

**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 two people
- Drill all components where indicated

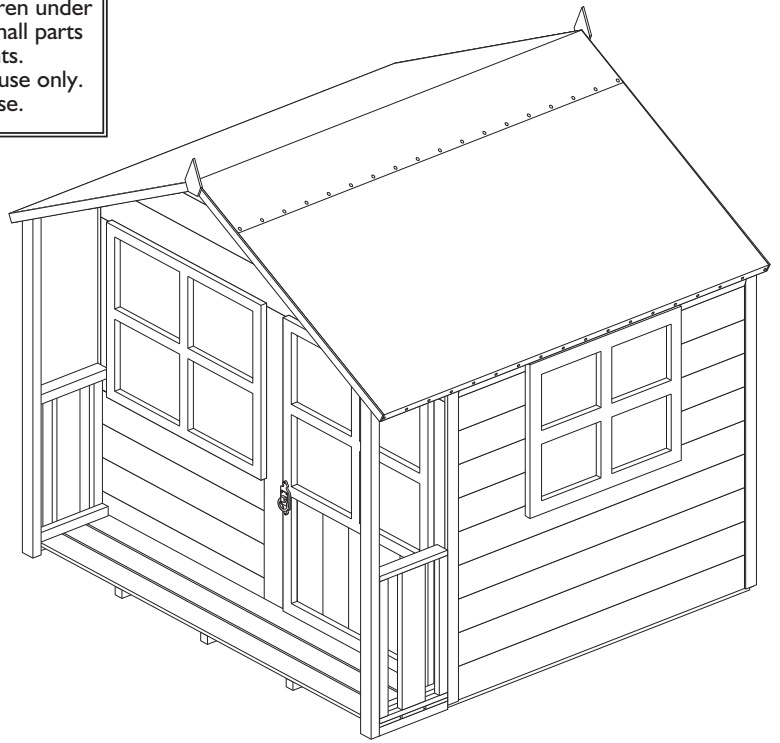


**Dimensions**

**Overall external**  
Height = 1620mm  
Width = 1600mm  
Depth = 1565mm

**Footprint**  
Width = 1468mm  
Depth = 1455mm

**Min. base area**  
Width = 1518mm  
Depth = 1505mm

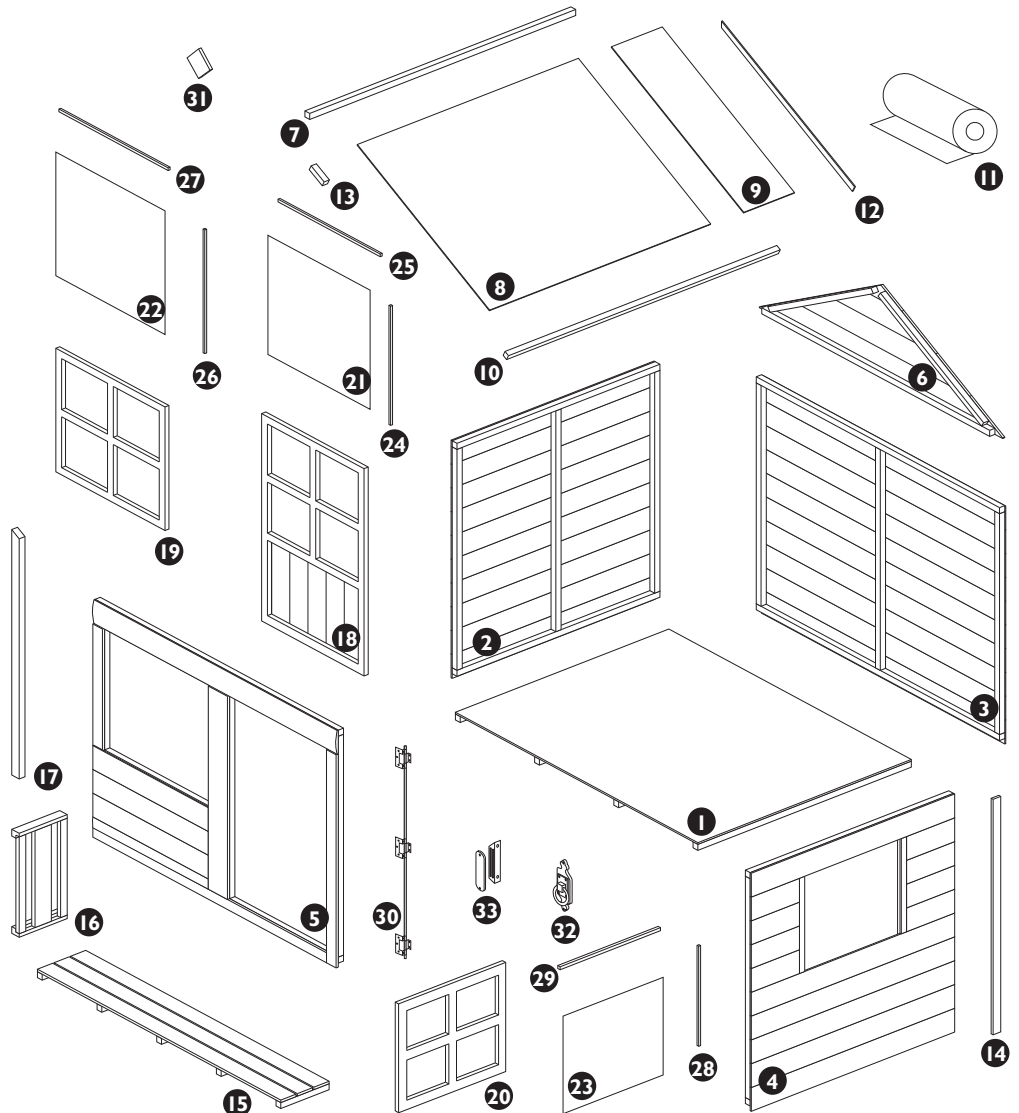


**Recommended tools for assembly**

- Power Drill/Screwdriver
- Crosshead drill bit
- 3mm diameter drill bit
- 12mm diameter drill bit
- Hammer
- Sharp knife
- Spirit level
- Silicon sealant
- Step ladder
- Hacksaw

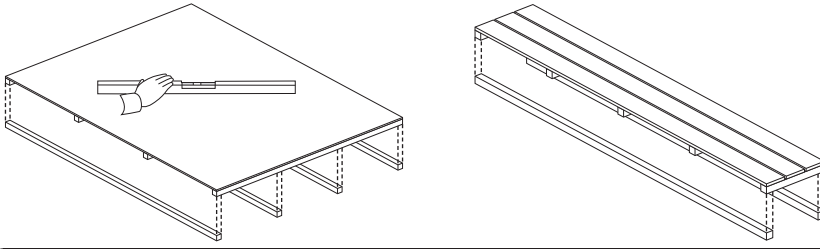
No.	Components	Qty.
1	Floor	1
2	Side panel	1
3	Back panel	1
4	Window side panel	1
5	Front panel	1
6	Apex panel	2
7	Roof purlin (28 x 28 x 1178mm)	1
8	Roof panel (8 x 915 x 1220mm)	2
9	Roof panel (8 x 915 x 280mm)	2
10	Felt batten (28 x 28 x 1500mm)	2
11	Roofing felt (4m)	1
12	Bargeboard	4
13	Roof block	4
14	Corner coverstrip	4
15	Veranda floor	1
16	Veranda fence	2
17	Veranda roof support	2
18	Door	1
19	Front window (650 x 590mm)	1
20	Side window (550 x 470mm)	1
21	Perspex for door (520 x 545mm)	1
22	Perspex for front window (575 x 520mm)	1
23	Perspex for side window (478 x 398mm)	1
24	Door beading (10 x 10 x 545mm)	2
25	Door beading (10 x 10 x 503mm)	2
26	Window beading (10 x 10 x 580mm)	2
27	Window beading (10 x 10 x 503mm)	2
28	Window beading (10 x 10 x 479mm)	2
29	Window beading (10 x 10 x 380mm)	2
30	Door hinge	1
31	Finials	2

No.	Fixing Kit	Qty.
32	Door handle	1
33	Magnetic catch	1
34	50mm screws	40
35	32mm screws	8
36	25mm screws	21
37	19mm round head screws	2
38	19mm black round head screws	4
39	12mm screws	4
40	30mm nails	78
41	20mm nails	36
42	10mm felt nails	40



