



the TINY HOME BUYER'S GUIDE

What to look for before you build - presented by Alphaline Group.

Alphaline

Welcome.

Welcome.

At first glance, two homes can look almost identical: similar floor plans, similar photos, similar price online. What's harder to see is everything underneath — the **framing**, the **moisture management**, the **compliance***, and the **finish**.

This guide is designed to help you compare tiny home builders fairly and confidently — not just by advertised price, but by construction method, materials, compliance*, finishes and long-term ownership experience. No construction background needed: every technical detail is explained in plain terms, alongside the numbers, so you know exactly what to ask and why it matters.

Alphaline are Registered Builders with more than 30 years of residential construction experience. We've built it as the guide we'd want a family member to have — because whoever you ultimately choose to build with, you deserve to know what you're really paying for.

Alphaline Team





Beyond *the* price tag.

A lower advertised price usually reflects a simpler specification: a lighter frame, fewer inspections, standard windows, entry-level finishes. As a buyer, it's important to know exactly what you're getting *for your investment*.

This guide will go through each build component, step-by-step so you can make an informed decision and invest in a tiny home that will last the test of time.

Alphaline was built to hold its own, we don't compete to build Australia's cheapest tiny homes, we compete to build Australia's best.





	Cheap Build	The Alphaline Difference
CONSTRUCTION ENVIRONMENT	Built outdoors or in an uncontrolled environment.	Built entirely indoors so materials never get wet before the home is sealed (see p.8).
TRAILER & COMPLIANCE	Non-compliant to tow, and therefore uninsurable if something goes wrong on the road.	Guaranteed road-legal, safe to tow and fully insurable (see p.6-7).
WALL FRAME	A shallower frame fits less insulation — often means a colder home in winter and a hotter one in summer.	Fits full insulation for genuine year-round comfort (see p.6).
MOISTURE MANAGEMENT	Lack of protection leads to mould growth and expensive repairs down the track.	Multiple layers of protection designed to prevent mould (see p.10).
WINDOWS	Smaller standard windows – leaves a home feeling cramped and dark.	Larger windows as standard, for a brighter, bigger feeling home (see p.13).
CABINETS & FINISHES	Cheap doors and drawers slam and wear out within a few years; walls mark and fade faster.	Everyday use stays quiet and damage-free, and walls resist marking and fading (see p.14).
QUALITY ASSURANCE	Defects only caught at final inspection — or after you’ve moved in.	Issues are caught and fixed at every stage, before they’re built over (p.16).
WARRANTY	Unclear or shorter cover leaves you exposed.	Ten years of structural cover, backed by how the home is built (see p.18).

Designed, *not* assembly.

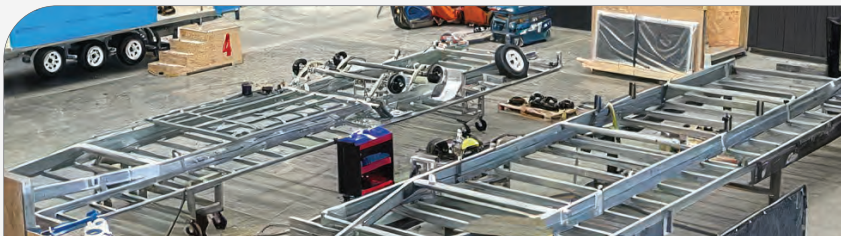
There's a meaningful difference between a home that's designed and one that's simply assembled — and it starts with the trailer and the frame.

TRAILER & COMPLIANCE

Every Alphaline trailer is ROVER approved for 3.5 or 4.5 tonne configurations (VTA-062689 and VTA-062692). We also fit 90mm square telescopic stabilisers rated at 700kg each, square-mounted rather than round or flimsy caravan stands.

✓ WHAT TO LOOK FOR

Is it a skid base or a certified trailer? Is it ROVER approved, and what's the approval number? What are the ATM and tare weights, and are brakes and stabilisers included?



