

02DTTWR0707-V1-PEFC  
7x7 Playhouse Tower.



WARNING: Only for domestic use  
Not suitable for children under 36 months due to small gaps and danger of falling from heights.  
To be used under direct supervision of an adult

BEFORE YOU START PLEASE READ THE INSTRUCTIONS CAREFULLY

- Check the pack and make sure you have all the items listed in the parts list provided.
- When you are ready to start, make sure you have the right tools at hand (not supplied - see the equipment list on next page).
- Ensure there is plenty of space and a clean dry area for assembly.
- Ensure you have enough time to build the product to ensure the building is water tight.

TIMBER

As with all natural materials, timber can be affected during various weather conditions. For the duration of heavy or extended periods of rain, swelling of the wood panels may occur. Warping of the wood may also occur during excessive dry spells due to natural processes. Unfortunately, these processes cannot be avoided but can be helped. It is suggested that the outdoor building is sprayed with water during extended periods of hot weather and sheltered as much as possible during rain or snow.

Once your garden building has been installed it will need to be treated within 14 days (weather permitting) and annually to prevent the timber from deteriorating and to waterproof it. This is required to maintain the anti-rot guarantee.

Dip Treated buildings - Require a preservative treatment to protect against rot and decay and a waterproof treatment to prevent water ingress.

POSITIONING YOUR PLAYHOUSE

When thinking about where the building and where the base is going to be constructed:  
Ensure that there will be access to all sides for maintenance work and annual treatment.

We recommend a **minimum space of 2m around a playhouse**, away from any structure or obstructions such as fences, garages, houses, overhanging branches, washing lines or electrical wires.

It is recommended that the position of the Playhouse is **not in direct sunlight**.

Activity toys such as swings and slides for towers shall not be installed over concrete, asphalt or any hard surface.

Whilst all products manufactured are made to the highest standards of safety and in the case of childrens products independently tested to EN71, we cannot accept responsibility for your safety whilst erecting this product.

BUILDING A BASE

Ensure the base is level and is built on firm ground, to prevent distortion, checking with a spirit level. Refer to diagrams for the base dimensions. The base should be slightly smaller than the external measurement of the building, i.e. The cladding should overlap the base, creating a run off for water. It is also recommended that the floor be at least 25mm above the surrounding ground level to avoid flooding.

TYPES OF BASE

- Concrete 75mm laid on top of 75mm hard-core.
- Slabs laid on 50mm of sharp sand.
- Wooden base.



WARNING

- ONLY SUITABLE FOR DOMESTIC USE.
- TO BE USED UNDER DIRECT SUPERVISION OF AN ADULT.
- THIS PRODUCT SHOULD NOT BE MODIFIED IN ANY WAY. ANY MODIFICATIONS SHOULD BE DETERMINED BY THE MANUFACTURER AND CARRIED OUT ACCORDING TO THE INSTRUCTIONS.
- DO NOT ALLOW YOUR CHILD TO PLAY WITH ANY COMPONENT PARTS PRIOR TO ASSEMBLY.
- MAX AGE OF 14 YEARS.
- THIS TOY IS FOR OUTDOOR USE ONLY.
- USE A WATER BASED TREATMENT THAT IS EN71 TESTED.



CAUTION

Wood is a natural product and can change post manufacture. So despite every effort being made to ensure the material used are cut and machined to a clean and smooth finish, care must be taken when handling the product and preparing for use by your child.

Any areas of concern, in the play areas, can be rubbed over with sandpaper to achieve a smoother finish. Alternatively, call the customer service department who will be happy to arrange replacement panels/parts.



All buildings should be erected by atleast two adults.  
DO NOT ALLOW CHILDREN TO ASSIST.



For ease of assembly, you will need a tape measure to check dimensions of components.



2mm Drill bit  
12mm CSK

To prevent damage during assembly, you **MUST** pilot drill all screw holes and ensure all screw heads are countersunk.

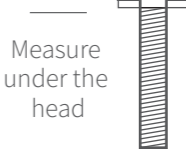


Winter = High Moisture = Expansion  
Summer = Low Moisture = Contraction

Screws & Nails



Bolts



To identify the fixings required for each step use a measuring tape.

\*\*Protim Aquatan T5 (621)\*\*

Your building has been dip treated with Aquatan.

