

**IMPORTANT SAFETY INFORMATION**

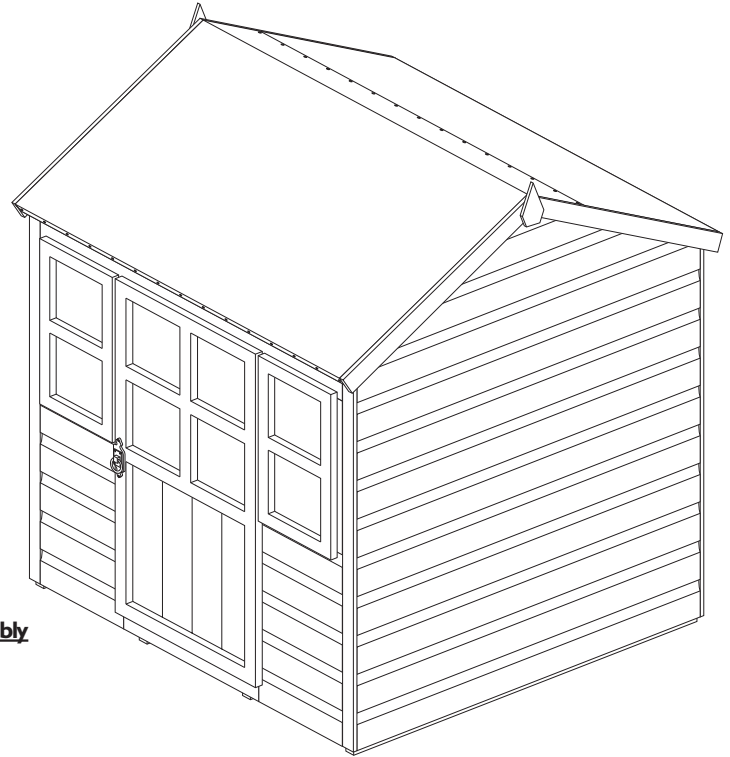
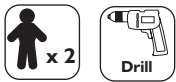
Adult assembly is required. Checks and maintenance needs to be carried out on the main parts (fixings etc.) at regular intervals. If these checks are not carried out the product could become unsafe.

**WARNING**

Not suitable for children under 36 months due to small parts and sharp points.  
For family domestic use only.  
For outdoor use.

**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 2 people.
- Never attempt to erect the assembly in high winds.
- Drill components where indicated.