STRUCTURAL FRAME

We build with 90mm steel frames, not the 70mm frames some competitors use to save on weight and cost. That extra depth allows full R2.5 insulation to sit properly inside the wall.

✓ WHAT TO LOOK FOR

What wall depth is used, and what engineering backs it? A frame that's too shallow can't accommodate proper insulation.





**ROVER is
the official
Australian
roadworthiness
certification
for towable
homes.**

Built *undercover*.

Trapped moisture from wet materials causes hidden mould. Discover how building completely indoors eliminates weather risks and guarantees delivery.

✓ WHAT TO LOOK FOR

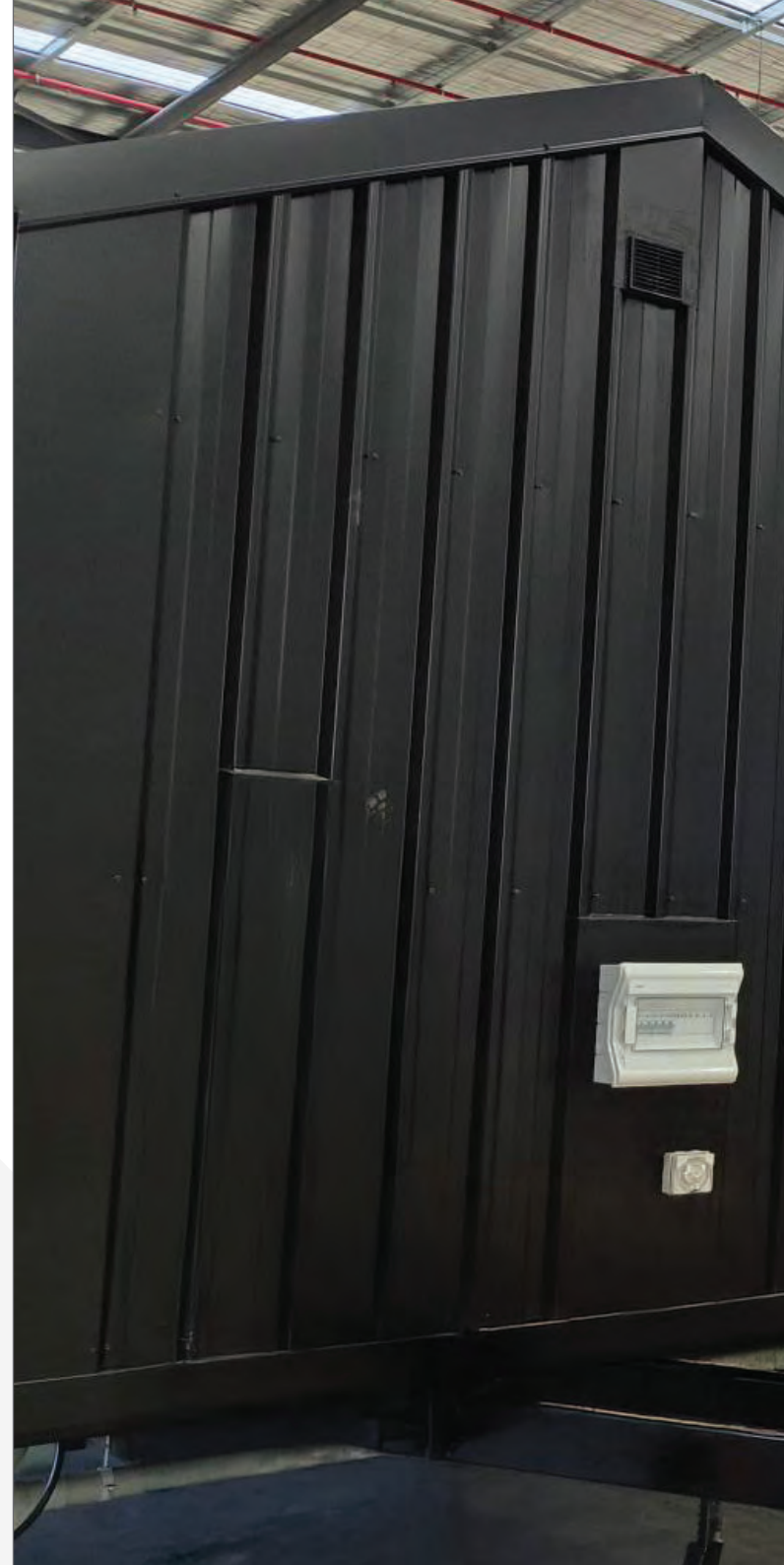
Is the home built completely undercover? How are framing, insulation and internal linings protected from weather before the home is finished?



