



HABITAT ENGINEERING

– COLLECTION –

ENTRY

Habitat Performance Assessment (HPA)

The first step is clarity.

The Habitat Performance Assessment is a structured environmental screening designed to determine whether meaningful environmental load is present within the residence and whether full engineering is warranted. This is not a consultation and not a walk-through. It is a disciplined evaluation of airflow stability, CO₂ variability, lighting timing, RF density in priority zones, sleep-zone thermal stability, HVAC configuration, and water source profile.

The objective is simple: determine whether intervention is necessary, and at what level.

Investment

\$1,000

Conversion Credit

If the client proceeds with a Habitat Engineering engagement of \$10,000 or greater within 90 days, \$500 of the HPA fee is credited toward that engagement.

Duration

Half-day on-site assessment

Executive screening report delivered within 10 business days



À LA CARTE MODULES

Biological Exposure Index™ (BEI)

Every serious engagement begins with measurement.

BEI assigns a 0–100 Environmental Load Score to the residence by mapping particulate burden, VOC profile, ventilation stability, circadian light timing, RF density, sleep-zone microclimate variability, acoustic intrusion, water baseline, HVAC microbial condition, electrical harmonics, and radon concentration where applicable.

It converts environmental complexity into a measurable baseline and prioritized roadmap. The score becomes the reference framework against which all interventions are sequenced and reassessed.

Measurement

- PM2.5 and particulate drift mapping
- VOC concentration profile
- CO₂ overnight drift capture
- Lux and wavelength timing index
- RF density mapping (sleep + primary zones)
- Microclimate variability tracking
- Water baseline screening
- Electrical interference characterization
- Radon concentration baseline where applicable

Investment

\$7,500 (tiered by estate scale)

Duration

2–3 week measurement window

10–14 day analysis and executive report



Longevity Bedroom Engineering

The sleep chamber is the most consequential environment in the residence.

This module stabilizes the environment across the entire night cycle — reducing sleep-zone RF density, calibrating circadian light timing, correcting humidity drift to a stabilized 40–60% relative humidity range where indicated, smoothing acoustic irregularities, mitigating CO₂ accumulation, and eliminating flicker modulation from lighting systems.

Architectural character remains intact. The objective is environmental consistency from evening downshift through morning transition.

Measurement

- Pre- and post-install RF density comparison
- CO₂ overnight drift tracking
- Relative humidity stability validation
- Lux and wavelength timing verification
- Acoustic frequency smoothing validation
- Post-install environmental stability scan

Investment

\$28,000–\$38,000

Duration

3–5 weeks on-site implementation

Circadian Infrastructure Rebuild

Light is one of the strongest signals in the home.

This module recalibrates lighting across priority zones to restore temporal coherence. Spectrum is tuned by time of day using calibrated tunable CCT systems (typically within a 2100K–5700K range depending on architectural context). Flicker is remediated. Automated blue-light attenuation is deployed in evening cycles. High-CRI full-spectrum



lighting is introduced where architectural alignment allows.

The result is a residence that transitions properly across the day without visual disruption or aesthetic compromise.

Measurement

- Flicker percentage and modulation depth testing
- Lux and spectral timing validation across zones
- Day-to-evening transition capture
- CRI verification of installed fixtures
- Post-install light timing reassessment

Investment

\$22,000–\$32,000

Duration

3–4 weeks

Inflammation Load Forensics

Activated when measured burden patterns remain elevated or inconsistent.

This deeper investigation evaluates concealed contributors across structure, ventilation, and water systems. Mold spore mapping and endotoxin screening are deployed only when indicated. Radon mitigation evaluation is included where baseline levels exceed the EPA action threshold of 4 pCi/L, including sub-slab depressurization pathway deployment where indicated.

The work is targeted, data-driven, and proportionate to findings.

Measurement

- Mold spore and endotoxin mapping where indicated
- Extended particulate profiling
- Radon concentration verification
- Water contaminant deep panel when triggered



- HVAC microbial condition reassessment

Investment

\$18,000 standalone

Duration

2–4 weeks depending on scope

Autonomic Stability Infrastructure

Modern residences carry invisible signal density and sensory load.

This module focuses on stabilizing RF mapping in priority zones, reducing unnecessary exposure where feasible, smoothing acoustic irregularities, and refining electrical interference patterns when indicated.

The objective is environmental calm achieved quietly and proportionately.