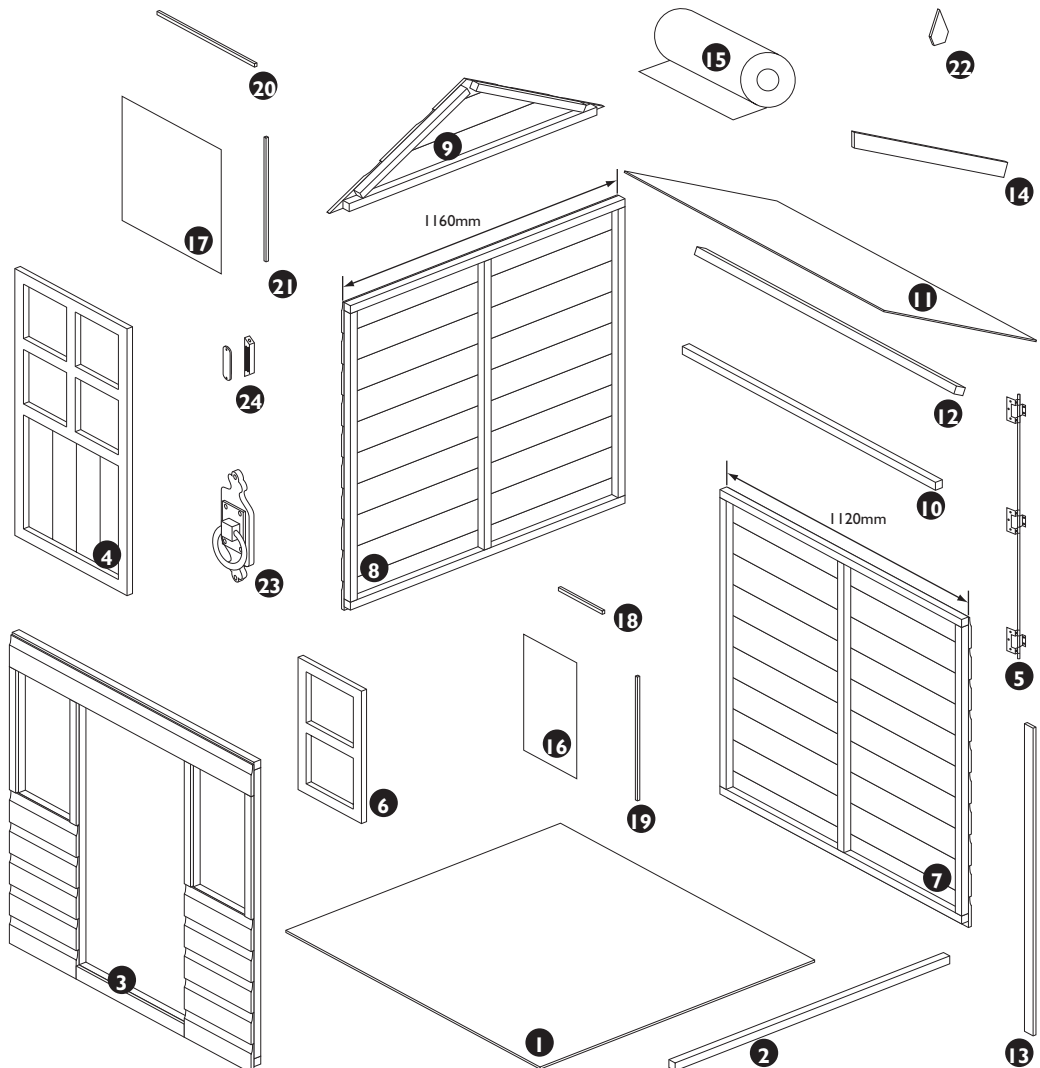


**Recommended tools for assembly**

- Cross head screw driver
- Hammer
- Spirit level
- Sharp knife
- Drill with 4mm drill bit

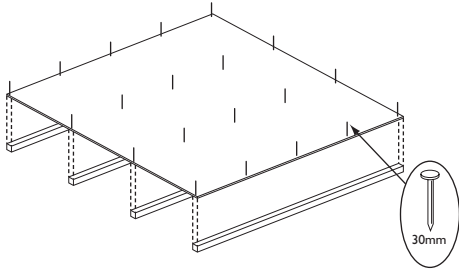
No.	Components	Qty.
1	Floor	1
2	Floor bearers (28 x 28 x 1160mm)	4
3	Door panel	1
4	Door	1
5	Door hinge	1
6	Window	2
7	Back panel (Width 1120mm)	1
8	Side panels (Width 1160mm)	2
9	Apex panels	2
10	Roof purlin (28 x 28 x 1178mm)	1
11	Roof panels	2
12	Felt battens (28 x 28 x 1200mm)	2
13	Coverstrips	4
14	Bargeboards	4
15	Roofing felt (1000 x 1300mm)	2
16	Perspex for window (175 x 398mm)	2
17	Perspex for door (443 x 398mm)	1
18	Window beading (10 x 10 x 178mm)	4
19	Window beading (10 x 10 x 380mm)	4
20	Door beading (10 x 10 x 445mm)	2
21	Door beading (10 x 10 x 380mm)	2

No.	Fixing Kit	Qty.
22	Finials	2
23	Door handle	1
24	Magnetic door catch	1
25	50mm screws	18
26	32mm screws	8
27	25mm screws	21
28	19mm round head screws	2
29	19mm black round head screws	4
30	12mm screws	2
31	50mm nails	12
32	30mm nails	88
33	20mm nails	36
34	10mm felt nails	60



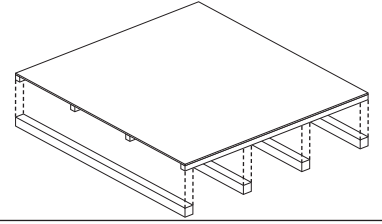
### 1. Floor section

Attach the floor bearers to the floor using 6 x 30mm nails per bearer. Have the two outer bearers flush with the edge of the floor and the two middle bearers equally spaced in between. Nail through the floor into the bearer.