Aquatan is a water-based concentrate which is diluted with water, the building has been treated by the correct application of Aquatan solution and then allowed to dry.

Aquatan is a decorative finish to colour the wood, which is applied industrially to timber fence panels and garden buildings.

Aquatan undiluted contains: boric acid, sodium hydroxide 32% solution, aqueous mixture of sodium dioctyl sulphosuccinat and alcohols: 2, 4, 6-trichlorophenol.

In all instances for assistance with your product, please contact us via our customer portal: <https://www.mgplogistics.co.uk/>.

Mercia Garden Products Limited,  
Sutton On Trent,  
Newark,  
Nottinghamshire,  
NG23 6QN



Look for the symbols and follow the safety guidelines below.



Ensure screw heads are subflush and sand down any splinters created.



Ensure the screws are fixed squarely and do not protrude.



50kg per user



12mm gap surrounding the door.

TO DO LIST

- ☐ Find a suitable location to build *(see front cover for further information).*
- ☐ Build a base *(see front cover for further information).*
- ☐ Check the base is flat, level, clear of debris and has 600mm clearance on all sides.
- ☐ Check you have the required equipment.
- ☐ Check you have all the product items listed *(if you have missing or damaged parts please contact the customer services department, see front cover for contact details).*
- ☐ Install the product as per the step by step instructions within this pack.
- ☐ Prepare the product ready for treatment.
- ☐ Apply a preserving and a waterproofing treatment within 14 days *(weather permitting)* of installation.
- ☐ Register for your anti-rot guarantee *(scan the QR below).*
- ☐ Tidy the build area and dispose of any remaining parts responsibly.
- ☐ Maintain your building *(see the manufacturers recommendations at the back of this pack).*



REGISTER FOR YOUR  
**ANTI-ROT**  
GUARANTEE TODAY

PLEASE SCAN HERE:



EQUIPMENT LIST

- ☐ Hammer
- ☐ Flat Head Screwdriver
- ☐ Drill
- ☐ Drill Bit Set
- ☐ Phillips and Slotted Bit Sets
- ☐ Tape Measure
- ☐ Hand Saw
- ☐ Spirit Level
- ☐ Ladders/Steps
- ☐ Stanley Knife/Cutting Tool
- ☐ Sand Paper
- ☐ Gloves
- ☐ Silicone (For Windows Only)
- ☐ Wood Filler (Optional)
- ☐ Timber Preservative Treatment
- ☐ Timber Water Proofing Treatment
- ☐ Treatment Mixing Stick
- ☐ Paint Brush/Sprayer/Roller

NEED EXTRA SUPPORT

If you are unsure that your base preparation will be suitable, please contact us via our customer portal to discuss this further.

Alternatively, you can visit our website or MGP Logistics Online Portal for some further sheducation.

Website:

<https://www.merciagardenproducts.co.uk/sheduction>

MGP Logistics Online Portal:

<https://www.mgplogistics.co.uk/>

Here you will find plenty of useful information that'll help with most pre-installation and maintenance queries.

PLEASE SCAN HERE:



ANY QUESTIONS?

Scan the QR code to contact us via our customer portal.

NOTES

ACCESSING VIDEO GUIDES...

Some steps within this set of instructions come with an added video guide for your convenience. These can be accessed via the QR code and used to aid you in constructing that step. See below for how to use.

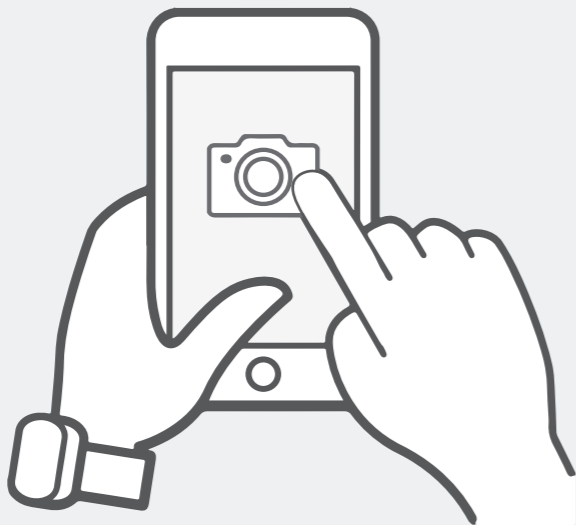
You can also find all the videos on our youtube channel:  
<https://www.youtube.com/@merciagardenproducts8716/videos>

1.Find the QR code within the instruction step...



