

IMPORTANT SAFETY INFORMATION

Adult assembly is required. Checks and maintenance needs to be carried out on the main parts (fixings etc.) at regular intervals. If these checks are not carried out the product could become unsafe.

WARNING

Not suitable for children under 36 months due to small parts and sharp points.

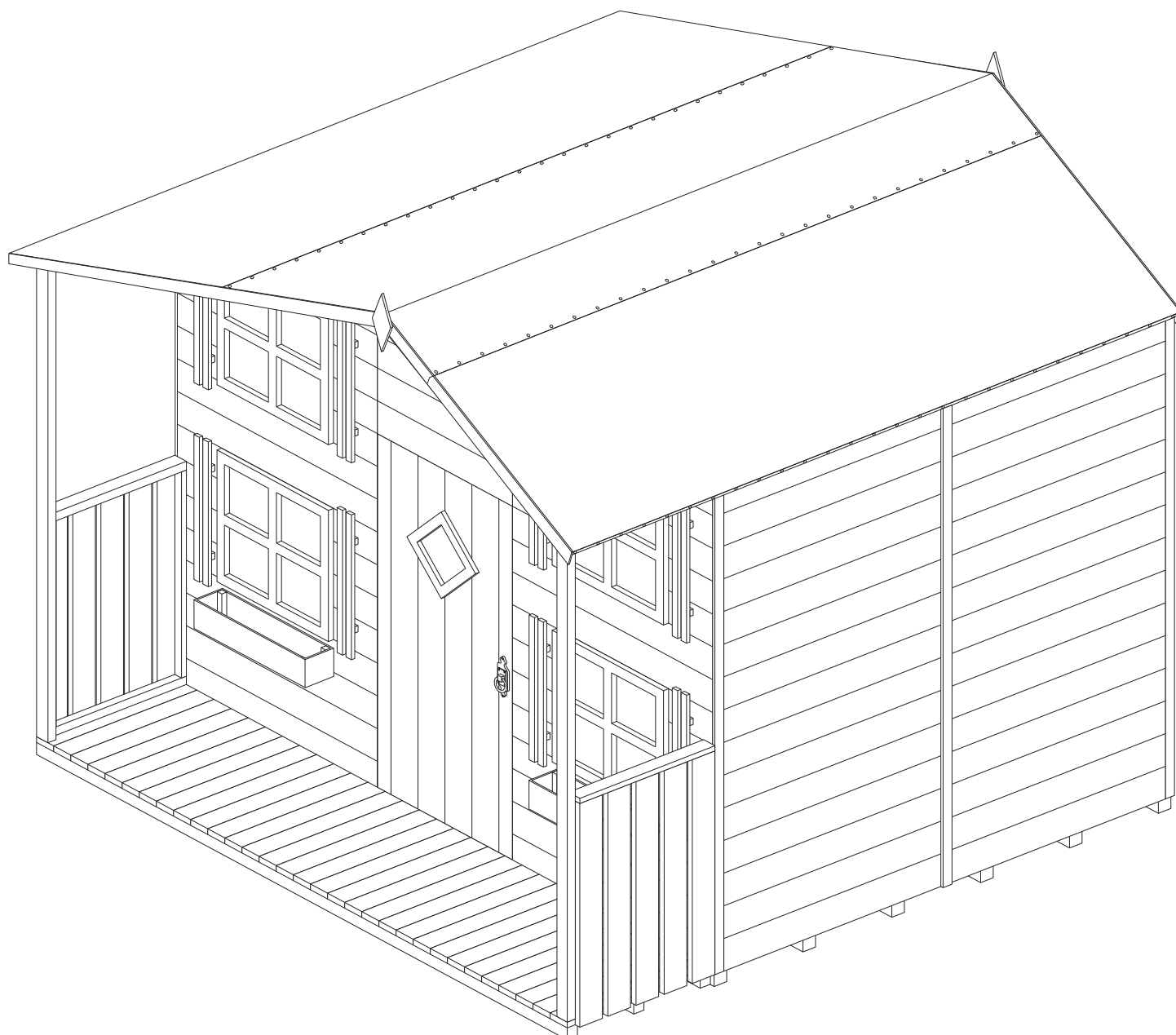
Before assembly

- We recommend that time is taken to read the instructions before starting assembly, then follow the easy step by step guide. The instruction sheet is only a guide to the assembly. Certain items may not be shown to scale.
- Check all components prior to assembly
- This product should be assembled by no less than two people.
- Never attempt to erect the assembly in high winds.
- Drill components where indicated.

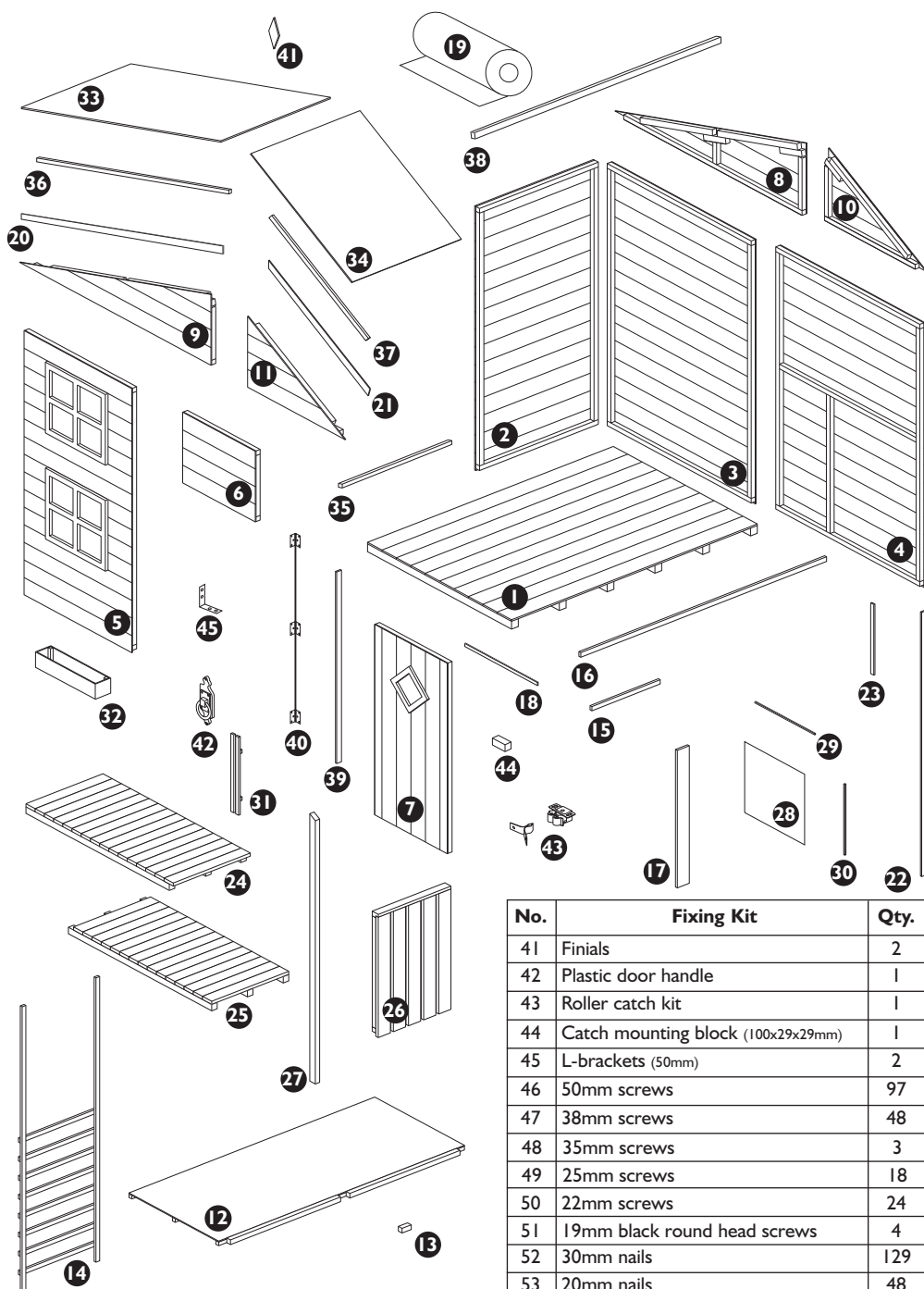


Recommended tools for assembly

- Cross head screw driver
- Hammer
- Sharp knife
- Drill with 3mm diameter drill bit
- Spirit level
- Silicon sealant
- Step ladder