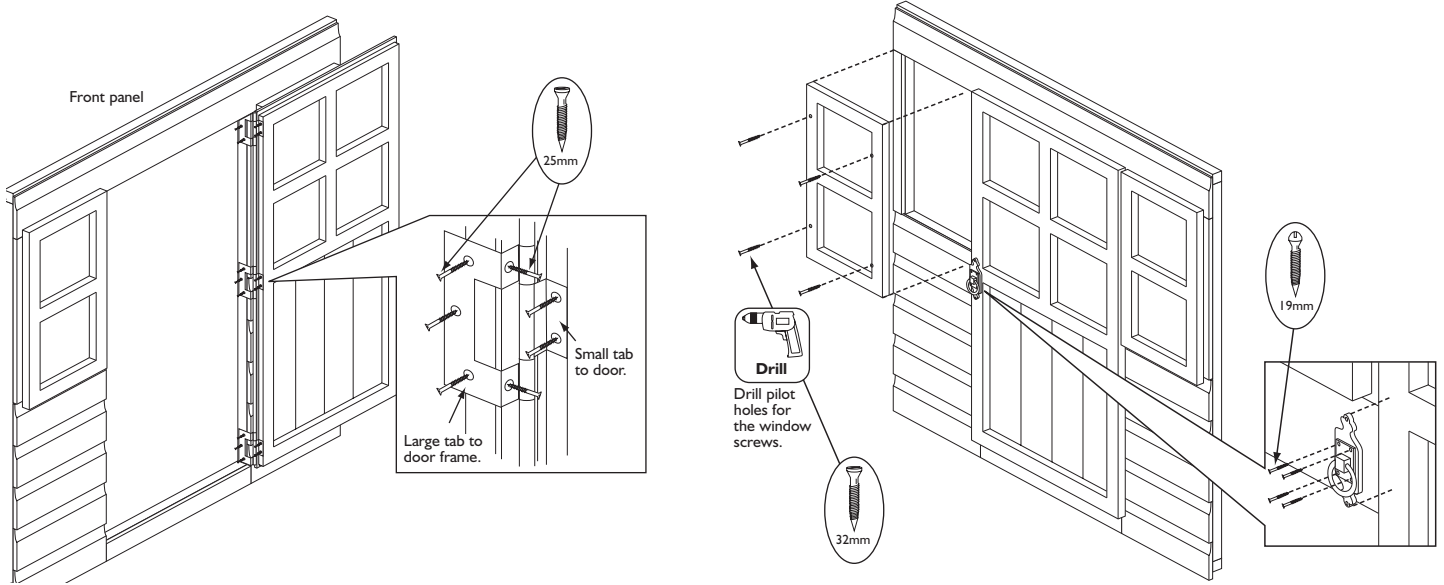
**Important Information:** To validate the guarantee the playhouse should be fitted with four additional bearers 50 x 50 x 1178mm, fitted in the opposite direction as shown.