Within the instruction step, there will be an icon in the top right that has a QR code in. This is where the video can be accessed from.  
*Please note: not every step has a video guide.*

2. Open camera app...



On your personal smart device (phone, tablet etc), open your camera app or QR code scanner app.

ACCESSING VIDEO GUIDES...

3. Scan QR code...



To scan the QR code, hold the camera over the QR code so that it can be seen on the screen. Once the QR code has been registered, follow the prompts on your device to open the video. (This will vary depending on your device.)  
*Please note: Ensure to use the back camera of your smart device as this will scan the QR code more accurately.*

4. Watch the video...



The video guide will now be displayed on your smart device.

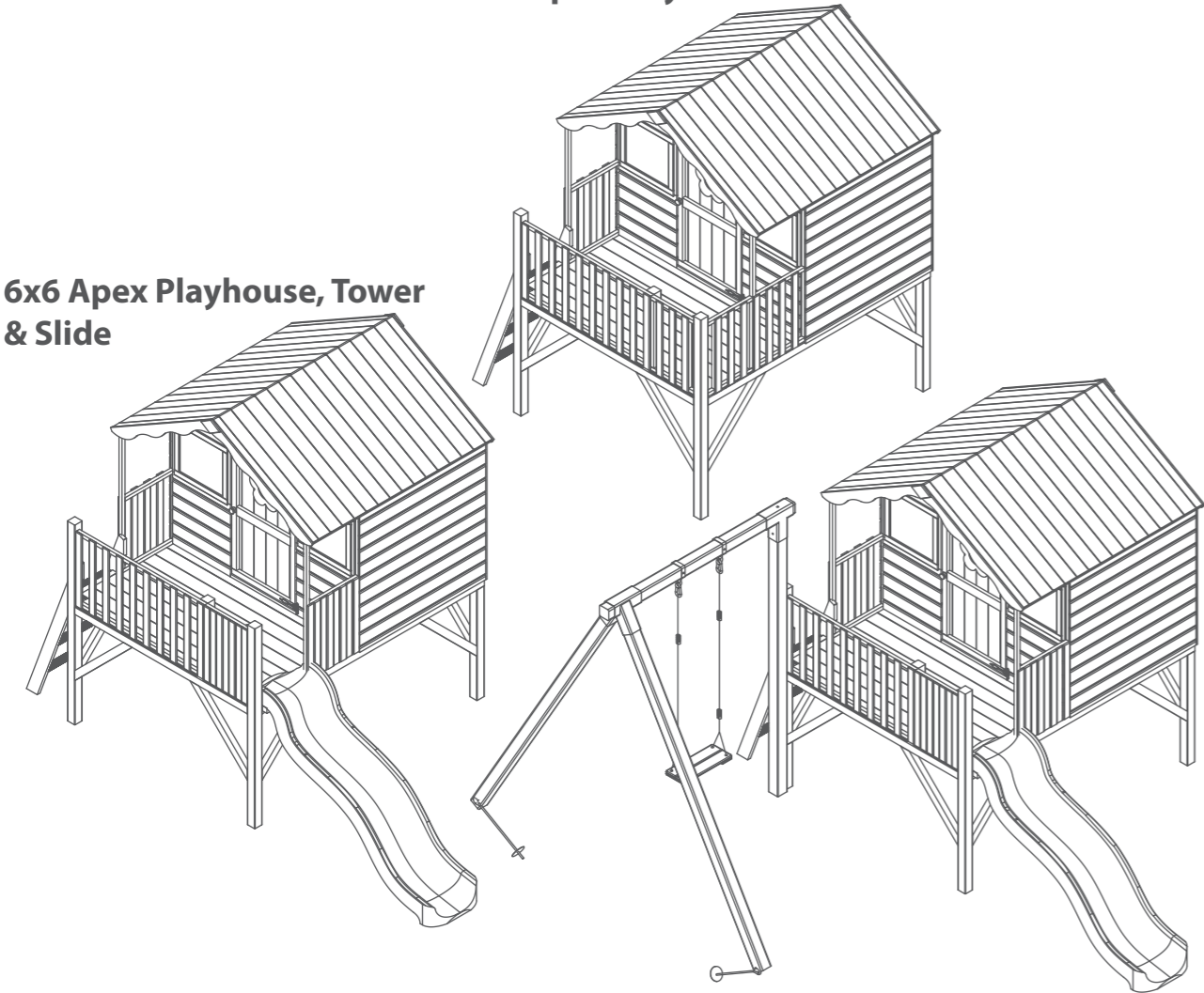
**Disclaimer:** The garden building constructed in the video guides may be constructed differently to your building. Please ensure to read your instructions carefully to avoid error.

