

Continuous insight into every room, and a record of **every action**.

Housing requirements and inspections are getting stricter. A sensor in every room shows mould risk and plug-in heaters in time, and for every alert you record what was done.

✓ No cameras or microphones

✓ Servers in the EU

✓ Every action recorded per room

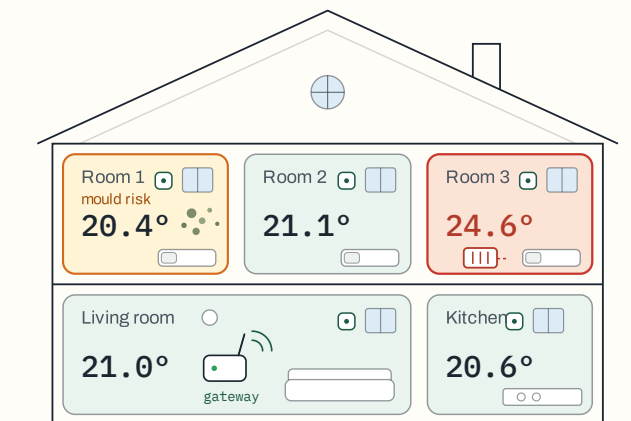
Molenstraat 8

● live · outside 9.2 °C · sample

4 of 6 fine

● 16:04 Heater probably on in room 3

● 07:30 High mould risk in room 1



Room 3 costs extra

€104 / month

Per heating season (estimate)

€731

Two costs you cannot see today.

Central heating holds every room at 21 °C. What happens in the room after that is on no meter: not the heater that tops it up, and not the moisture behind a window that stays shut.

Plug-in heating

A room at 24 or 25 °C is being heated by something, and you pay for it on the electricity bill.



- A 2 kW plug-in heater under the desk
- A fooled thermostat: a wet cloth, tape, a valve forced open
- Windows open with the heating on

€106 per room per month*

Mould from poor ventilation

An occupied room releases litres of moisture every day. Without ventilation it settles on the coldest wall.



- Showers, cooking and laundry drying indoors
- A window that stays shut, a vent taped over
- The result: repainting, a dispute over the deposit, health complaints

80 % humidity at the wall: above it, mould can grow



Moisture

Showers, cooking, drying laundry: litres a day

+



Cold wall

Behind the wardrobe, in the corner: 13 °C

+



Time

Weeks above 80 % humidity at the wall

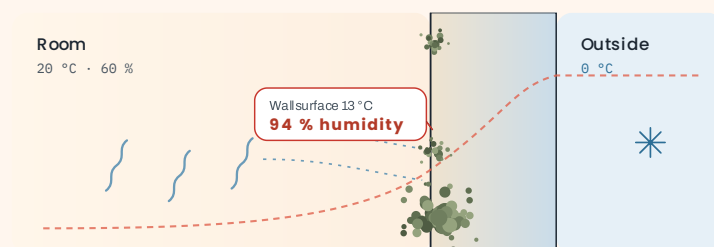
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Mould

Black patches, smell, damage

Mould is not bad luck: it is moisture, a cold wall and time.