**Additional bearers and bearer fixings are not included in the kit.**



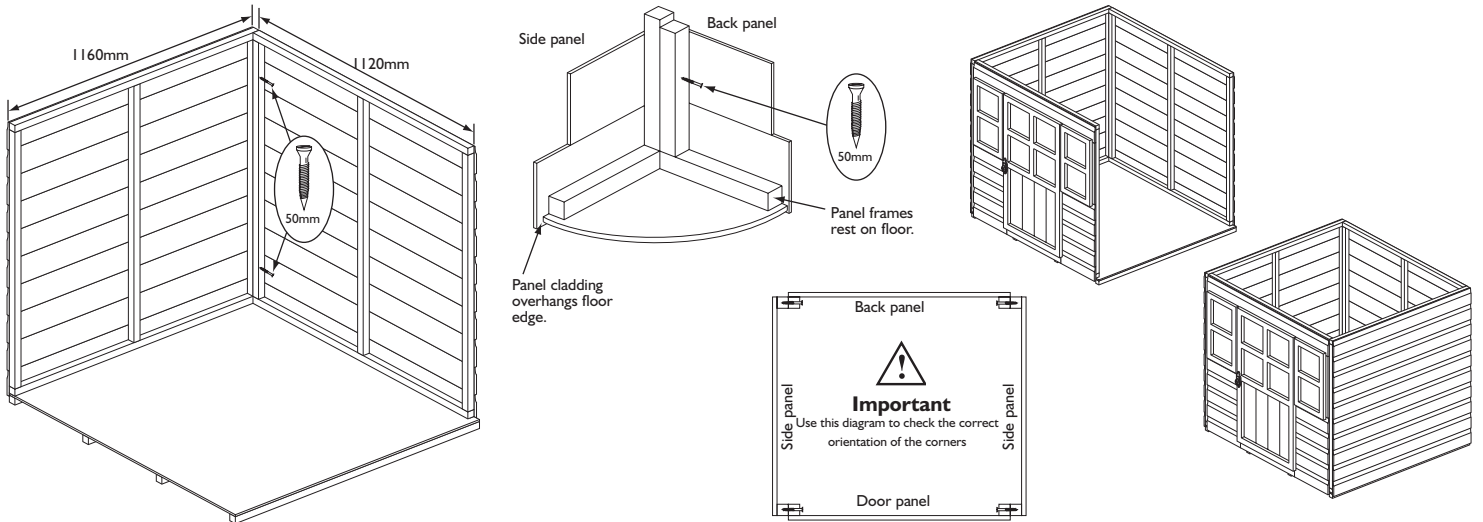
### 2. Door panel

Attach the three small tabs of the hinge to the door as shown using 2 x 25mm screws per tab. Open the hinge and secure the large tab to the door frame using 5 x 25mm screws per tab as shown below. Put the windows into place on the front panel. Secure each window using 4 x 32mm. Screw through the window into the framework of the front panel. Secure the door handle using 4 x 19mm black round head screws as shown below.



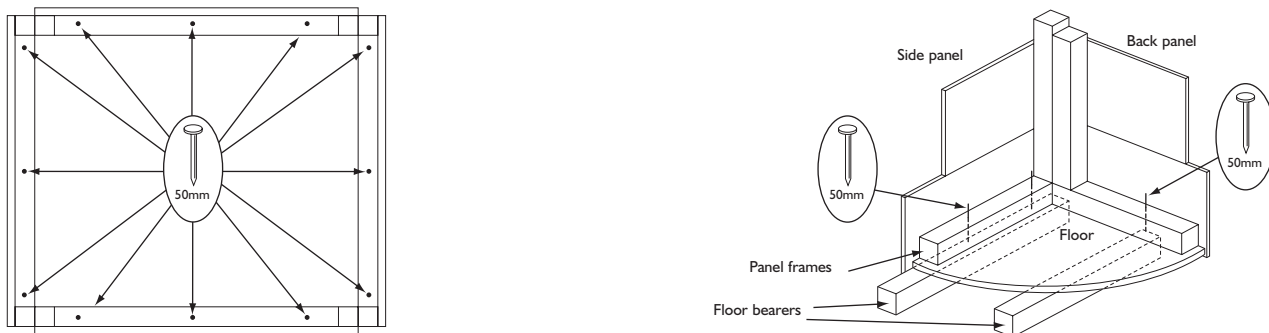
### 3. Wall panels

Position the back panel and the side panel as shown. Note how the panel frames sit on the floor with the panel cladding overhanging the floor edge. Ensure square and secure using 2 x 50mm screws through the frame of the back panel into the frame of the side panel. Repeat for the door panel and then add the other side panel in the same way.