## 1. Floor section

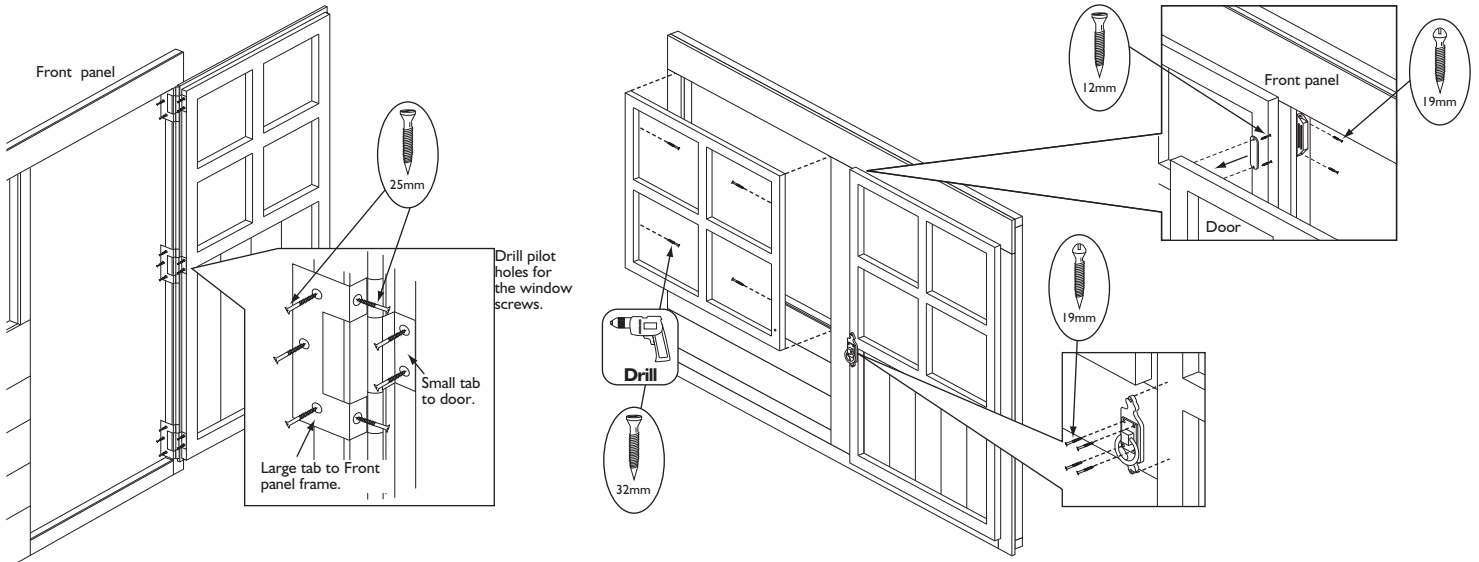
Prepare a level area for the playhouse to sit. Attach four treated wooden or similar bearers of size 50 x 50 x 1468mm to the floor (Not supplied in kit). Attach two treated wooden or similar bearers of size 50 x 50 x 1473mm to the bottom of the veranda floor (Not supplied in kit).



To "VALIDATE" the guarantee, this item should be erected on 50mm x 50mm treated wooden or similar bearers (**These are not supplied with the kit.**) Ground contact must be avoided.