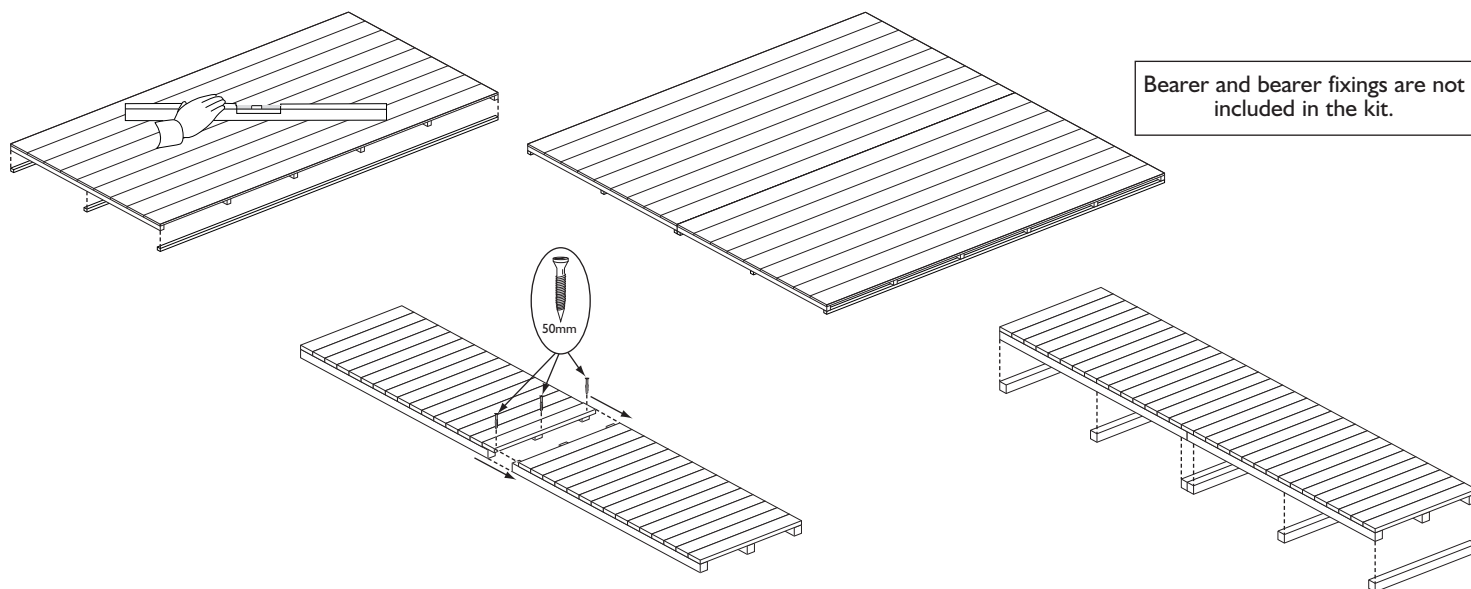
No.	Components	Qty.
1	Floor sections	2
2	Side panels	4
3	Back panel	1
4	Landing support back panel	1
5	Window panels	2
6	Small front panel	1
7	Door	1
8	Large apex back panel	1
9	Large apex front panel	1
10	Small apex back panel	1
11	Small apex front panel	1
12	Landing floor	1
13	Landing support block (100x35x29mm)	1
14	Ladder	1
15	Ladder attachment piece (500x45x32mm)	1
16	Fence top rail	1
17	Fence railing	10
18	Kick strip (600x40x12mm)	1
19	Roofing felt roll (10m)	1
20	Long barge boards	2
21	Short barge boards	2
22	Coverstrips (1690x40x12mm)	7
23	Apex coverstrips (420x40x12mm)	2
24	Verandah left floor section	1
25	Verandah right floor section	1
26	Verandah fence	2
27	Verandah roof support	2
28	Acrylic windows	4
29	Windows beading (10x10x532mm)	8
30	Windows beading (10x10x430mm)	8
31	Window shutters	8
32	Window boxes	2
33	Long roof section (8x811x1670mm)	3
34	Short roof section (8x811x980mm)	3
35	Felt battens (815x29x29mm)	12
36	Long front rafter (1612x29x29mm)	1
37	Short front rafter (922x29x29mm)	1
38	Roof purlins (1815x35x29mm)	3
39	Door hinge strip (12x40x1220mm)	1
40	Door hinge	1



No.	Fixing Kit	Qty.
41	Finials	2
42	Plastic door handle	1
43	Roller catch kit	1
44	Catch mounting block (100x29x29mm)	1
45	L-brackets (50mm)	2
46	50mm screws	97
47	38mm screws	48
48	35mm screws	3
49	25mm screws	18
50	22mm screws	24
51	19mm black round head screws	4
52	30mm nails	129
53	20mm nails	48
54	10mm felt nails	108

1. Laying the floor section

Prepare a level area for the playhouse to sit. Attach three wooden or similar bearers of size 75 x 50 x 1810mm (not supplied in kit) to each main floor section. Lay the two verandah floor sections end to end, join together by securing the centre slat with 6 x 50mm screws as shown below. Attach 6 wooden or similar bearers of size 75 x 50 x 575mm (not supplied in kit) to the verandah floor.



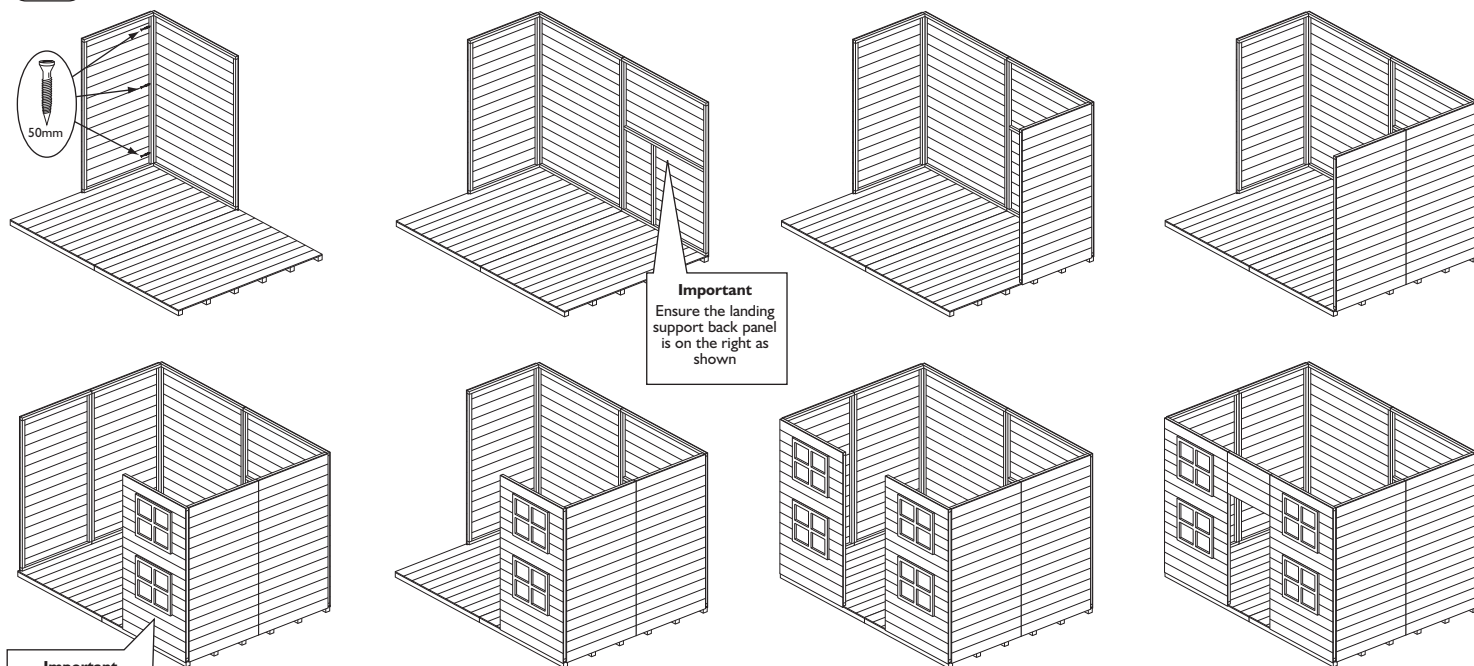
Bearer and bearer fixings are not included in the kit.