### 4. Walls to floor

Ensure the panels are sitting square on the floor. Secure using 3 x 50mm nails per panel, nail through the panel frame through the floor and into the floor bearers.

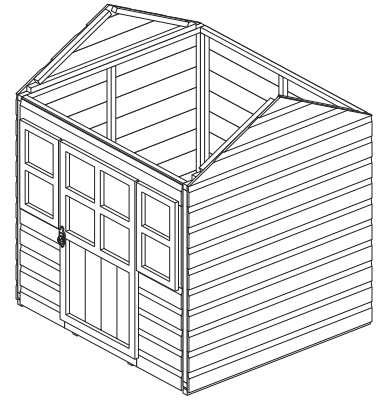
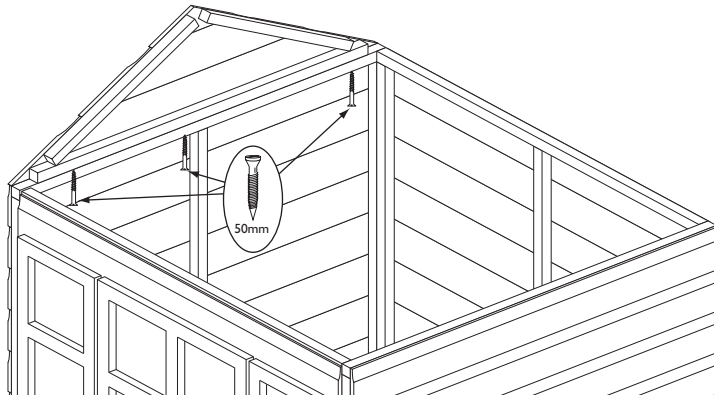


## 5. Apex panels

Place an apex panel on top of a side panel, make sure the T&G cladding of the apex fits correctly into the T&G of the cladding of the side panel. Secure in place using 3 x 50mm screws. Screw up through the top frame of the side panel into the bottom frame of the apex. Attach the remaining apex to the other side panel in the same way.



Drill pilot holes in the side panel top frame for these screws.