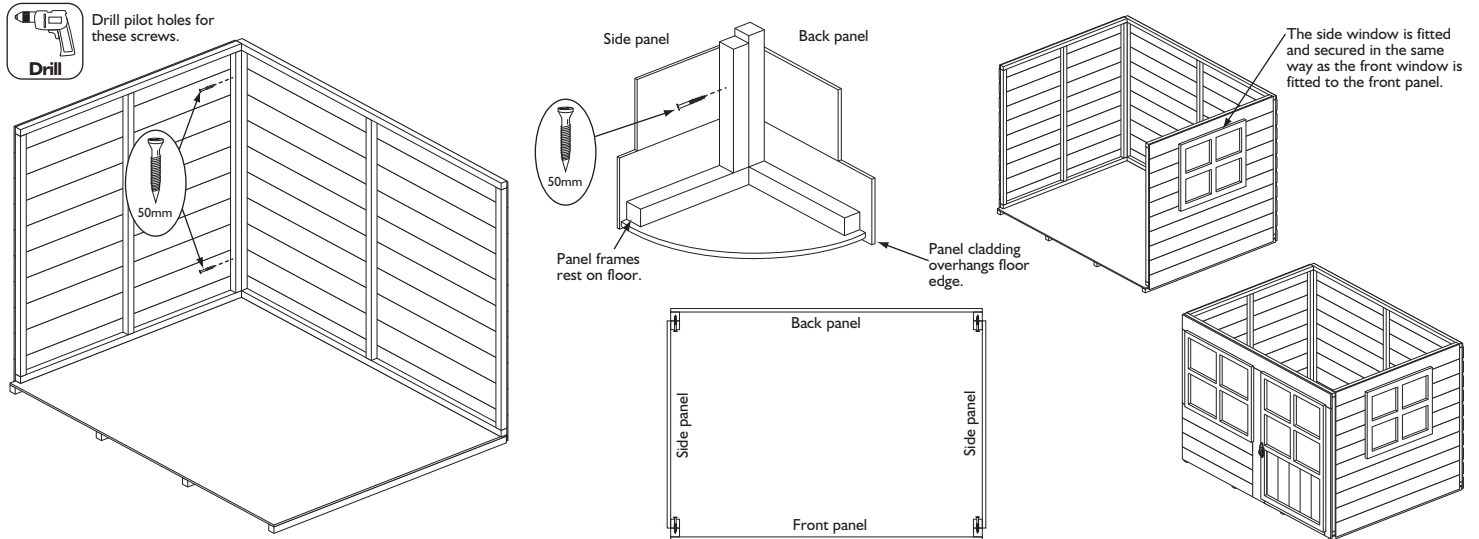
## 2. Door panel

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 window into place on the front panel. Secure into place using 4 x 32mm. Screw through the side of the window frame into the framework of the front panel. Secure the door handle using 4 x 19mm black roundhead screws as shown below. 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.



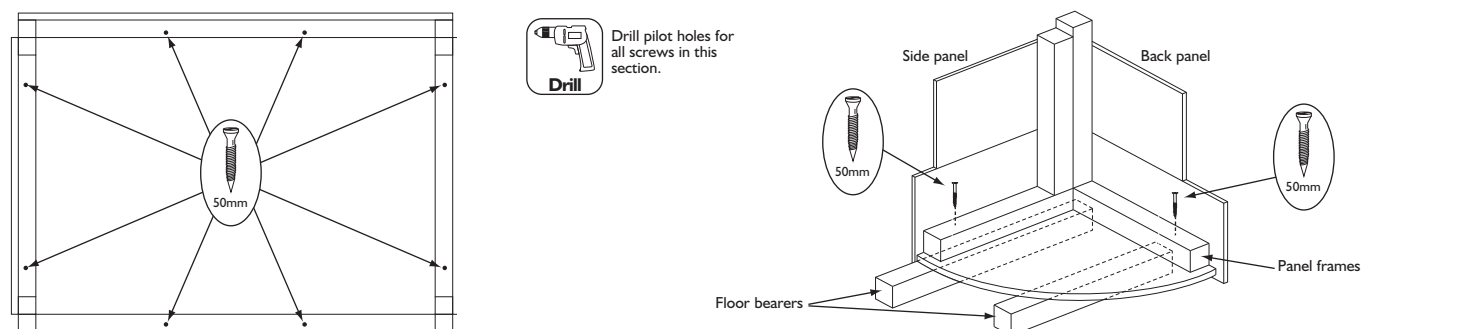
## 3. Wall panels

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 side panel into the frame of the back panel. Fit the side window frame into the window side panel using 4 x 32mm screws secure in the same way as the front window in the front panel. Continue by attaching the window side panel to the back panel and then add the door panel in the same way.



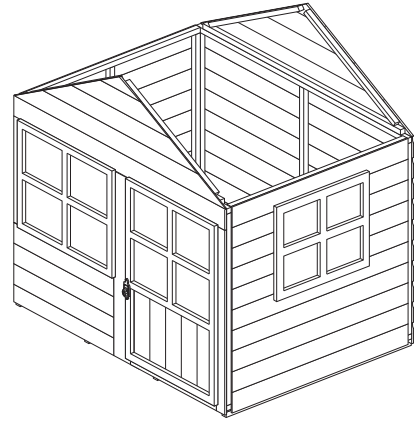
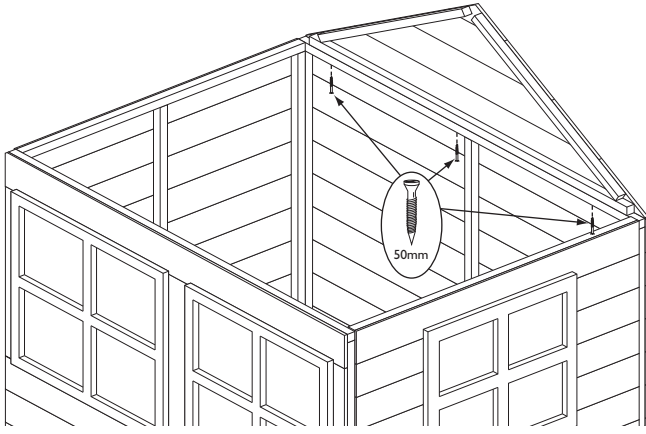
## 4. Walls to floor