Timber, steel and insulation can absorb moisture if they're rained on or left sitting in humid air before a home is sealed. That trapped moisture is one of the most common causes of mould appearing months or years after move-in, even in a home that looked perfect on delivery day.

Alphaline removes that risk from the start – every home is constructed indoors, in our weather-controlled 4,500m² Brendale facility. This means we can also guarantee your delivery date before production even starts.

Where your home ends up impacts its exposure to pests—building near bushland naturally carries a higher vermin risk. To protect your space, our designs incorporate subfloor barriers, mesh gap seals, and tight joinery to keep pests out permanently.





Managing *moisture*, the biggest threat to longevity.

Your tiny home should manage condensation, vapour movement and airflow. Mould is the single greatest threat to long-term durability, and it's rarely visible until it's already a problem.

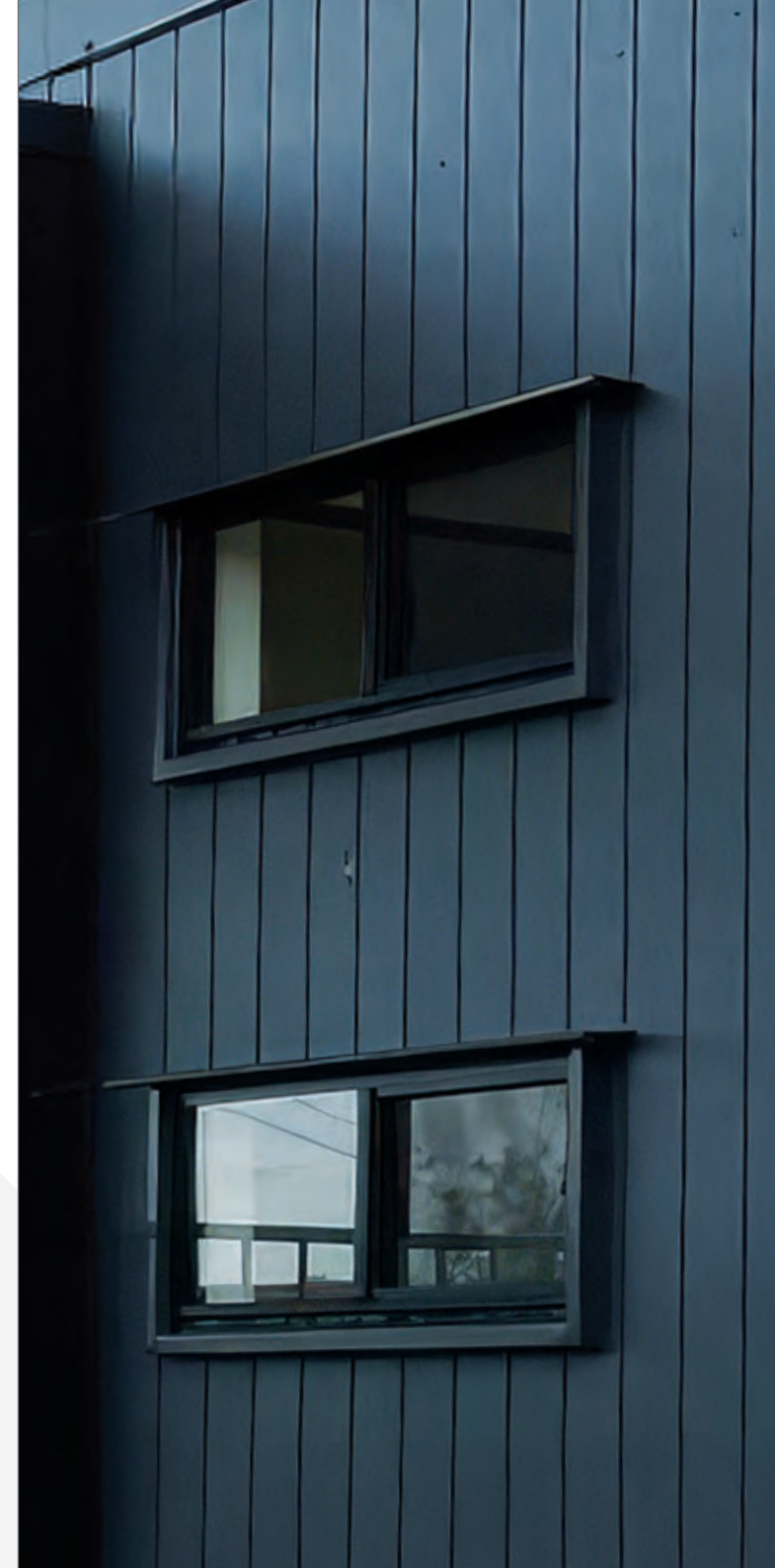
✓ WHAT TO LOOK FOR

Is the wall membrane breathable? Is there a drainage cavity behind the cladding?



A high-performance wall assembly lets internal moisture escape outward, keeping structural framing completely dry throughout every season.

We understand the specific demands of colder climates, ensuring wall systems and subfloors are engineered to resist severe temperature differentials safely.





BREATHING SISALATION

- A specialised paper wrap around the
- frame that manages external moisture.
- Think of it like a good raincoat — it keeps
- rain and wind out, while still letting any
- moisture that forms escape outward, so