2. Wall panels

Position the back panel and 1 side panel on the floor as show. Note how the panel frames sit on the floor with the panel cladding overhanging the floor edge. Ensure square and secure using 3 x 50mm screws through the frame of the first panel into the frame of the second. Position the other back panel next to the first, ensure level and secure them together using 3 x 50mm screws through the frame of the first panel into the frame of the second. Continue adding the rest of the panels as shown in the diagrams. For the front centre panel, position flush with the top of the two window panels and secure using 2 x 50mm screws into each window panel. In the door opening, fit the door hinge strip to the end of the left panel as shown. Drill pilot holes in the strip before securing with 3 x 35mm screws.

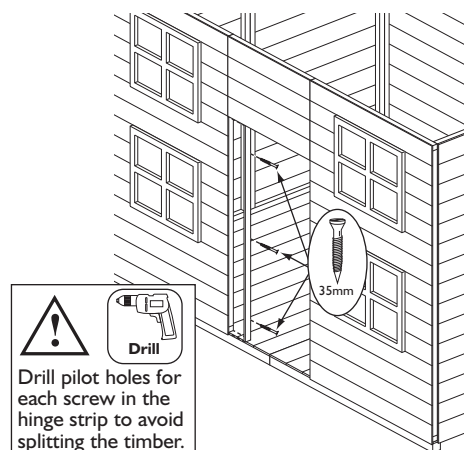
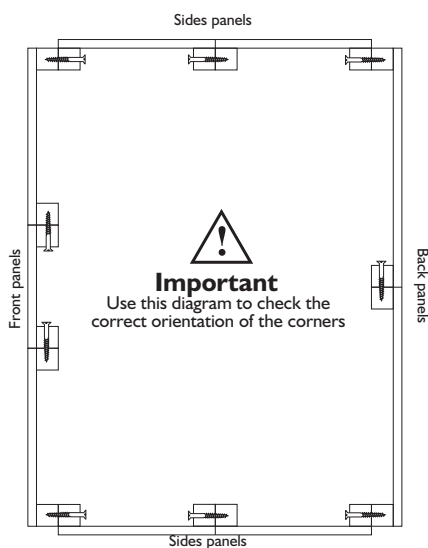
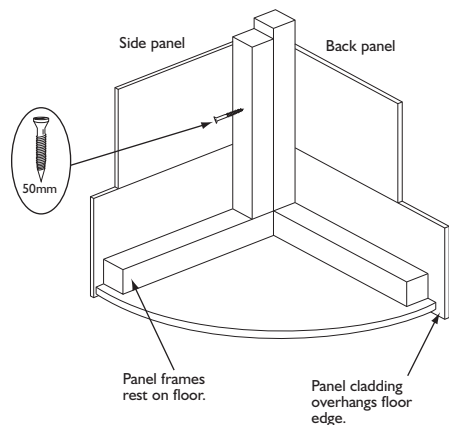


It is recommended to pre-drill these holes with a 3mm drill bit before assembly.



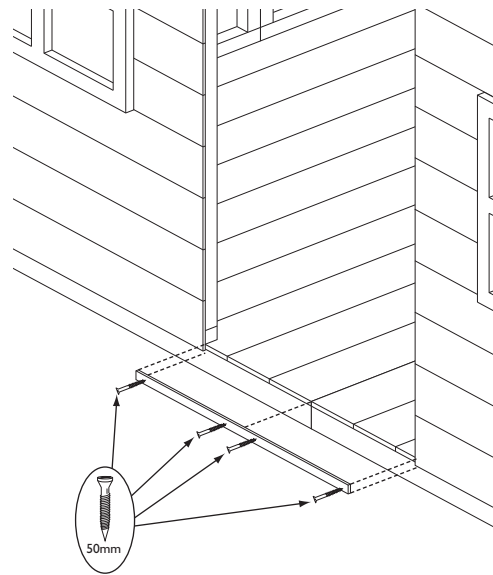
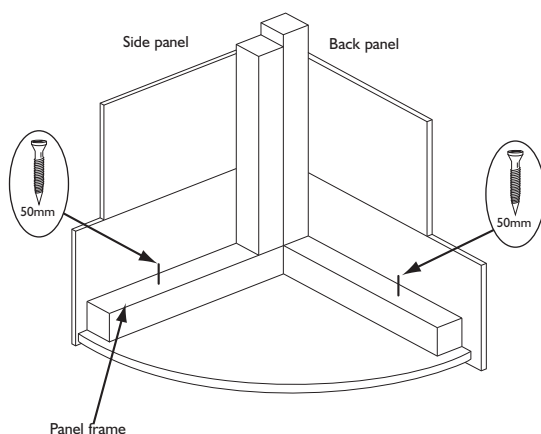
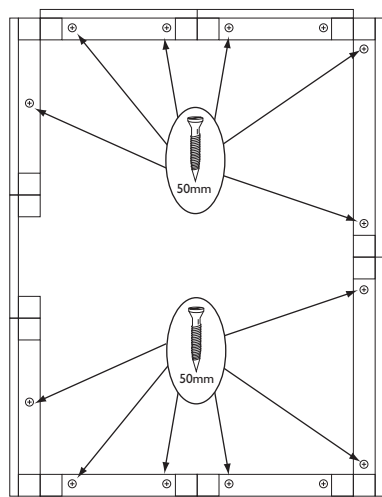
Important
Ensure the landing support window panel is on the right as shown

