

CASE STUDY / MID NORTH COAST NSW

The floor wasn't the starting point.

The owners had timber flooring breaking down around the edge of the home. The obvious fix was new boards. We measured underneath first, and it changed the order of the work.

Recorded 14 April 2026. Return visit 4 June 2026. Assessed by Joe Heafey, NSW Builder Licence 332487C. Home and owner details kept private.

THE FIRST VISIT / 14 APRIL

The readings pointed underneath.

2,802
ppm CO2 in the subfloor

506
ppm CO2 outside, same visit

73%
relative humidity in the subfloor

29.6%
timber MC, Tramex MEX5 wood scale





Together, the high subfloor CO2, elevated humidity and moisture readings indicated the subfloor needed attention before the flooring was replaced. CO2 is read as one part of the recorded picture, with air movement checked separately.

The order of the work

01

Ventilation first

About 20 extra high-flow vents added around the subfloor.

02

Measure again

Back to the same areas to record what changed.

03

Then the floor

Flooring work decided with better information.

THE RETURN VISIT / 4 JUNE

The air under the home had changed.

SUBFLOOR CO2, 14 APRIL

2,802 ppm

→

SUBFLOOR CO2, 4 JUNE

672 to 854 ppm



Humidity: 59% relative humidity, down from 73%

Air movement: about 0.35 to 0.72 m/s through the new openings, on a windy day, recorded as an observation

Timber: 30.0% MC, the top of the meter's range. The timber needs more time and monitoring.

Readings were taken on different days in different weather, so we report what was recorded at each visit. The timber readings were not at a matched point, so they are not presented as a before and after.

JOE'S BUILDER VIEW

The air readings changed. The timber hadn't caught up yet. That's why the points get marked, and that's why I come back. Recorded. Dated. Same points.

FLOORS CHANGING?

Start with a Subfloor assessment. Book a free call.

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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.