**Playhouse Options:**

Take a look at the different playhouse options below which refers to the instruction leaflets required to build each option.

Model	Build Instructions Required
<b>6x6 Apex Playhouse &amp; Tower</b> <i>SI-002-001-0041</i>	02DTSHAX0606SFD2W-V1-PEFC ( <i>Playhouse</i> ) 02DTTWR0707-V1-PEFC ( <i>Tower</i> )
<b>6x6 Apex Playhouse, Tower &amp; Slide</b> <i>SI-002-001-0042</i>	02DTSHAX0606SFD2W-V1-PEFC ( <i>Playhouse</i> ) 02DTTWR0707-V1-PEFC ( <i>Tower</i> )
<b>6x6 Apex Playhouse, Tower, Slide &amp; Swing</b> <i>SI-002-001-0105</i>	02DTSHAX0606SFD2W-V1-PEFC ( <i>Playhouse</i> ) 02DTTWR0707-V1-PEFC ( <i>Tower</i> ) 02PATINCSWA-V1-PEFC ( <i>Swing Set</i> )

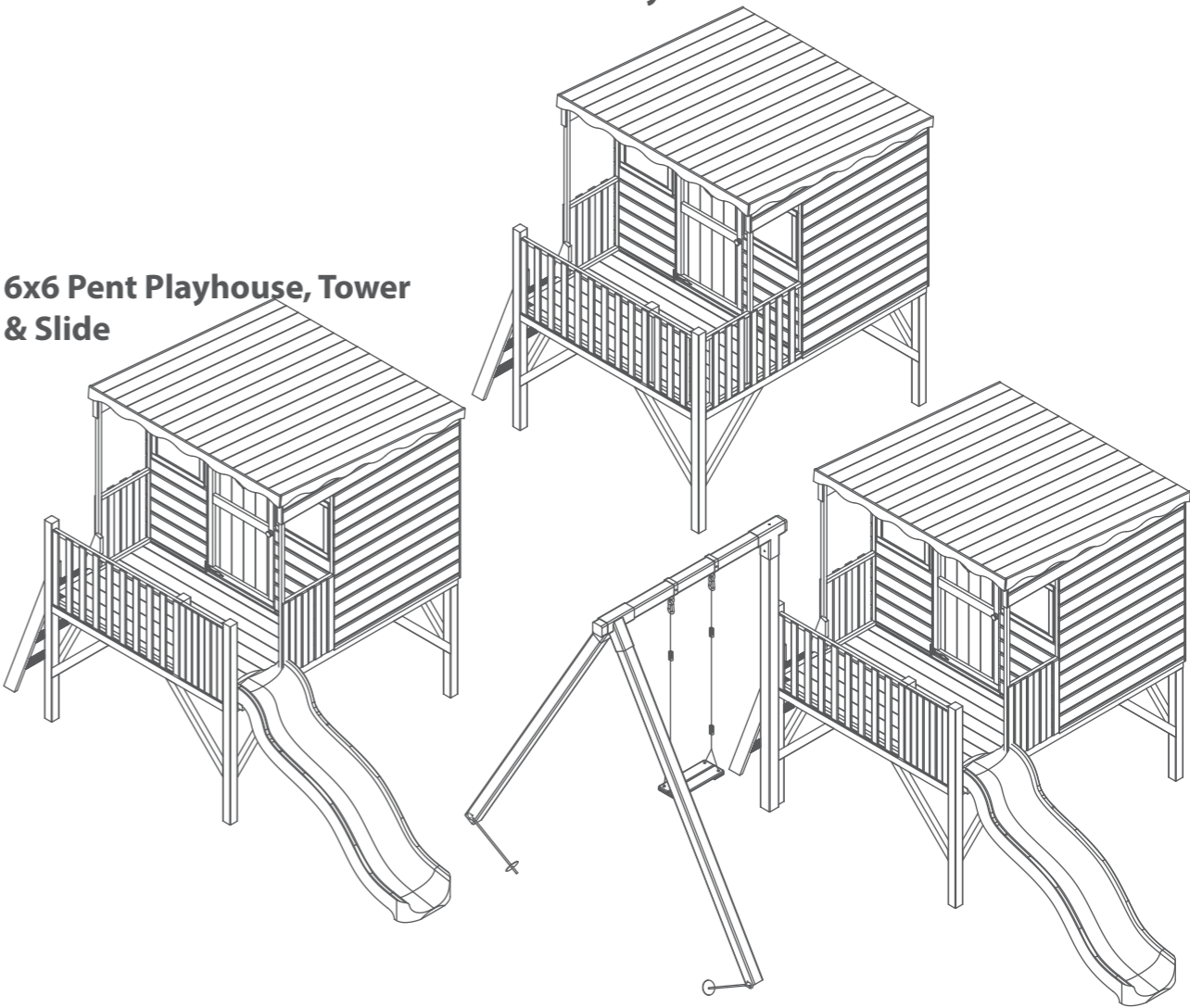