Important
Ensure the landing support back panel is on the right as shown



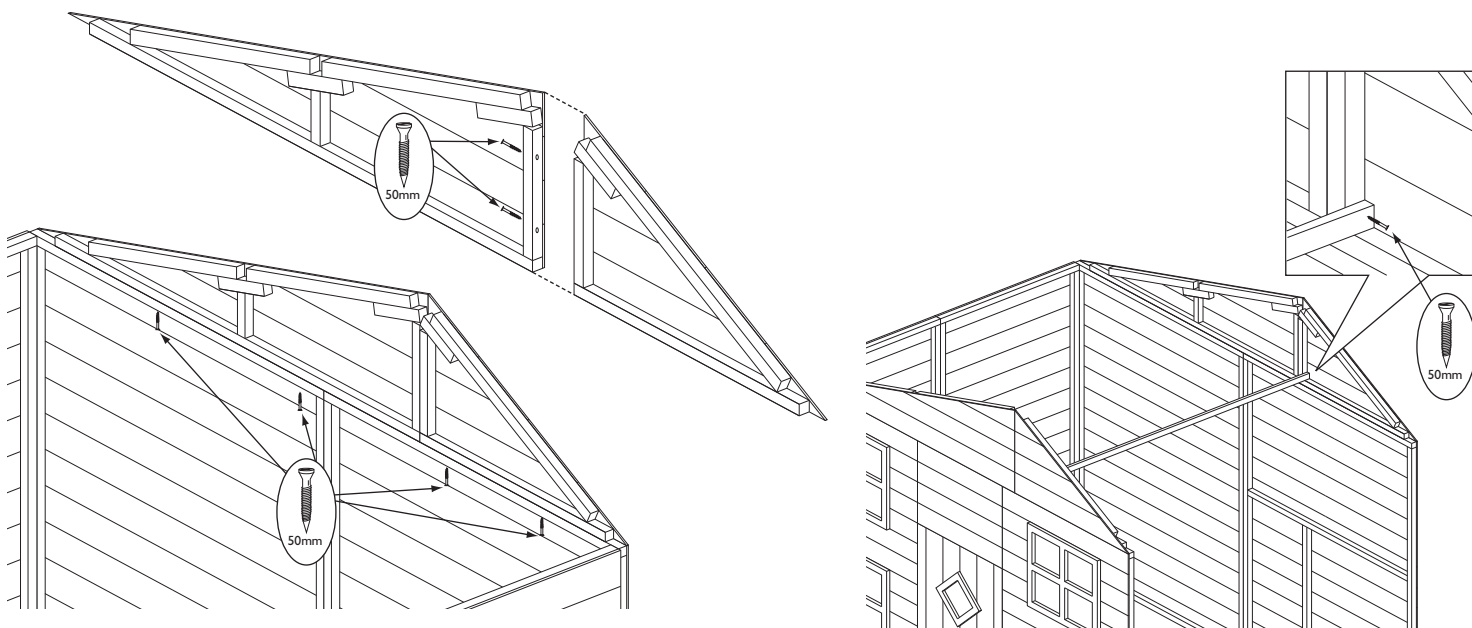
3. Securing the walls to the floor

Ensure the walls are sitting square on the floor and secure them down by using 14 x 50mm screws, screw through the panel framing into the floor. Attach the kick strip to the floor in the door opening using 4 x 50mm screws make sure that it is level with the floor.



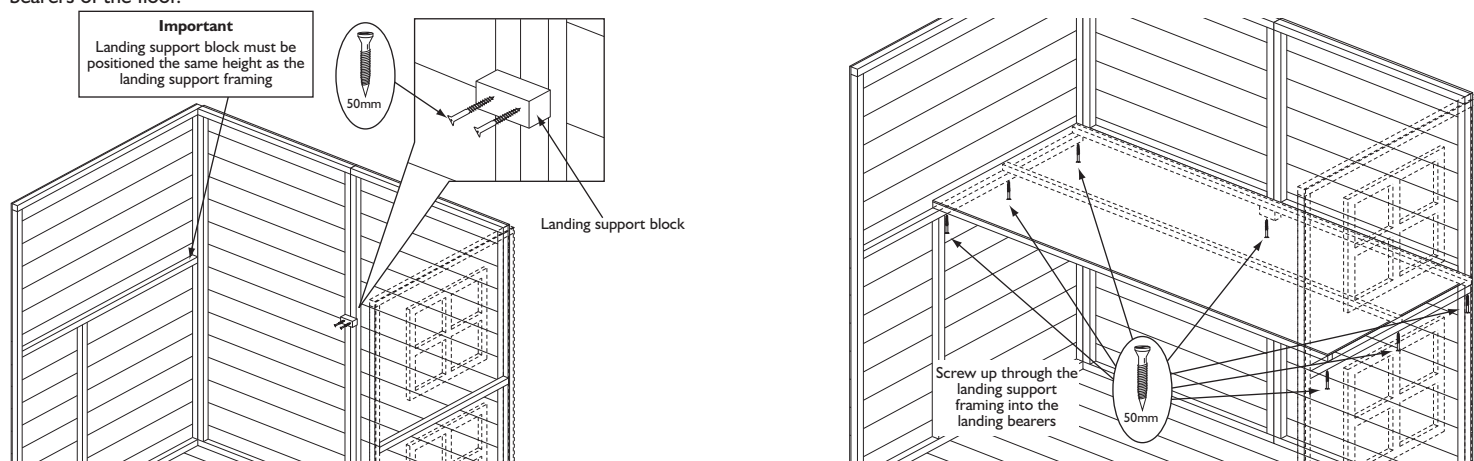
4. Apex panels

Place a small and a large apex panel evenly against each other as shown, secure together using 2 x 50mm screws. Lift the apex assembly on top of the back panel, make sure the bottom shiplap board of the apex panel fits correctly into the shiplap board of the back panel. Secure by using 4 x 50mm screws, screw up through the top frame of the back panel into the bottom frame of the apex panel. Create a second apex assembly and attach to the front panels. Fit the fence top rail into the corner of the two small apexes as shown, secure using 1 x 50mm screw at each end of the rail.



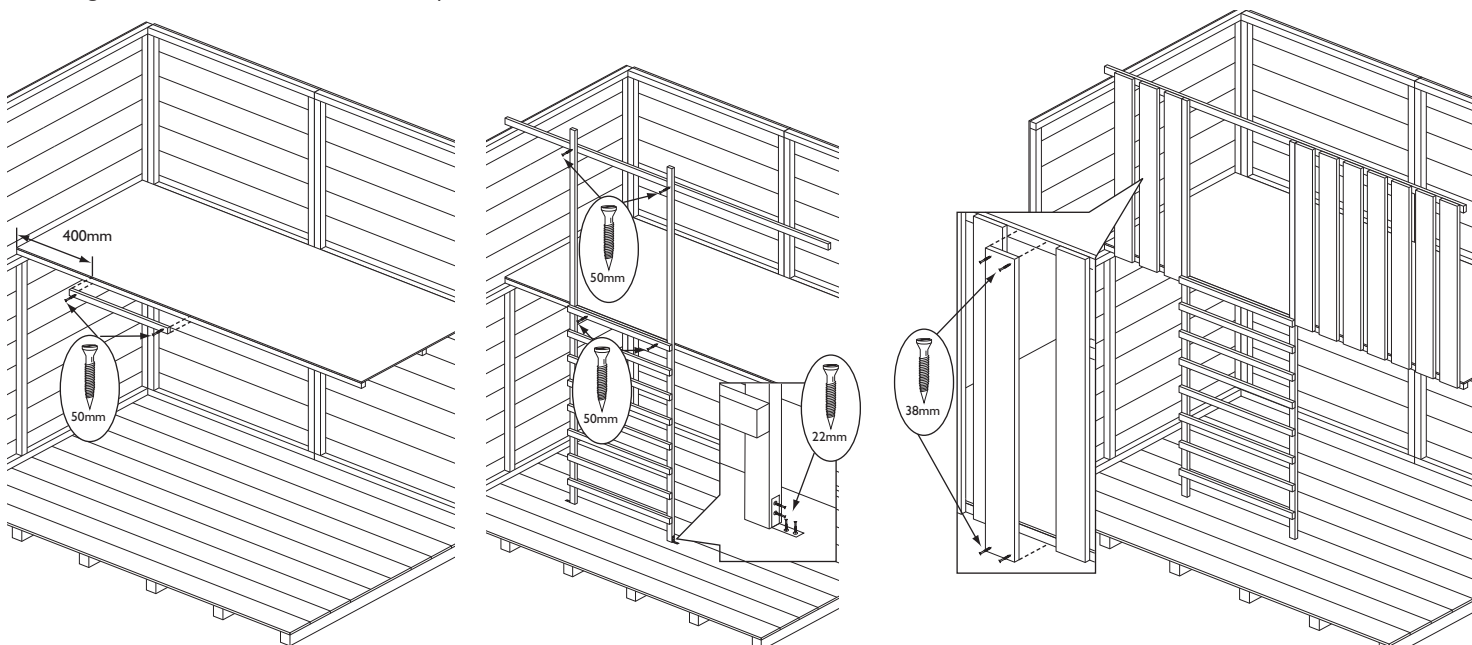
5. Landing floor

Position the landing support block over the join of the 2 side panels at the same height as the landing support framing. Secure using 2 x 50mm screws. Place the landing floor onto its support framing and push up against the side panels. Secure the landing in place using 7 x 50mm screws, screw upwards through the support framing into the bearers of the floor.