- the frame underneath doesn't stay damp.

THERMAL BREAK CAVITY

- A physical gap between the cladding and
- the sisalation. This small air gap gives any
- moisture that does form somewhere to drain
- away, instead of sitting trapped against the
- wall where it can slowly cause rot.

CAVITY DRAINAGE BATTENS

- Perimeter drainage at the base of the
- cladding. Similar to weep holes in a
- brick house — these let water and air
- escape at the bottom of the wall instead
- of pooling there unnoticed.

SUPERIOR WINDOW SEALING

- J-mould flashings above every window
- opening, extended a minimum of 40mm,
- with every window double-sealed in high-
- grade silicone.

ACTIVE CROSS-FLOW

- A roof-mounted static exhaust that draws
- air through the wall and roof system. This
- keeps air slowly moving through the walls,
- drying out any dampness before it has a
- chance to turn into mould.

Life-saving gas *safety*.

Gas appliances require certified plumbing and strategic ventilation. Learn how Alphaline prevents hazardous fume buildup with floor and ceiling venting.

✓ WHAT TO LOOK FOR

Is gas fitting signed off by a certified plumber?
Is the system ventilated to prevent hazardous gas build-up?



Every Alphaline home is fitted by certified gas plumbers, with a dual-ventilation system balanced at both ceiling and floor level.

IN PLAIN TERMS

Gas appliances can release fumes that need somewhere to go. Venting at both the ceiling and the floor clears fumes from the top and bottom of the room, rather than relying on a single escape point.



Windows & Natural Light.

Window size and placement dictate how spacious a tiny home feels. Discover how Alphaline maximizes natural light and views.