Measurement

- RF density mapping before and after mitigation
- Electromagnetic harmonics characterization
- Acoustic frequency profile smoothing validation
- Signal concentration comparison across zones

Investment

\$15,000–\$25,000

Duration

2–3 weeks



Executive Micro-Environment Optimization

For residences where professional performance remains central.

This module recalibrates private offices, studios, and command centers to stabilize airflow, eliminate flicker modulation, balance daylight exposure, reduce acoustic disruption, and improve environmental consistency across long working blocks.

Designed to support concentration without environmental fatigue.

Measurement

- Workspace CO₂ variability tracking
- Lux and spectral balance capture
- Flicker remediation validation
- Acoustic interference profiling
- Post-install environmental stability scan

Investment

\$19,000–\$29,000

Duration

2–4 weeks

Biological Real Estate Due Diligence

Before acquisition, clarity matters.

This engagement evaluates environmental liabilities prior to closing — ventilation integrity, moisture risk flags, baseline air quality indicators, water system profile, and environmental friction points that may not surface in traditional inspections.

Designed to protect long-term performance potential before architectural commitments are made.



Measurement

- Baseline air quality snapshot
- Moisture and ventilation integrity screening
- RF density snapshot
- CO₂ variability capture
- Water source baseline review

Investment

\$4,900

Creditable toward engineering if purchase proceeds

Duration

5–7 business days

Family Longevity Architecture

Multi-occupant households require differentiated calibration.

Children’s rooms, shared living zones, and variable-use spaces are adjusted to maintain environmental stability across different tolerances while preserving coherence throughout the estate.

Measurement

- Zone-specific environmental load comparison
- Children’s room light timing validation
- Shared space microclimate stability review
- Post-adjustment environmental consistency scan

Investment

+\$8,000–\$12,000

Duration

Integrated within primary engineering cycle



Regenerative Microclimate Suites

A dedicated recovery environment within the residence.

These suites are engineered for decompression — stabilized air conditions, controlled microclimate, acoustic smoothing, and circadian containment. Designed for clients who want a defined recalibration space inside the home.

Measurement

- Microclimate variability tracking
- Air composition stability validation
- Acoustic smoothing verification
- Circadian containment timing capture

Investment

\$18,000–\$24,000 per suite

Duration

3–6 weeks depending on scope



PATHWAY BUNDLES

Targeted Correction

A focused deployment combining BEI scoring, Longevity Bedroom Engineering, and installation of core sensing and control systems in priority zones.

Designed to achieve measurable environmental load reduction without full infrastructure redesign.

Typical projects demonstrate measurable component-level load reduction across sleep-zone and circadian indices.

Measurement

- Pre- and post-BEI score comparison
- Component-level load reduction tracking
- Environmental heat map delta analysis
- 30–90 day post-install verification scan

Investment

Starting at \$28,000

Duration

4–8 weeks



System Stabilization

Sequenced multi-domain recalibration across bedroom, primary living zones, and core environmental systems.

Designed for coordinated stability and measurable environmental control across the home.

Typical projects demonstrate measurable component-level load reduction across sleep-zone and circadian indices.

Measurement

- Baseline vs. stabilized BEI component shifts
- Cross-domain stability validation
- Coordinated environmental heat map comparison
- Structured 60–90 day reassessment

Investment

Starting at \$52,000

Duration

6–10 weeks



Advanced Integration

Expanded scope with deeper system coordination and architectural intervention where required. Depending on findings and estate configuration, this pathway may involve licensed trade labor and invasive access — including opening walls or ceilings for wiring, ventilation modification, dampening assemblies, equipment placement, and control integration. All work is sequenced with code awareness and finish restoration planning.

Designed for estates seeking long-term environmental performance infrastructure rather than incremental correction.

Typical projects demonstrate measurable component-level load reduction across sleep-zone and circadian indices.

Measurement

- Comprehensive BEI reassessment
- Multi-zone environmental load reduction tracking
- Infrastructure-level stability validation
- Drift prediction calibration
- Post-install verification across domains

Investment

Starting at \$95,000

Duration

3–6 months depending on estate scale



CONTINUITY

Core Membership

Designed to preserve environmental stability following implementation cycles.

Includes

Quarterly drift audits
BEI recertification scoring
Seasonal calibration

Investment

\$4,900 annually

Extended Membership

Expanded oversight for estates requiring deeper monitoring and predictive controls.

Includes

All Core Membership services
Predictive drift alerts
Annual deep environmental rescan
Expanded infrastructure review

Investment

\$8,900 annually