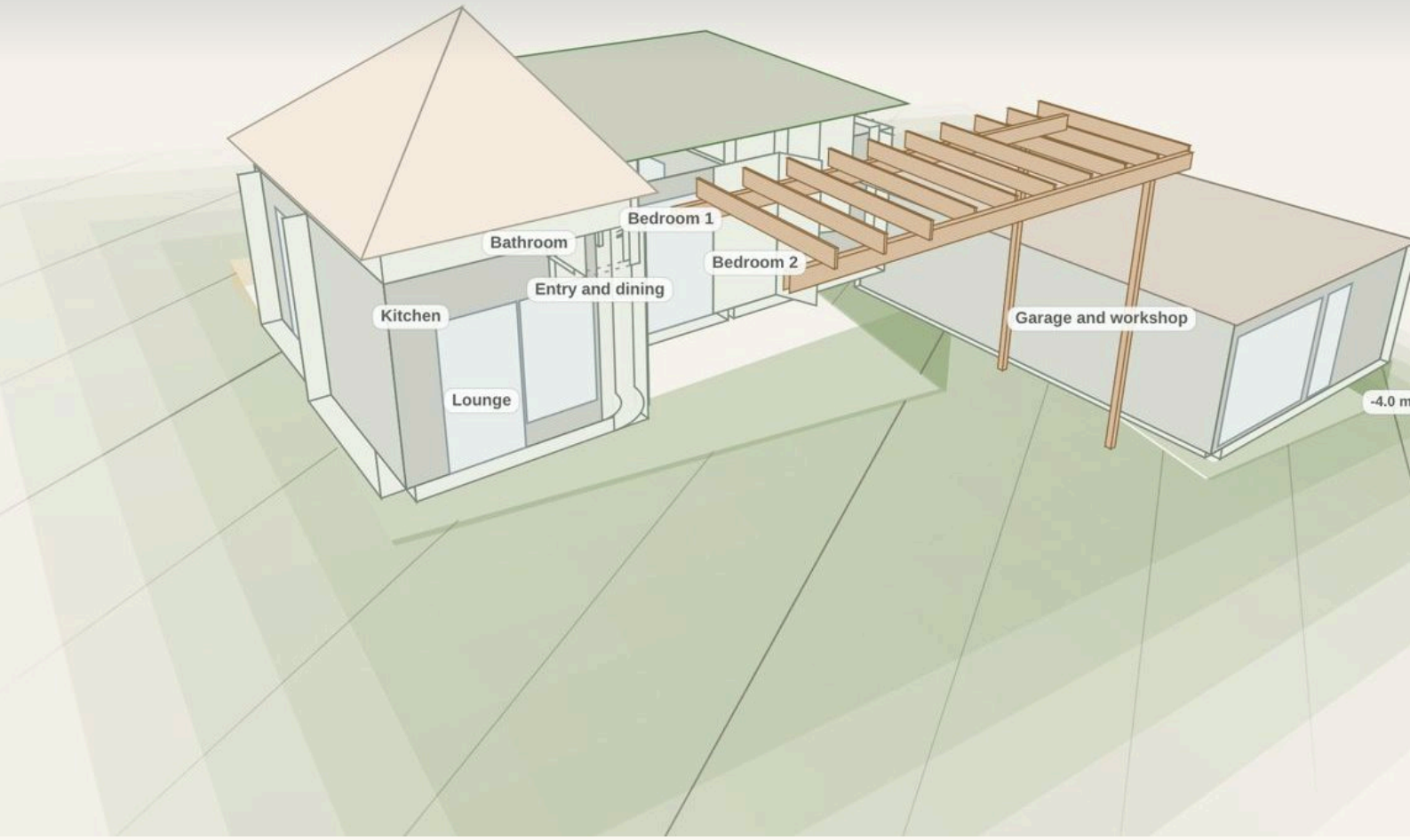


A GUIDE FOR BUYERS

Before you buy, measure it first.

A building inspection covers what can be seen. We measure moisture and conditions in the walls, so you go in with measured evidence.

Pre-Purchase Home Assessment

By quote

WHAT'S INCLUDED

A fast, measured look before you sign.



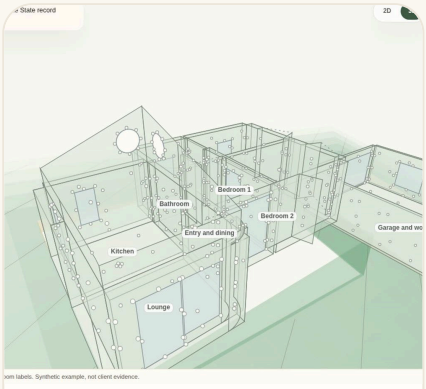
Moisture readings

Across the accessible external walls and one bathroom, mapped to each wall and point.



Thermal imaging

Surface temperature patterns that can point to moisture, gaps and heat loss.



Your property record

A digital copy of the property with every reading in its place.

What's included is confirmed on the free call, based on the property and the access available before settlement.

WHAT YOU RECEIVE

Ask better questions before you commit.



Clear results, room by room

Every reading sits in its place on the property, with a status for each area.

- Stable
- Monitor
- At Risk
- Further investigation

Use it now

Take the findings to the agent, your inspector or your builder, and know what to budget for.

Keep it after you move in

The record stays with the property. Measure again later and compare the same points.

HOW IT WORKS

Tell us the address and your deadline.

01

Book a free call

Send the address and your cooling-off or settlement date.

02

We measure

We confirm access with the agent and measure on site.

03

You get your record

Results in plain words, with what to look into next.



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.