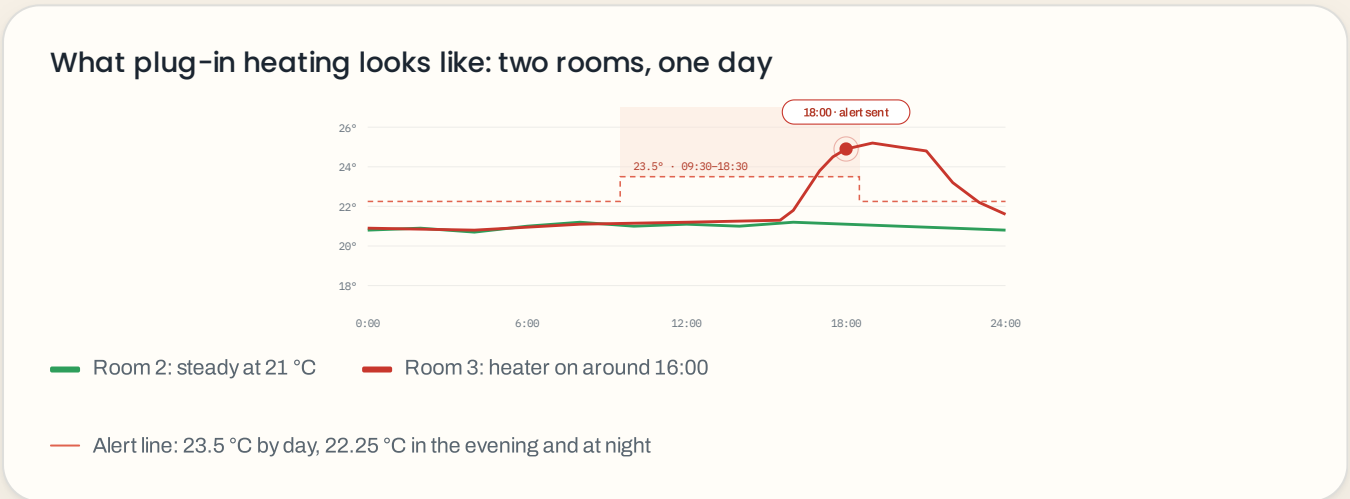
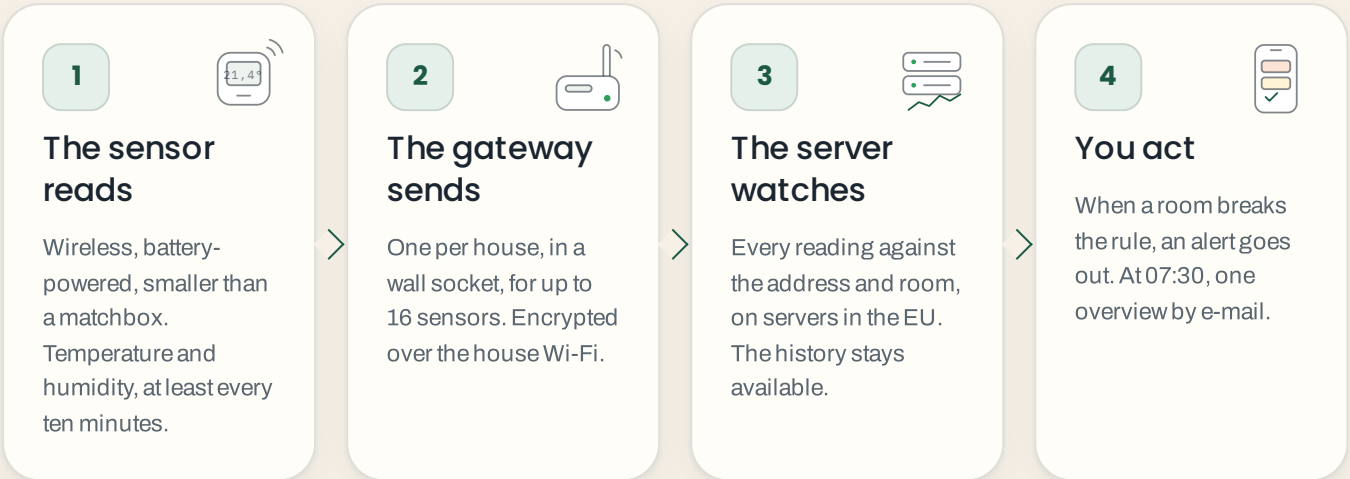


Cross-section of an outside wall. On the inside of the cold wall, humidity rises above 80 %, and that is where mould starts.

* Worked example: a 2 kW heater, 6 hours a day, at €0.29 per kWh. An estimate, not a guarantee.

No app and nothing for the tenant to do.

After the first visit, the room is left alone. Setup is done from a phone, and nothing on the house router changes.



When the system raises an alert

SIGNAL	RULE	WHAT IT MEANS
Plug-in heating	Above 23.5 °C (09:30–18:30) or 22.25 °C (evening and night), for a full hour; not in warm weather	The room is being topped up, for example by a plug-in heater
Too cold	Below 17 °C, for a full hour	A heating fault: valve, boiler or radiator
Mould risk	Calculated humidity at the coldest wall above 80 %	Poor ventilation; from green to red per room
Silence	The sensor stops reporting	Flat battery or a fault; shows up in the dashboard

A hot shower or one warm afternoon triggers nothing: the lowest reading of the whole hour has to be above the line.

An alert where the work happens.

A reading is only useful if it reaches the person who drives to the house.



Dashboard by address and room

Current temperature and humidity, mould risk and the full history of every room. All addresses on a map.



Alerts and actions

With the address, the room and the reading. For every alert you record what was done and by whom: a record for housing management and SNF inspections.