Ensure the panels are sitting square on the floor. Secure using 2 x 50mm screws per panel, screw through the panel frame, through the floor and into the floor bearers.



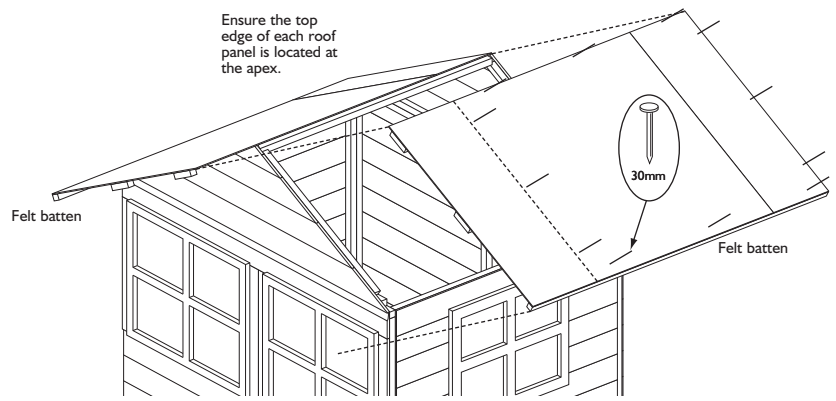
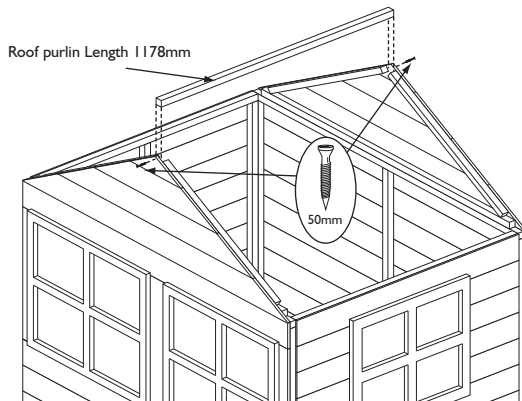
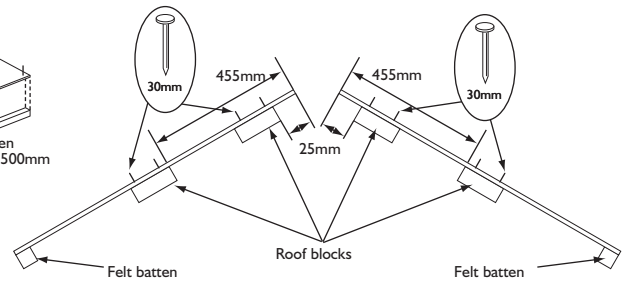
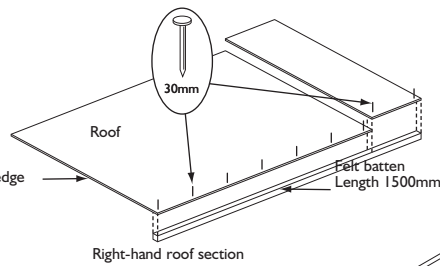
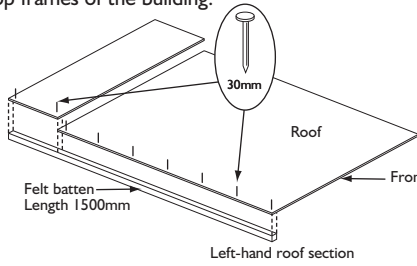
## 5. Apex panels

Place an apex panel on top of the back panel, make sure the shi lap cladding of the apex fits correctly into the shi lap cladding of the back panel. Secure in place using 3 x 50mm screws. Screw up through the top frame of the back panel into the bottom frame of the apex. Attach the remaining apex to the front panel in the same way.