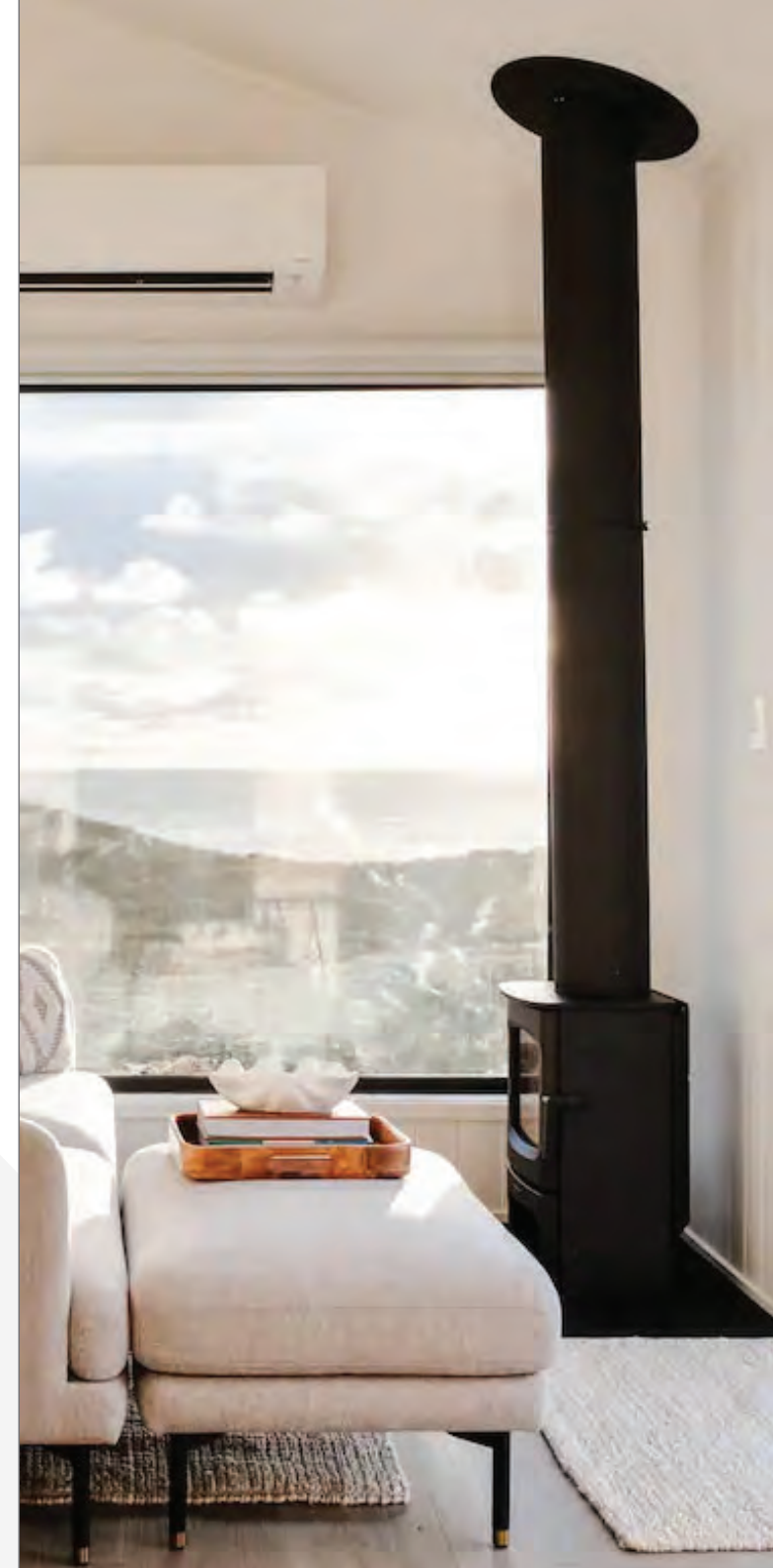
✓ WHAT TO LOOK FOR

How many windows are included, and what are their dimensions? Is the display home fitted with an upgraded glazing package you'd pay extra for?



| How a tiny home feels often comes down to light.

Our designs feature larger feature windows and considered glazing layouts, chosen to maximise natural light, outlook and cross-ventilation — creating a stronger connection between indoors and out, and a home that feels considerably larger than its footprint suggests.



Considered Cabinetry & Appliances.

Hardware quality and paint finishes dictate long-term durability. Discover how Alphaline protects your home with soft-close cabinetry and three-coat paint.