A record per room

Every reading is kept. After a complaint, an inspection or a tenant moving out, the answer is a chart.

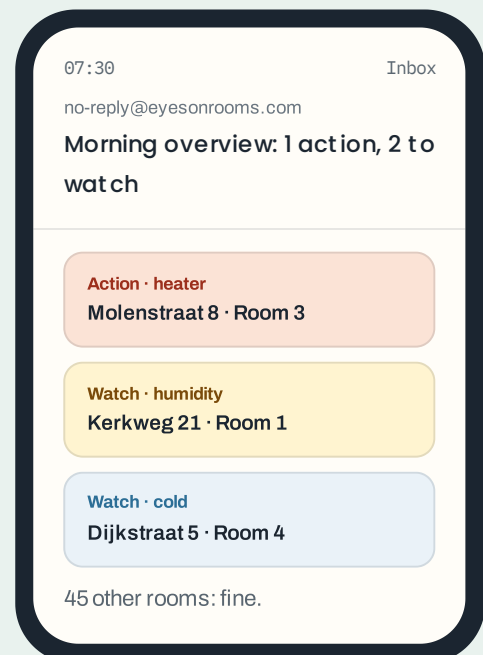


Your data stays yours

Export the full history in a standard format, with no lock-in.

Privacy and security

- ✓ No cameras and no microphones: temperature and humidity only.
- ✓ No names and no tenant records. The room is measured, not the person.
- ✓ Servers in the EU, under a data processing agreement.
- ✓ Encrypted connection; every gateway has its own credentials.
- ✓ Separated by customer: each organisation sees only its own buildings.
- ✓ Remote updates and maintenance, without a visit to the house.



PRICING

Three clear figures.

A one-time price per sensor, one gateway per house and a fixed amount per room per month. Sensor and monthly fee with a volume discount.

Sensor per room



€47.99

one-time · down to €36.99

Gateway per house



€89.99

one-time · up to 16 sensors

Monitoring per room, per month



€4.99

down to €2.99

Volume discount

NUMBER OF ROOMS	PER SENSOR	PER ROOM PER MONTH
1 – 39	€47.99	€4.99
40 – 99	€44.99	€4.49
100 – 499	€41.99	€3.99
500 – 999	€38.99	€3.49
1,000 or more	€36.99	€2.99

Examples per house

HOUSE	ONE-TIME	PER MONTH
3 bedrooms + living room 4 sensors + gateway	€281.95	€19.96
5 bedrooms + living room 6 sensors + gateway	€377.93	€29.94

WORKED EXAMPLE · ESTIMATE

40 rooms, 4 of them (10 %) with a 2 kW plug-in heater, 6 hours a day, at €0.29 per kWh.

Indicative estimate, not a guarantee: holds only if the assumptions are right. The mould damage you prevent is not in this figure.

Wasted electricity per month

± €423

eyesonrooms per month (40 × €4.49)

€179.60

All prices include 21% Dutch VAT. Each house needs one gateway. The installation is agreed in the quote. Try your own figures on eyesonrooms.com.

Start with a pilot.

Within a month you know, room by room, where heating is being topped up and where mould risk is building.

1

Introduction

A short conversation about your houses, the number of rooms and what you want to know.

2

Pilot in one or two houses

Sensors and gateway are placed in a single visit. The tenants do not have to do anything.

3

After a month: the figures

Per room: where heating is topped up, where mould risk sits and which rooms have gone quiet.

4

Roll-out

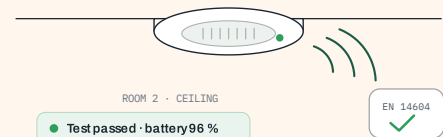
Based on the pilot, you decide on the rest of your houses, at the prices in this overview.

SNF package: smoke alarms and an inspection record

COMING SOON

- ✓ Smoke alarm per room (EN 14604) with alerts on an alarm, a low battery or an alarm that stops responding
- ✓ Monthly overview per address: smoke alarms, mould risk, cold and extra heating
- ✓ Everything in one dashboard

On top of the base prices: €49.99 one-time per smoke alarm and €0.99 per alarm per month, tiered down to free from 1,000 alarms. Example, 5 bedrooms + living room, with gateway: €677.87 one-time, €35.88 per month. Incl. VAT. eyesonrooms is not affiliated with the SNF; the assessment stays with the inspector.



Get in touch

Send an e-mail or fill in the form on eyesonrooms.com.
We reply within one working day.

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