

Roundpeg Outdoor Buildings Garden Room Specification Sheet

Item	Specification	Included
Building framing	75mm x 50mm CLS framing	✓
Roof timbers	100mm x 50mm	✓
EPDM rubber roof	Firestone, 1 piece with 20-year guarantee (life expectancy of 50 years)	✓
Cladding	16mm (19mm nominal) Redwood tongue & groove matchboard	✓
Floor framing	75mm x 50mm CLS	✓
Floor	16mm heavy duty, tanalised, tongue and groove	✓
Laminate flooring	95% waterproof, available in Alamos (mid oak), Stratos (pale grey) or Brecon Black Tile effect	✓
UPVC	Anthracite Grey, Black or White as standard (other colours are available) with 10-year manufacturer's guarantee + 5-year manufacturer's guarantee on the glass	✓
Fascia	UPVC colour matched to the doors and windows	✓
Bearers & front plinth	Tanalised posts for the building to sit on, to avoid moisture being drawn from the ground into the floor, painted to match the building	✓
Insulation	50mm Rockwool	✓
Membrane	3-layer, high quality aluminium, thermal, fire-retardant throughout	✓
Internal cladding	9mm moisture resistant, grooved MDF, primed white. The manufacturers recommend this is painted within 3 months of fitting	✓
Guttering/ downpipes	Black, round	✓
UPVC French doors	1235mm x 2000mm, 28mm glazed French doors with 5-point locking system	✓
Windows	Fixed 28mm glazed, full length UPVC, 585mm x 2000mm, other sizes are available	✓
	28mm double glazed, Top Lite, UPVC on gable, the number of windows is determined by the size of the building	✓
Paint	Factory Spray Painting using Thorndown Eco Paints. The building is first treated with a quality treatment inside and out. The exterior then has 2 coats of spray paint applied.	✓
External height	2.35m at the back and 2.45m at the front	✓

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Delivery and fitting	Monday to Friday, fully trained and insured Roundpeg staff	✓
	Optional Extras	
Composite cladding	10-year manufacturer guarantee, weather resistant, low maintenance, variety of colours available	
Insulation	50mm PIR boards i.e Celotex – equivalent to 100mm Rockwool	
Laminate	100% waterproof	
Doors	Bi fold in aluminium or UPVC, Black or Anthracite Grey	
	UPVC patio sliding doors	
Windows	Additional/different design of windows available, dependent on building size	
Roof lights/lanterns	Various design and sizes available	
Internal factory painting	Over 20 colours available from Thorndown Paints	
Internal wood panels	Contemporary oak acoustic panels – vertical or horizontal	
Electrics	Electrical quotes can be provided and carried out by a third-party supplier	
Base/groundwork	Bases can be quoted for and carried out by a third-party supplier	