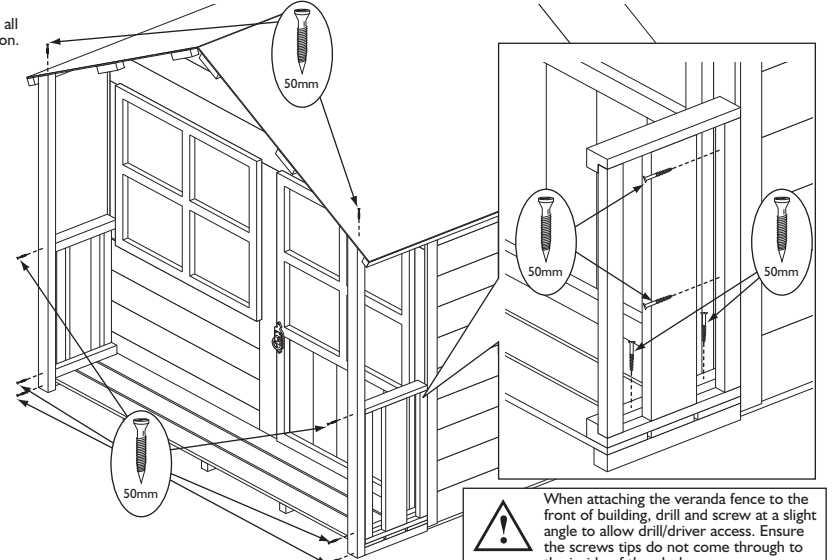
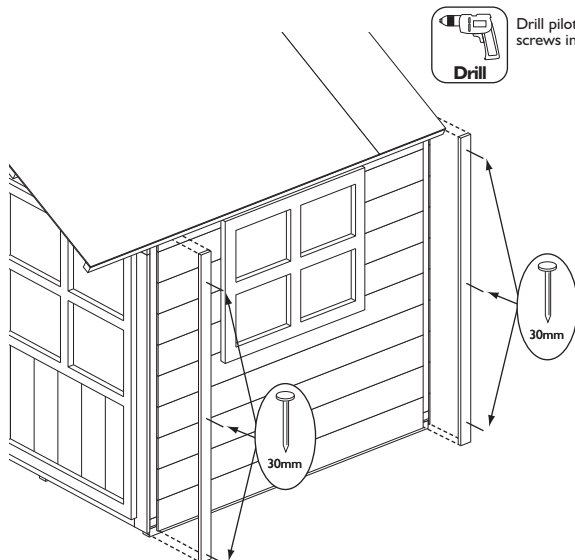
## 6. Roof

Insert the roof purlin into the rebate at the top of the apex panels, secure in place using 2 x 50mm screws. Screw in through the apex cladding into the ends of the purlin. Secure to each felt batten one large roof panel and one small roof panel using 9 x 30mm nails as shown. Ensure the felt batten is flush to the edges of the panels. Flush to the front edge of each roof section attach two roof blocks using 2 x 30mm nails per block nail through the roof into the block. Position the roof panels onto the assembly, make sure the top edges are located at the apex and the roof is flush with the back apex. Secure with 12 x 30mm nails per roof section, nail through the roof and into the top frames of the building.