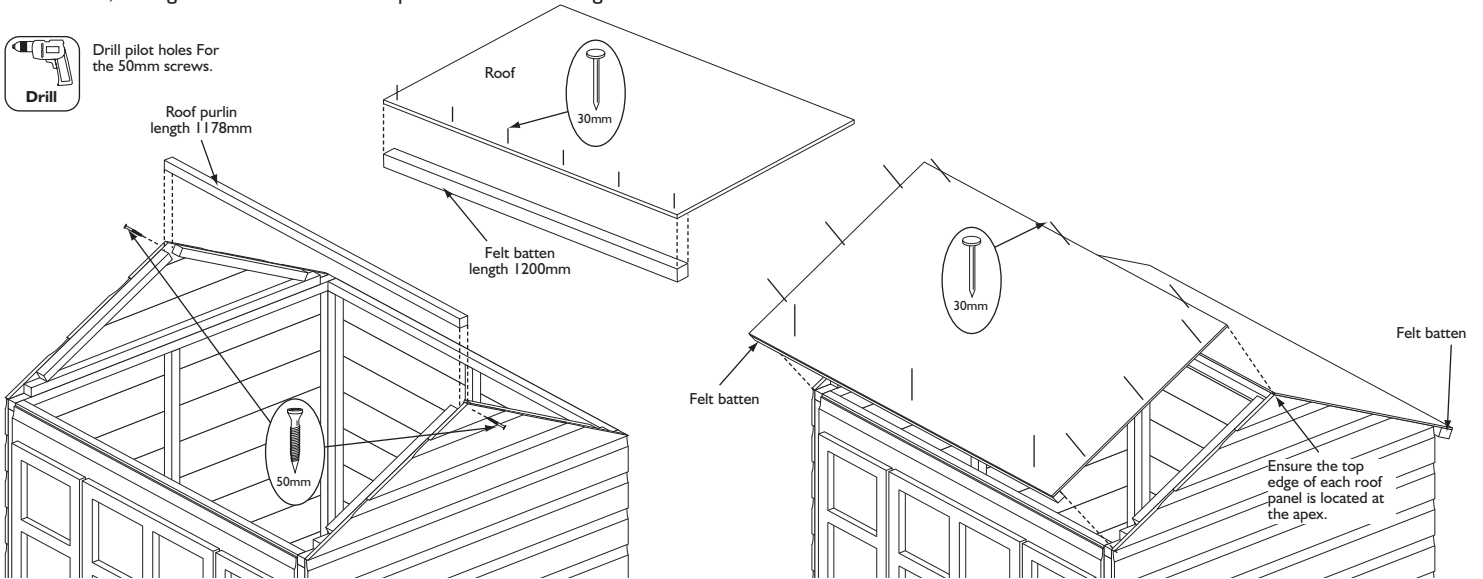


## 6. Roof

Insert the Roof purlin into the rebate at the top of the apex panels. Drill a pilot holes through the apex cladding into the ends of the purlin, secure in place using 2 x 50mm screws. Screw in through the pilot hole in the apex cladding into the ends of the purlin. Nail one felt batten flush to a long edge of each roof section using 6 x 30mm nails, nail through the roof and into the batten. Position the roof panels onto the assembly, make sure the top edges are located at the apex. Secure with 12 x 30mm nails per roof section, through the roof and into the top frames of the building.