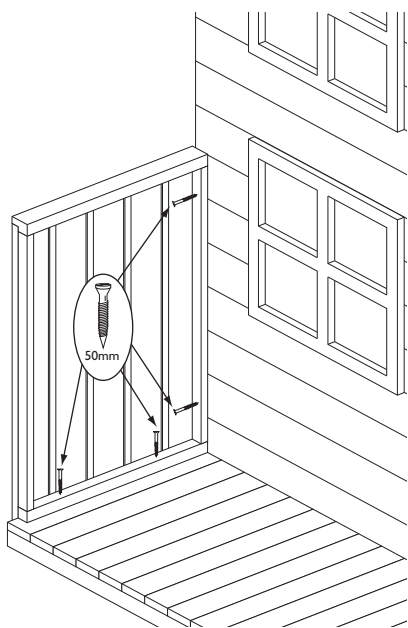
6. Landing ladder and fence

Secure the ladder attachment piece using 2 x 50mm screws to the bearer of the landing floor, 400mm from the back panel. Position the ladder so that its upright framing is against the bearer of the landing floor and the top step is against the ladder attachment piece. Secure with 2 x 50mm screws, screw through the top step of the ladder into the ladder attachment piece. Secure the tops of the ladder framing to the fence top rail using 2 x 50mm screws. To the left of the ladder secure three fence railing evenly spaced using 4 x 38mm screws to the landing floor and fence top rail. Fix seven fence railing in the same way to the right of the ladder. Secure the ladder to the floor using two L-brackets and 4 x 22mm screws per bracket as shown below.

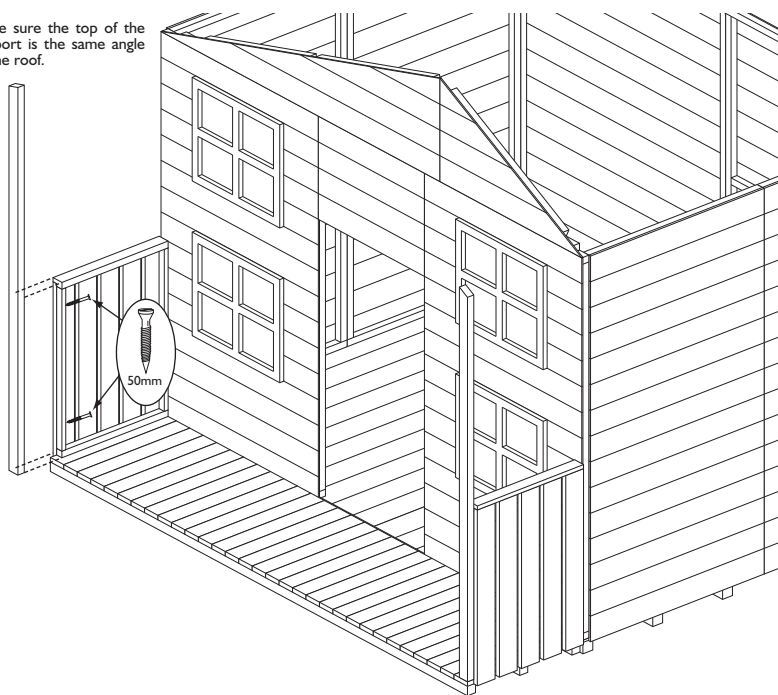


7. Verandah

Lay the verandah floor butted up against the front of the building as shown. Position a verandah fence at each end, secure to the front of the building using 2 x 50mm screws. Use 2 x 50mm screws to attach the fence to the floor. Attach the roof support to the end of the fence using 2 x 50mm screws, ensure the angled end of the support is at the top and is the same angle as the roof.

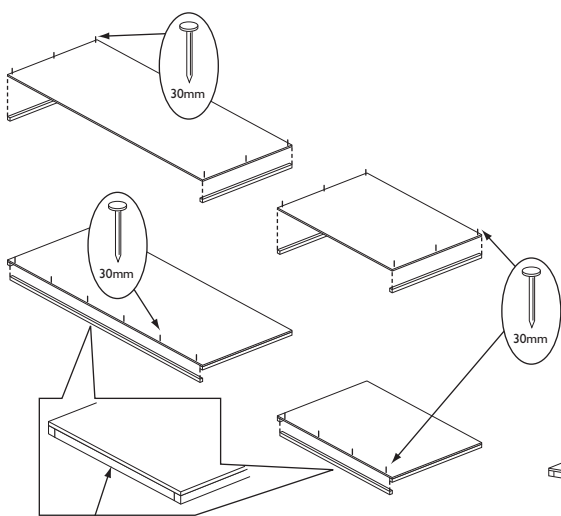
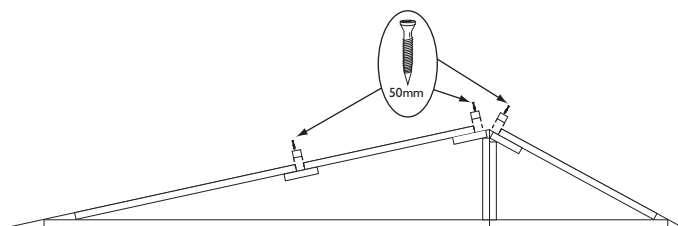
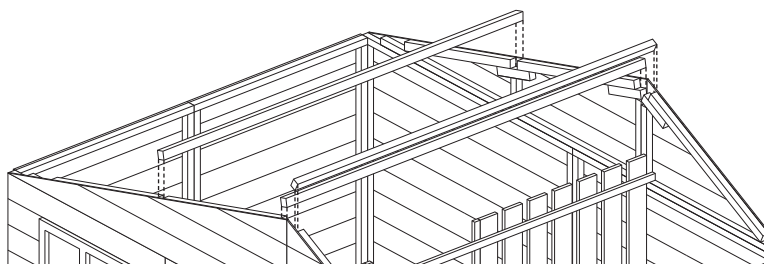


Make sure the top of the support is the same angle as the roof.

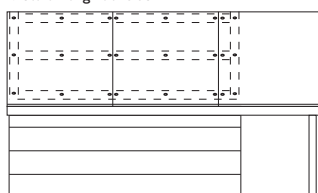


8. Roof

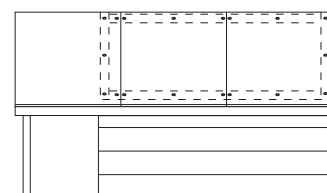
Insert the three roof purlins into the rebates in the apex sections. Fix in place at the ends using 2 x 50mm screws per purlin. Screw through the purlin and into the frame of the apex panels. Nail a batten flush to both short edges of all six roof sections, use 3 x 30mm nails per batten, nail through the roof and into the batten. Lift a short roof panel onto the roof and hook it over the upper roof purlin, ensure it is flush with the back of the building and secure down using 7 x 30mm nails, secure to the roof purlin and to the top framework of the side panel. Hook another short panel over the upper purlin and with it pushed right up against the first, secure using 6 x 30mm nails. Position two long roof sections in the same way, secure both using 9 x 30mm nails, secure to the two purlins and the top framework of the side panel. For the remaining two roof sections fit the front rafters between the battens and flush with the front edges, use 4 x 30mm for the short roof and 6 x 30mm for the long roof. Lift the sections onto the roof and secure down using 5 x 30mm nails for the short panel and 6 x 30mm nails for the long panel. To attach the verandah roof supports, drill a hole in the support where indicated then use 1 x 50mm screws per support, screw through the hole and into the roof rafter.