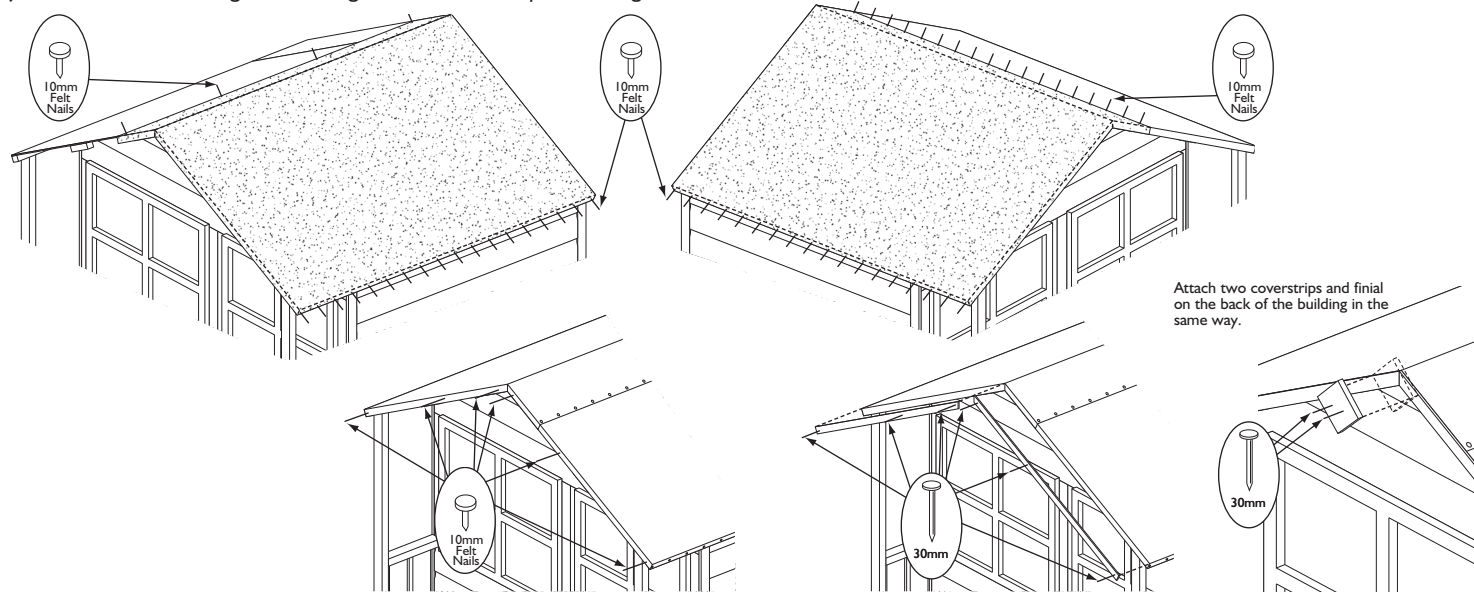
## 7. Veranda fence

Fit a coverstrip in each corner, secure in place using 3 x 30mm nails per strip. Position the veranda floor up against the front of the playhouse. Sit the veranda fences on the floor and attach to the front wall of the building using 2 x 50mm and attach to the veranda floor using 2 x 50mm screws. For the veranda roof supports, position one at the end of each veranda fence. Ensure the angle of the support is the same as the roof. Attach the support to the fences and floor using 3 x 50mm screws per support as shown. Secure the top of each support by screwing 1 x 50mm screw through the roof into the end of the support.



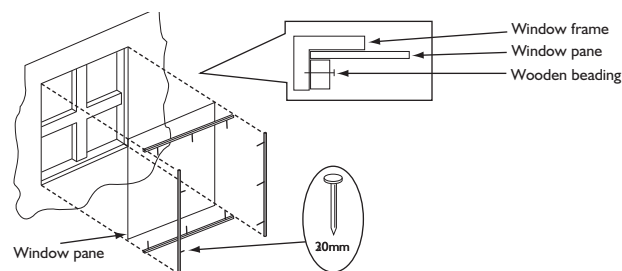
## 8. Roof felt

Cut the roof felt roll into two equal pieces. Place one piece of felt over one side of the roof. Along the front, back and lower edge leave an overhang of felt of at least 40mm. Fold down the felt along the lower edge and secure to the felt batten using 18 x 10mm felt nails evenly spaced. Tension the felt over the roof ridge and secure along the opposite edge using 4 x 10mm felt nails. Position the second piece of felt in the same way as the first on the other side of the roof. Attach to the felt batten using 18 x 10mm felt nails, tension over the roof and secure with 18 x 10mm felt nails. At the front dress down the felt and secure to the roof blocks and felt batten using 6 x 10mm felt nails. Repeat at the back securing the felt to the apex panel. Using a sharp knife trim off excess felt. Secure two bargeboards at the front, 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. Nail to the roof blocks and the veranda roof support. Attach a finial centrally over the joint between the two bargeboards using 2 x 30mm nails. Repeat for bargeboards and finials on the back.



## 9. Glazing

It is recommended that a waterproof sealant is applied around the edge of the glazing before fitting. For each window and door, place a perspex pane on the inside of the window frame, nail the wooden beading strips into position using 3 x 20mm nails per strip.



## Important 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 to reduce the risk of splinter 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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