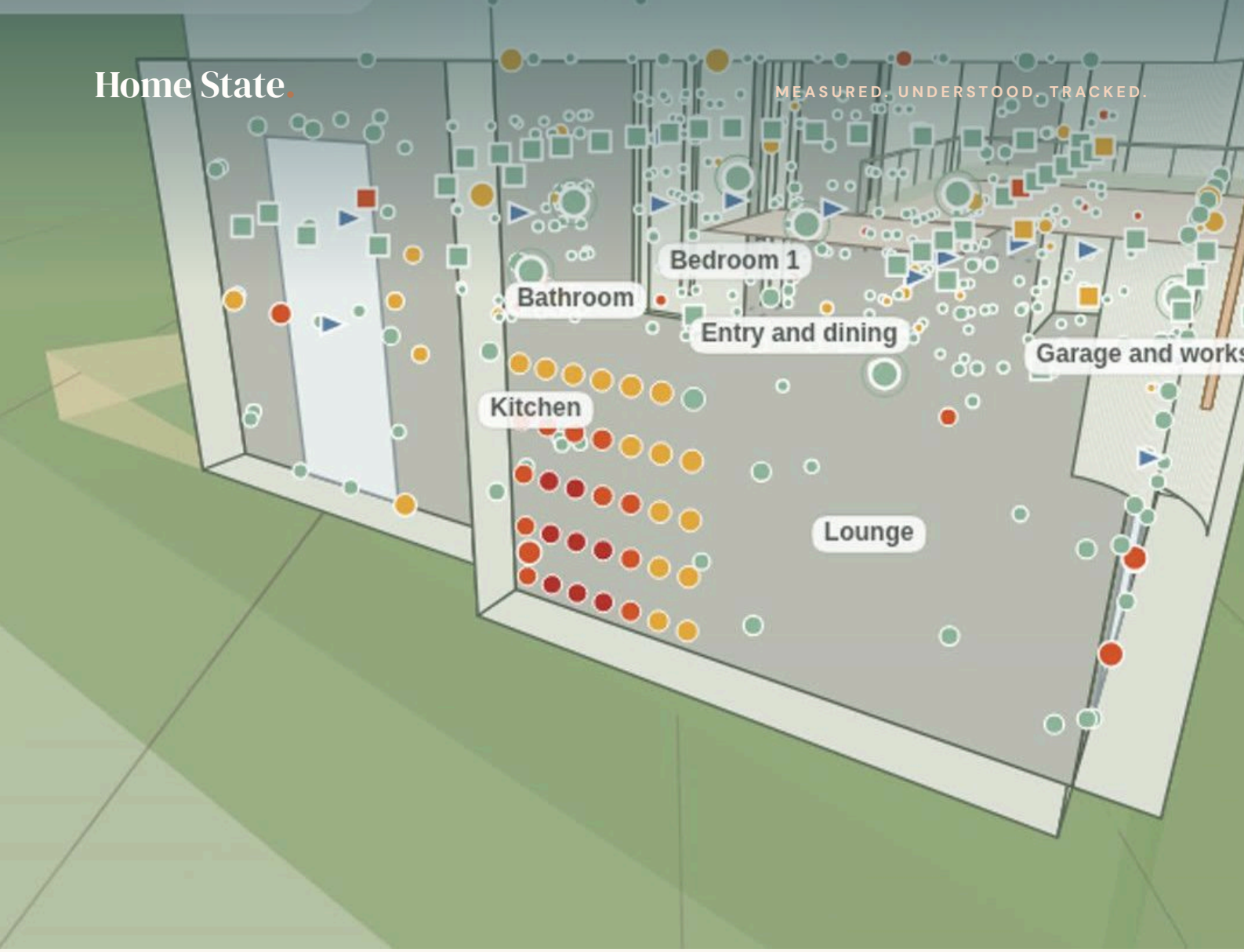


FOR ARCHITECTS, DESIGNERS AND BUILDERS

Measured existing conditions, before design.

Better information. Better quotes. Fewer surprises.

A digital copy of the property and its measured current state, ready for the brief, the feasibility report and the tender.

WHAT WE RECORD

Correct method, correct units, every time.



Surface moisture

Tramex MEX5 readings on the scale for each material: wood %MC for timber, relative scales for plaster and masonry. Pin probe only where surface readings call for it. Over 500 points in a typical home.



Thermal imaging

Surface temperature patterns at walls, openings and junctions, recorded with the conditions on the day.



Room conditions

Temperature, relative humidity and CO2 (ppm) logged in every room from 10am to 7am the next morning. Multi-day logging available.



Roof space, subfloor and airflow

Accessible roof space and subfloor recorded, with anemometer checks of air movement where it matters.

THE RECORD

Every measurement has a place.

Property → Room → Surface → Point → Reading → Date → Conditions



What the project team receives

A 3D model of the property with readings mapped to each surface

Room condition charts from the overnight logging

A status for each area: Stable, Monitor, At Risk or Further investigation

Your design, your call

We provide the information and the models. Design decisions stay with the architect, and the client can share the record with any designer or builder.

HOW IT WORKS

Where it fits in a project.

01

Before design

Measure the existing building so the brief starts from measured evidence.

02

Before pricing

Give the builder the same record, so quotes are based on known conditions.

03

After works

Measure again at comparable points and see what changed.



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.