View of long roof side

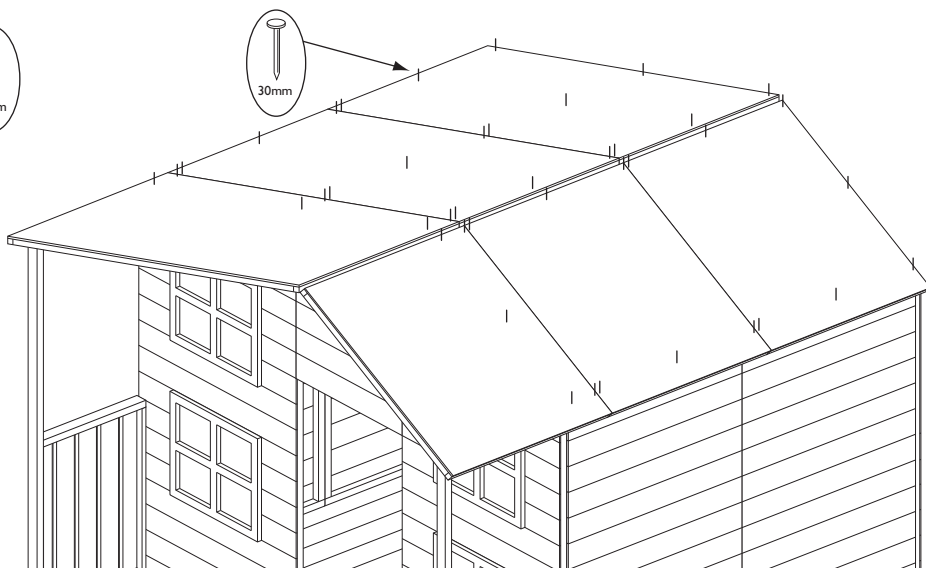
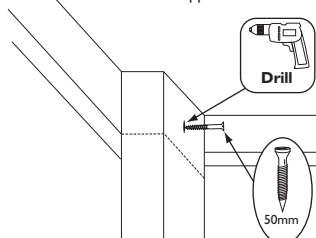


View of short roof side



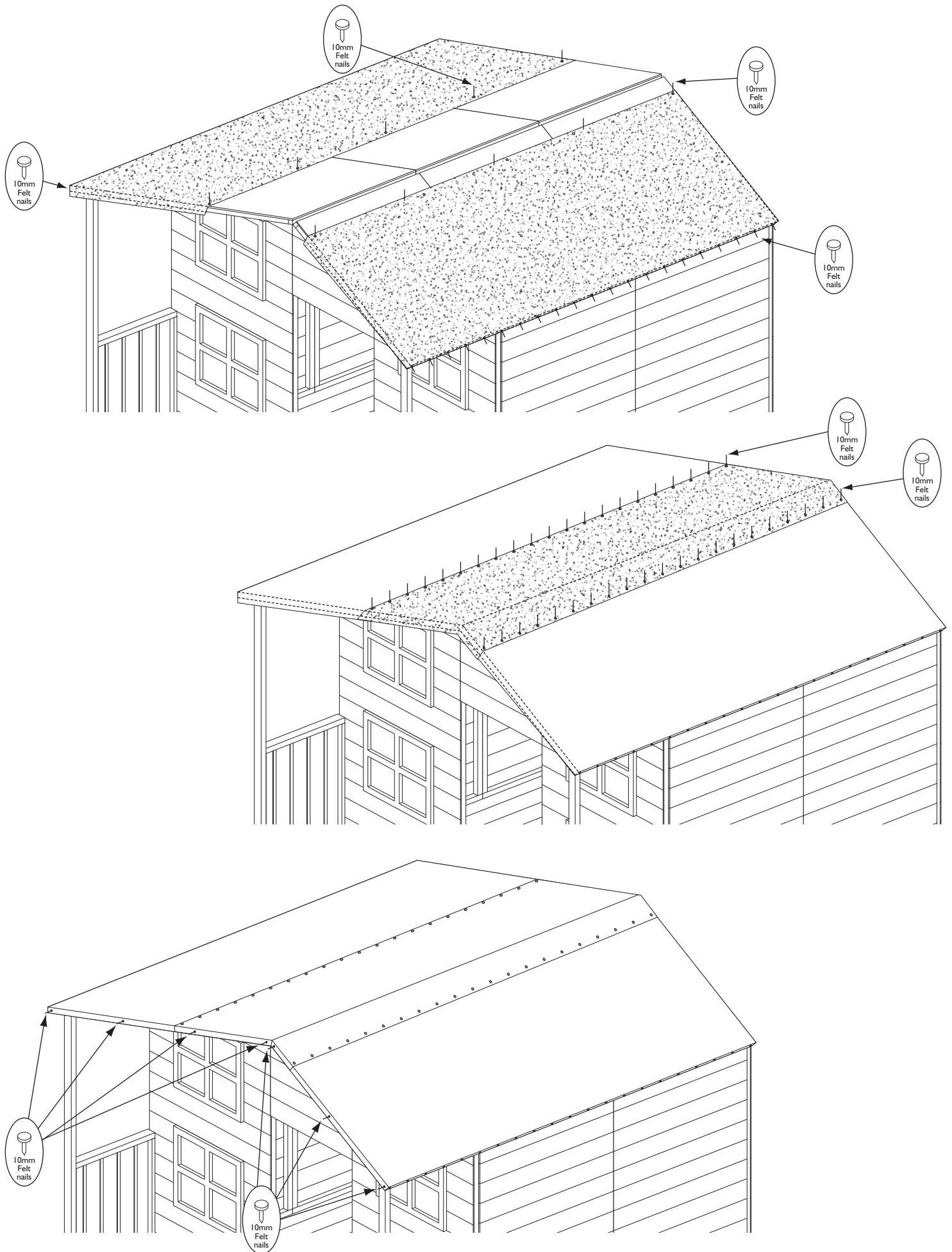
Front rafters fit in between the felt battens and flush to the front edge of the roof.