✓ WHAT TO LOOK FOR

Are doors and drawers soft-close? What hardware brands are used? How many coats of paint does it receive? How are appliances chosen?



Alphaline homes are fitted with soft-close doors and drawers, quality hardware and storage tailored to each floor plan. Internal wall finishes include premium VJ-style linings on select models, finished with a three-coat paint system. Appliances should be selected to suit the way you'll actually use the home.

WHY THIS MATTERS:



Soft-close hardware reduces slamming, which is one of the main ways budget cabinetry wears out.



A three-coat paint system (*primer plus two finish coats*) covers and protects far better so walls resist marking, chipping and fading.



Bathrooms.

Waterproofing quality, shower sizing, and tapware choices determine bathroom longevity. Discover how Alphaline designs functional spaces using trusted, vetted brands.

✓ WHAT TO LOOK FOR

What waterproofing system is used? What shower size is standard, and is a larger one an extra expense? How is tapware chosen?



Bathrooms should be designed around functionality, presentation and durability in equal measure. Proper waterproofing guards against hidden leaks, while generous shower layouts and high-grade tapware ensure daily comfort and long-lasting quality.

Alphaline uses trusted, vetted brands such as:

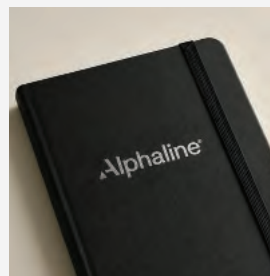


Quality you can *trust*.

Rigorous inspections and documented sign-offs eliminate build defects. Discover how Alphaline's 7-stage quality checklist guarantees excellence at every construction phase.

✓ WHAT TO LOOK FOR

How many inspections does each home receive, and who signs off each stage? How are defects recorded and rectified?



Every Alphaline home moves through a documented Quality Assurance process: a **7-stage “First Time Quality” checklist** built into our production line. Every inspection is documented and signed off by the team member responsible.

This means a home simply can't move on to its next stage — say, from framing to cladding — until everything at the current stage checks out perfectly.

Frame > Seal > Line > Fit-out > Services > Finish > Final Inspection



Delivery & Installation.

Managing transport, crantage, and connections can quickly become overwhelming. Here is how we streamline the entire installation process for you.

✓ WHAT TO LOOK FOR

Who is responsible for transport, crantage, foundations, stairs and utility connections — and are they included, or additional?



Our team can coordinate delivery, foundations, crane, services and installation, so the handover is considered from the ground up, not left for you to piece together after the truck leaves.



Warranty & After-Sales Support.

A solid warranty and dedicated after sales support offers complete peace of mind. We show you what is covered, how long it lasts, and who manages claims.

✓ WHAT TO LOOK FOR

What structural warranty applies, and what's excluded? What happens if the builder is no longer operating? Who manages a warranty claim, and how?



We back every home with a **10-year structural warranty.**

“Structural” covers the frame, walls and roof structure of the home itself — appliances and fixtures typically carry their own separate manufacturer warranties. Our 10 year warranty covers the structural issues, like frame movement, that often don't show up until later.





Built *for* investment, too.

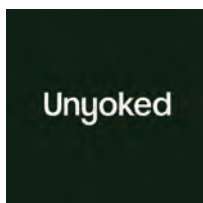
Proven experience makes all the difference for commercial projects. Explore our track record and connect with operators who trust us.

✓ WHAT TO LOOK FOR

If your tiny home is also a business — Airbnb, farm stay, eco retreat, worker accommodation or a multi-home development — can the builder show completed commercial projects, and can you speak with existing clients?