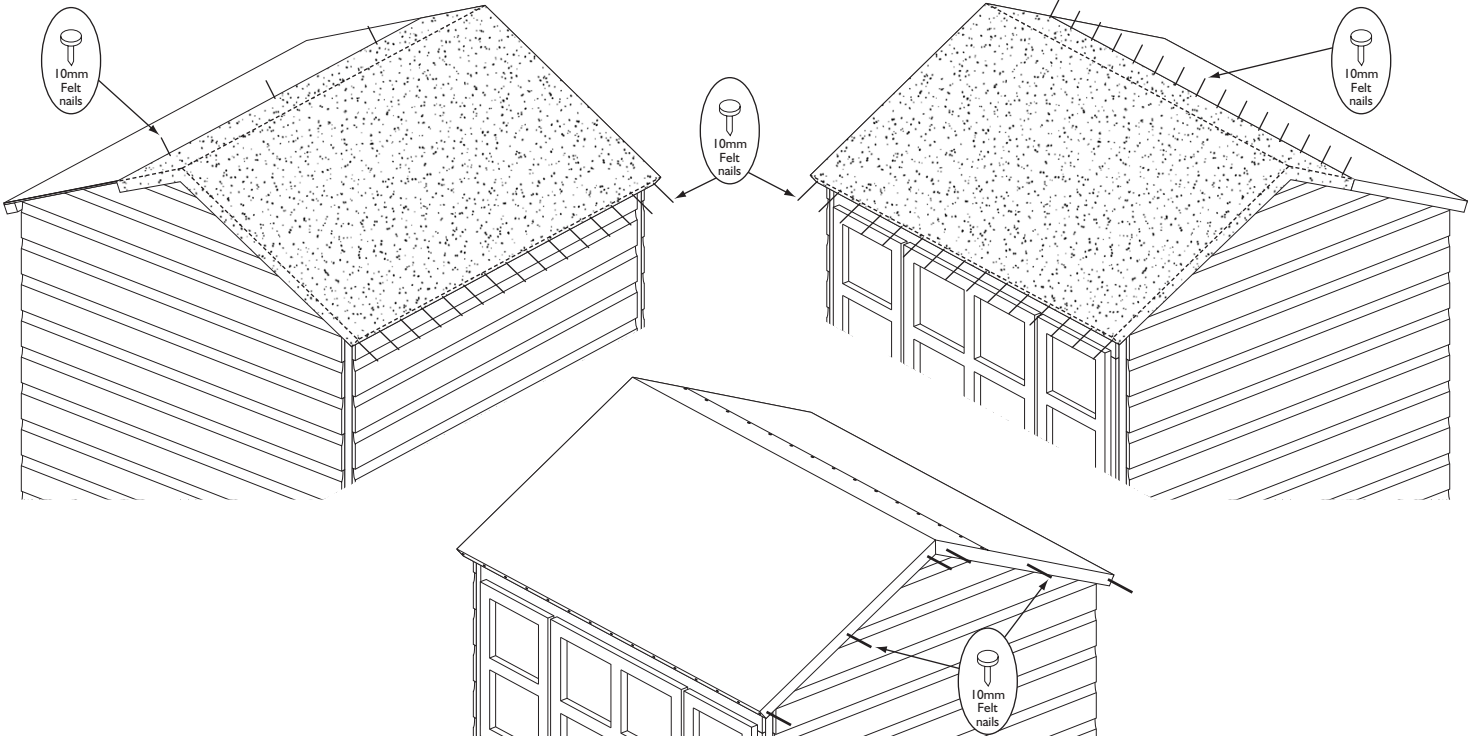


Drill pilot holes for the 50mm screws.



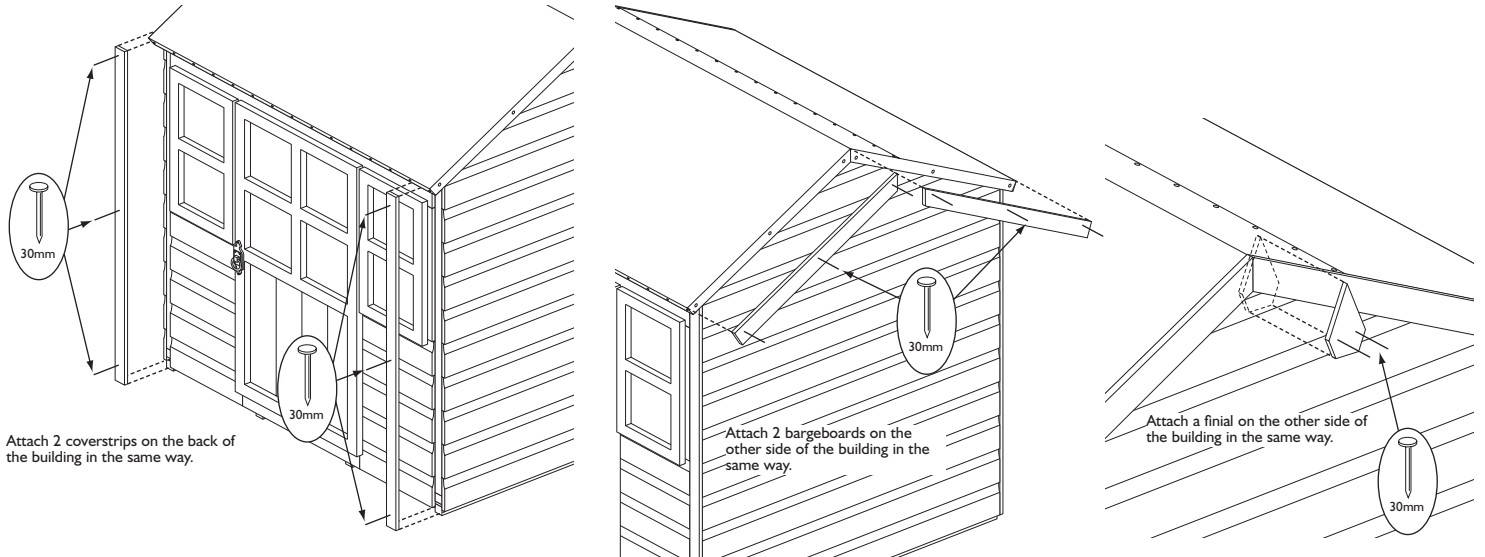
## 7. Roof felt

Place one length of felt over the back roof. At sides and along the lower edge of the roof leave an overhang of felt of at least 45mm. Fold down the felt along the lower edge and secure to the felt batten using 15 x 10mm felt nails evenly spaced. Dress the felt over the roof ridge, tension and secure along the edge using 3 x 10mm felt nails. Position the second piece of felt in the same way as the first on the front of the roof. Attach to the felt batten using 15 x 10mm felt nails, tension over the roof and secure with 15 x 10mm felt nails. At the sides dress down the felt and secure to the panels using 6 x 10mm felt nails per end. Using a sharp knife trim off excess felt.