**6x6 Apex Playhouse & Tower**



**6x6 Apex Playhouse, Tower, Slide & Swing**

Model	Build Instructions Required
<b>6x6 Pent Playhouse &amp; Tower</b> <i>SI-002-001-0114</i>	02DTSHPN0606SFD2W-V1-PEFC ( <i>Playhouse</i> ) 02DTTWR0707-V1-PEFC ( <i>Tower</i> )
<b>6x6 Pent Playhouse, Tower &amp; Slide</b> <i>SI-002-001-0115</i>	02DTSHPN0606SFD2W-V1-PEFC ( <i>Playhouse</i> ) 02DTTWR0707-V1-PEFC ( <i>Tower</i> )
<b>6x6 Pent Playhouse, Tower, Slide &amp; Swing</b> <i>SI-002-001-0106</i>	02DTSHPN0606SFD2W-V1-PEFC ( <i>Playhouse</i> ) 02DTTWR0707-V1-PEFC ( <i>Tower</i> ) 02PATINCSWA-V1-PEFC ( <i>Swing Set</i> )

**6x6 Pent Playhouse & Tower**



**6x6 Pent Playhouse, Tower, Slide & Swing**

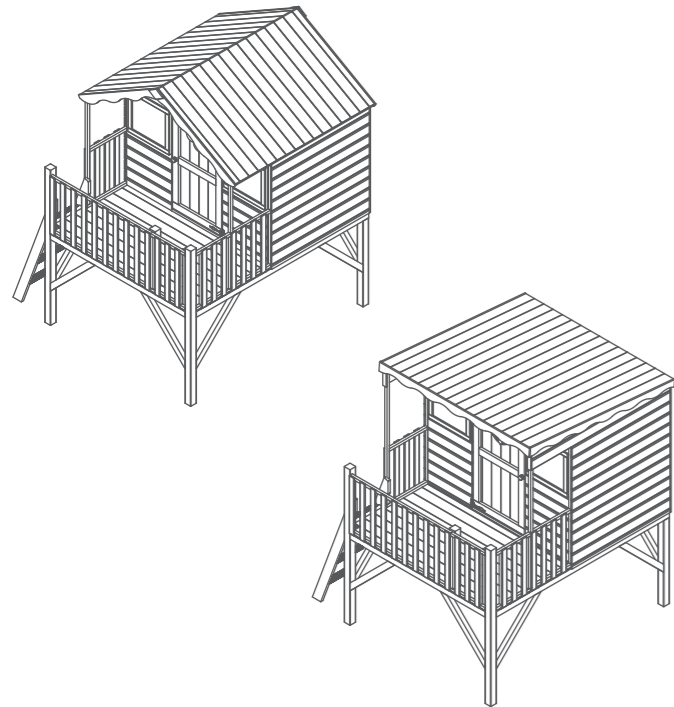
DO NOT ALLOW YOUR CHILD TO PLAY WITH ANY  
COMPONENT PARTS PRIOR TO ASSEMBLY.