Verandah roof supports



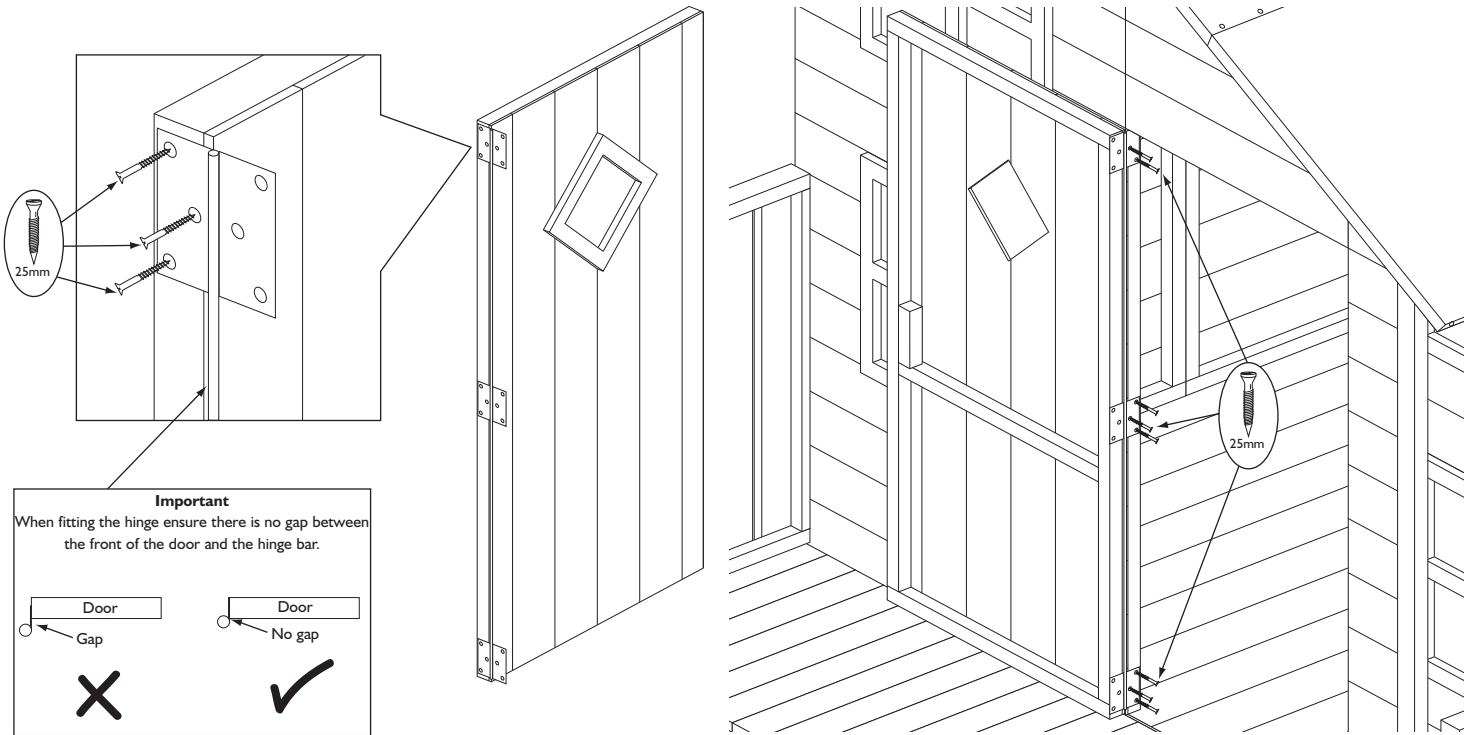
9. Roofing felt

Cut roofing felt into three equal lengths. Place one length over the larger roof section. At the front of the building leave enough felt to be folded down to cover the rafter and the lower edge of the roof. Secure along the felt batten using 21 x 10mm felt nails evenly spaced, tension the felt over the roof and secure the upper edge of the felt with 5 x 10mm felt nails. Repeat for the smaller roof section. Take the 3rd piece of felt and place it over the ridge, make sure it overlaps the first two pieces and secure using 21 x 10mm felt nails evenly spaced along both lower edges of the felt. Dress down the ends of the felt and at the front attach to the spacer batons with 8 x 10mm felt nails. Repeat at the back but attach the felt to the back panel. When all three lengths of felt are secured properly trim off any excess felt.



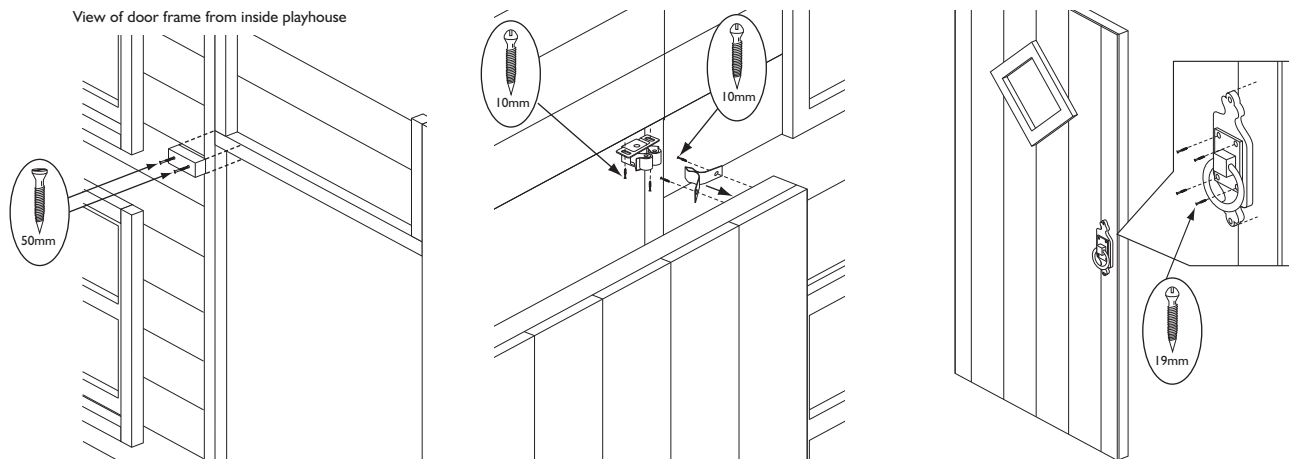
10. Door fitting

Open the hinge flat and position it on the left side of the door as show, secure in place using 9 x 25mm screws. Position the door in the door way, adjust the height of the door so it will be able to open and close freely. When in place secure hinge to the door frame using 9 x 25mm screws.



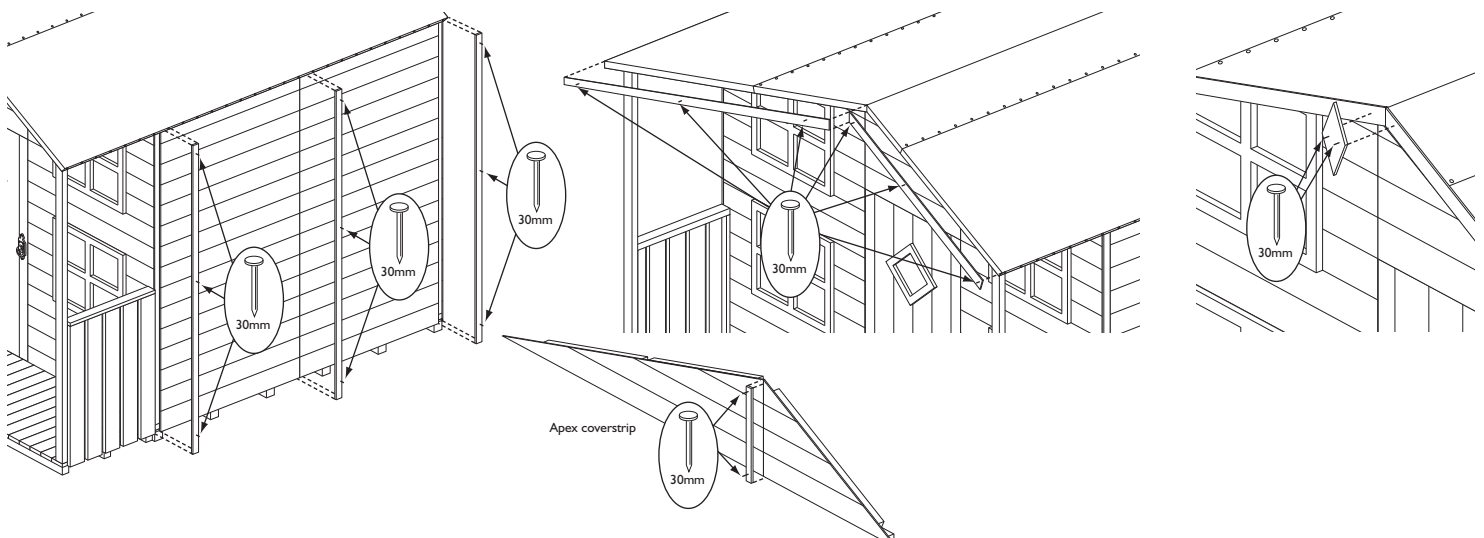
11. Door catch

Fit the atch mounting block using 2 x 50mm screws to the panel framing in the position shown in the diagram. The roller catch is fitted to the mounting block and the catch plate is fitted to the door. Position them so that when the door is shut the two parts clip together. Once in position fix the the two parts of the catch in place with 2 x 10mm screws per part. To the front of the door position the door handle half way up the right side. Secure in place using 4 x 19mm black round head screws.