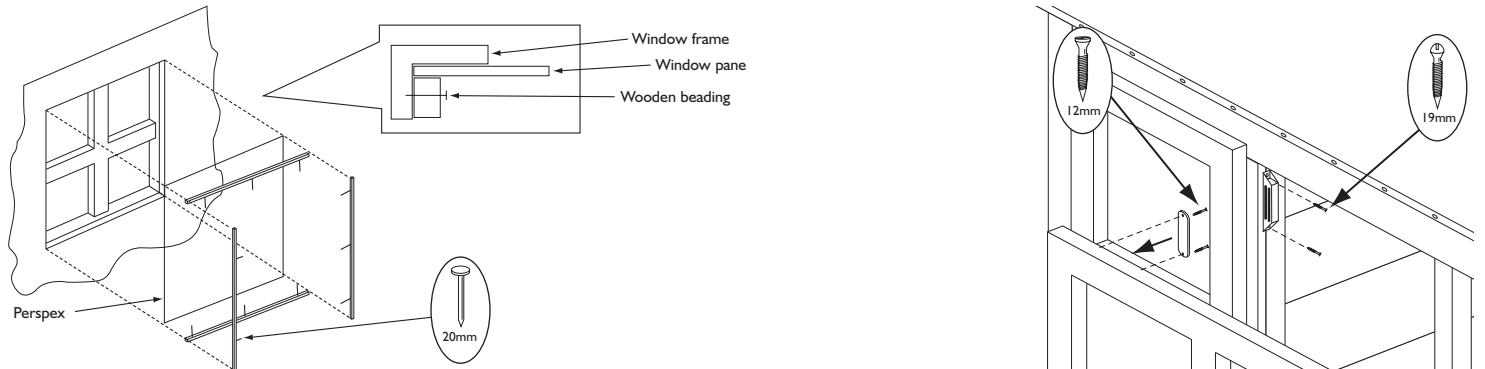
## 8. Coverstrips, bargeboards

Fit a coverstrip in each corner, secure in place using 3 x 30mm nails per strip. On each side of the building secure two bargeboards, ensure that the top edges are flush with the roof line and the boards meet evenly at the apex secure using 3 x 30mm nails per board. Attach a finial centrally over the join between the two barge boards using 2 x 30mm nails.



## 9. Glazing and roller catch

It is recommended that a waterproof sealant is applied around the edge of the glazing before fitting. For each window, place a window pane on the inside of the window frames, nail the Wooden beading strips into position using 3 x 20mm nails per strip. The magnetic catch is fitted to the front panel framing just inside the door, 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 magnetic catch to the panel frame using 2 x 19mm round head screws and the catch plate to the inside of the door using 2 x 12mm screws.



## Important safety and maintenance 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.
- For Family domestic use only.
- For outdoor use.
- 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.
- It is recommended that the playhouse is positioned on a level surface at least 2m from any structure or obstruction such as a fence, garage, house, overhanging branches, laundry lines, electrical wires.
- It is recommended that the playhouse is not installed on concrete, asphalt or any other hard surface.
- The company takes every care to ensure all goods are clean and free from splinters and rough edges prior to leaving the factory.
- Visually inspect the playhouse and if necessary sand down any sharp edges or rough surfaces.
- Checks and maintenance of the main parts (fixings, etc.) should be made at the beginning of each season and at regular intervals throughout. If checks are not carried out the product could become unsafe.
- Ensure all fastenings are securely located.
- Oil all metallic moving parts.
- 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.
- Always ensure a safe, suitable treatment is used to ensure the safety of children and animals.
- Assembly and installation instructions must be kept for further reference.

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 50mm 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.

**UK**  
**CA** 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 building please contact us :

**Help Line: (Normal Office Hours) 01829 261 121**

**Email: support@rowgar.co.uk**

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