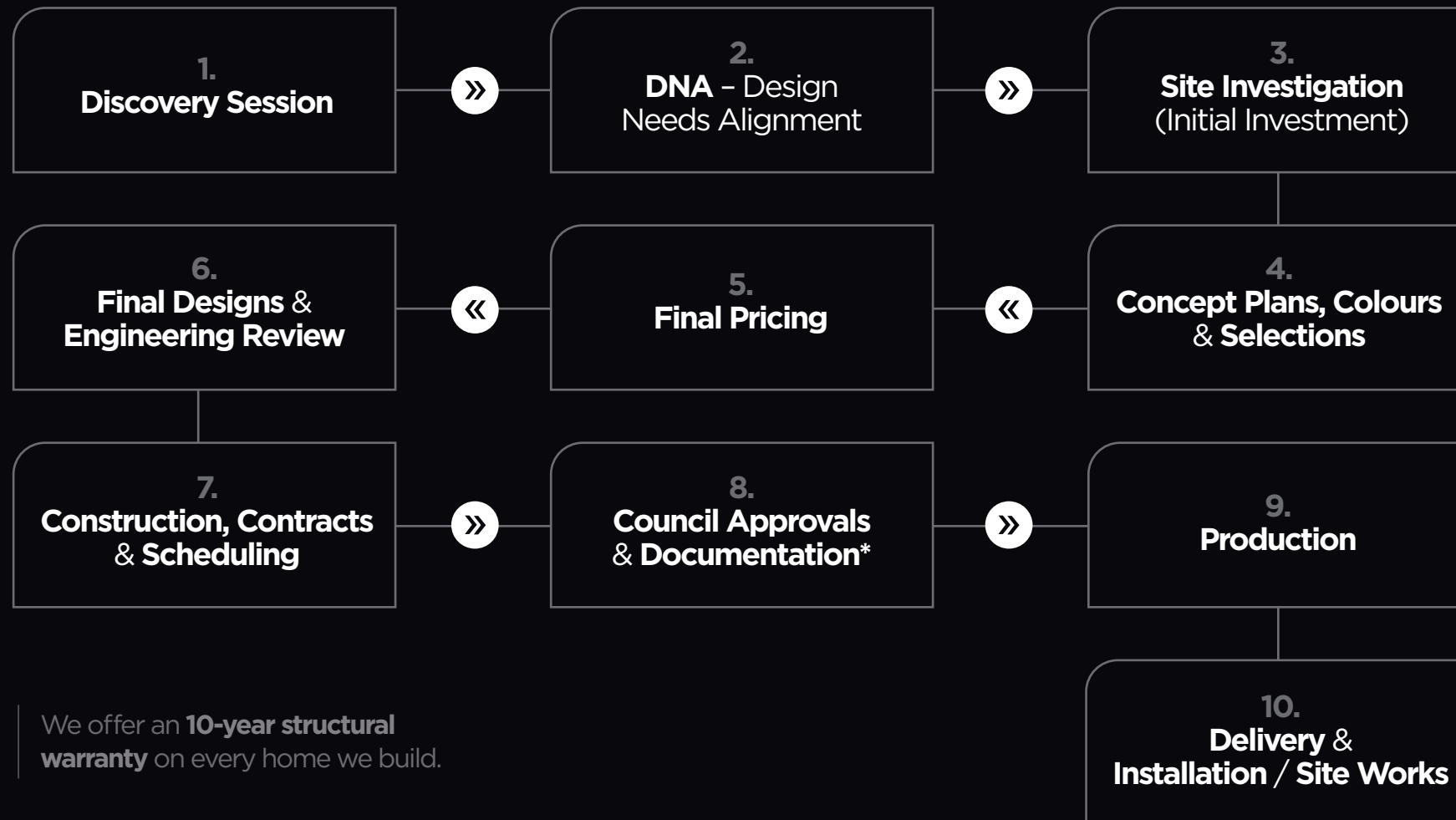
Experience matters even more when your tiny home is also your business. We've delivered multiple-home accommodation projects and commercial installations across Australia, and we're happy to put you in touch with the operators we've already worked with.





Our Proven *process*

Our proven process ensures a hassle-free experience from design, approval, and build to delivery and move-in, supported by our dedicated team of compact home specialists.





Book a *discovery* call.

**SCAN QR CODE
TO BOOK YOUR
DISCOVERY CALL**



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*Compliance documentation and approvals provided by Alphaline relate only to the regulations applicable to the specific product purchased.

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