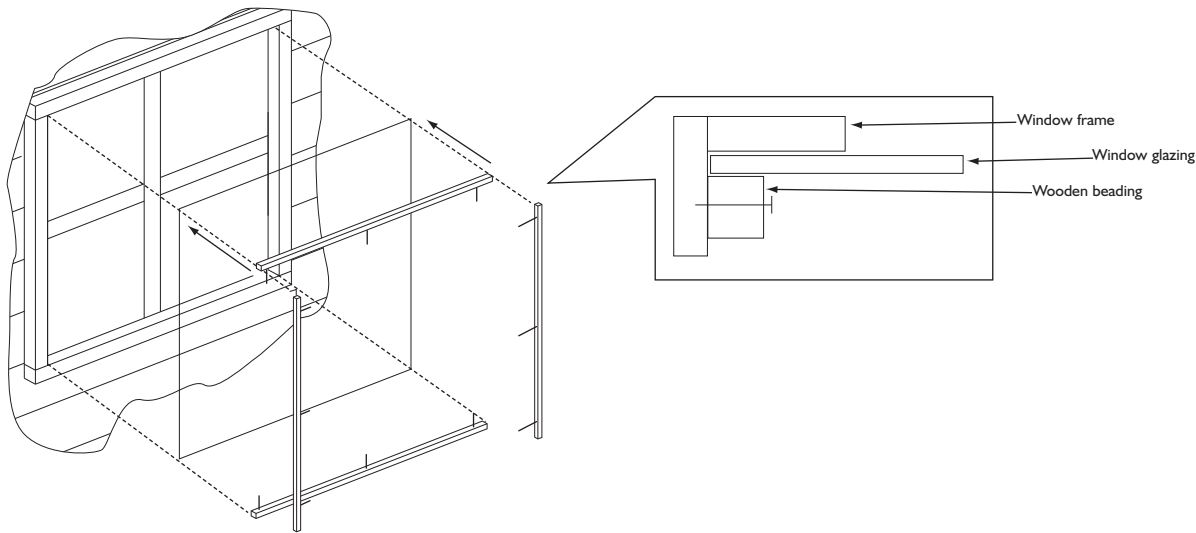
12. Coverstrips, barge boards and finials

Fit a cover strip into each corner, attach using 3 x 30mm nails per strip. The remaining three are used to cover the panel joins on the sides and back, attach using 3 x 30mm nails per strip. Fit the apex coverstrips over the join between the large and small apex panels using 2 x 30mm nails per strip. Fasten the barge boards at the front so that the top edge is flush with the roof line and the two boards meet evenly at the apex, secure using 3 x 30mm nails through each board into the front roof rafters. Repeat for the barge boards on the back securing them to the back panel. On the front attach a finial centrally over the join of the barge boards use 2 x 30mm nails. Repeat for the finial on the back.



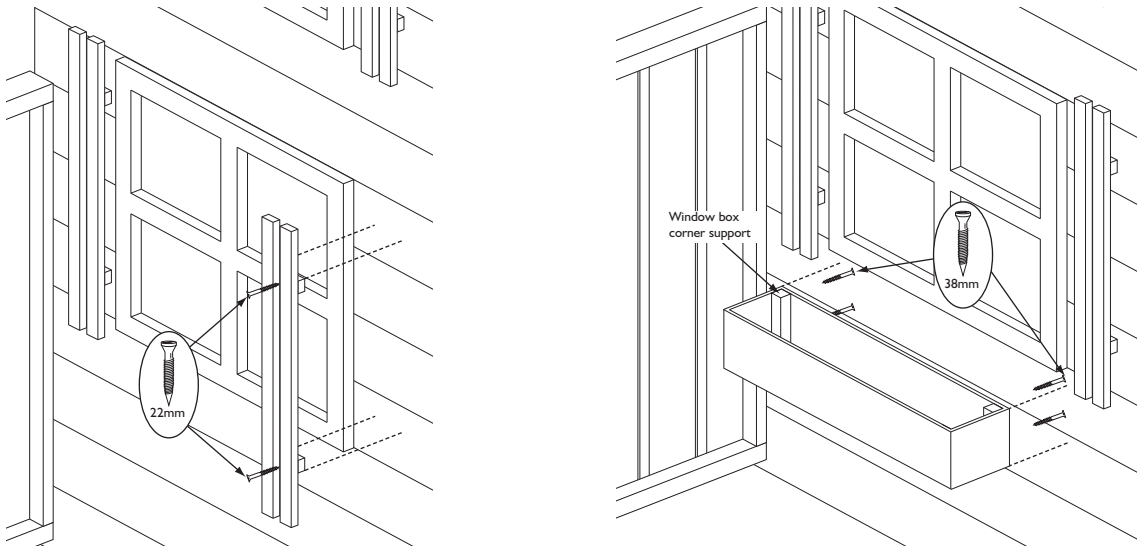
13. Window glazing

We recommend that a waterproof sealant is applied around the edge of the glazing before fitting. Place window pane on the inside of the window frame, Using 3 x 20mm nails per beading strip. nail the top and bottom strip first and then the sides. Repeat for all four windows.



14. Window shutters and window boxes

Secure window shutters either side of each window, attach using 2 x 22mm screws per shutter. Fix a window box centrally under the 2 lower windows using 4 x 38mm screws per box, from inside the building screw through the front panel into the window box corner support.



Important safety information - retain for future reference

- This product is not suitable for all children under 36 months, due to it having small parts and sharp points.
- Ensure any loose knots are removed from any panels, to reduce risk of choking. Fill holes with a suitable wood filler obtained from most DIY stores.
- Ensure that the pointed ends of all nails, screws and other fastenings are not accessible on any surface of the constructed playhouse, and that all heads and surfaces of these fastenings are either flush with the surface or countersunk.
- The company takes every care to ensure all goods are clean and free from splinters and rough edges prior to leaving the factory.
- To reduce the risk of splinters, sand down any sharp edges or rough surfaces.
- It is strongly recommended that prior to 'your' annual treatment of the product, instructions are read carefully and the manufacturers' recommendations are followed closely.
- Always ensure a safe, suitable treatment is used to ensure the safety of children and animals.
- Ensure all fastenings are securely located. Check regularly that all fastenings are secure.
- When fitting the hinge ensure there is no gap between the front of the door and the hinge bar. As shown in section 10.
- For future reference, it is advisable to keep details of the manufacturer, instructions for use / assembly instructions and safety notes in a safe place.

Shiplap buildings come ready stained but this is only a preparatory treatment. To **VALIDATE** the guarantee, the building must be properly treated with a recognised external wood preserver **WITHIN 3 MONTHS** of assembly and **RE-TREATED ANNUALLY** thereafter. The building must also be erected on 75mm x 50mm treated wooden or similar bearers (These are not supplied with the kit.) Ground contact must be avoided.

Timber Information.

As timber is a natural material, there are certain weather conditions that may affect the materials properties. In times of excessive dry spells the material may lose some of its internal moisture causing a certain degree of shrinkage on a panel and in periods of excessive rain there will be a certain amount of swelling throughout the wooden panels. This process can not be avoided. If you have problems with certain boards shrinking in dry spells try to decrease the amount of direct sunlight on the building or the amount of air passing over the building. During hot spells spray water directly onto the panels with the aid of a garden hose.



This product meets the requirements of BS EN 71 Parts 1 & 2:2011 and 3:1995

If in doubt of any aspect regarding the assembly, use or safety of your playhouse please contact us:

Help Line: (Normal Office Hours) 01829 261 121

Email: support@rowgar.co.uk

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We constantly improve the quality of our products, occasionally the components may differ from the components shown and are only correct at time of printing. We reserve the right to change the specification of our products without prior notice.

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