## Tower Set Up Options:

Take a look at the different set ups below and decide which you wish to construct.

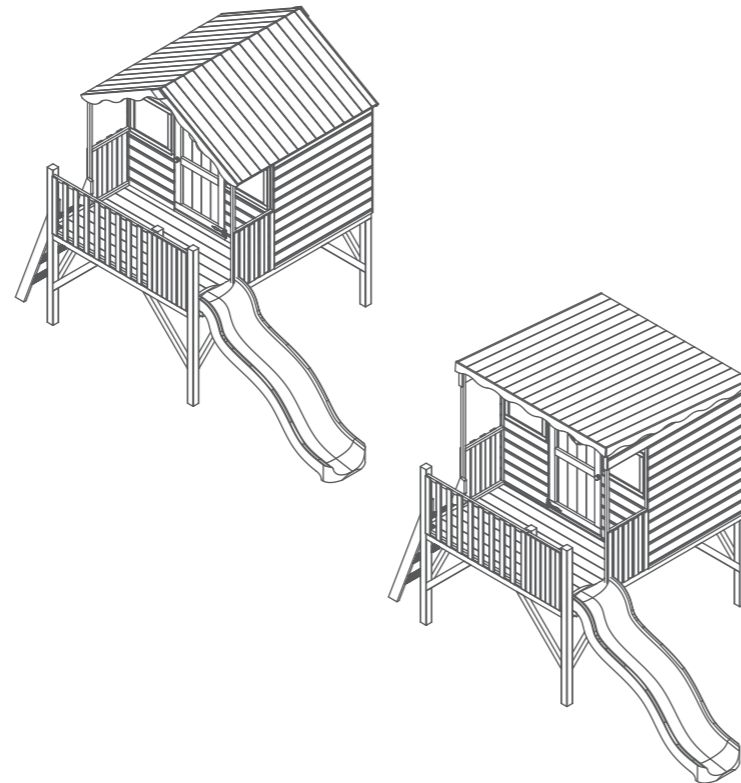
### SET UP 1

Ladder on the left side, with no slide.



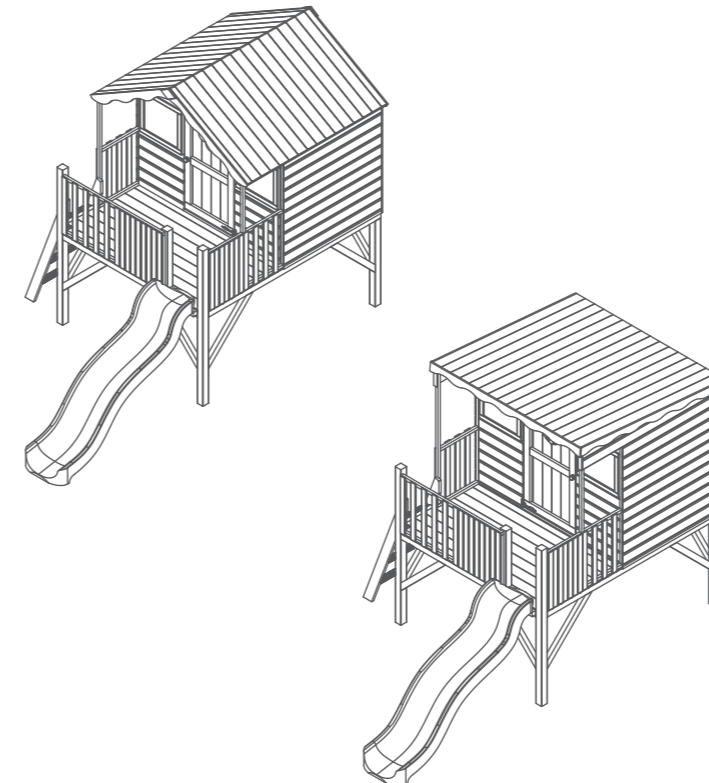
### SET UP 3 (If purchased a slide)

Ladder on the left and slide on the right side.



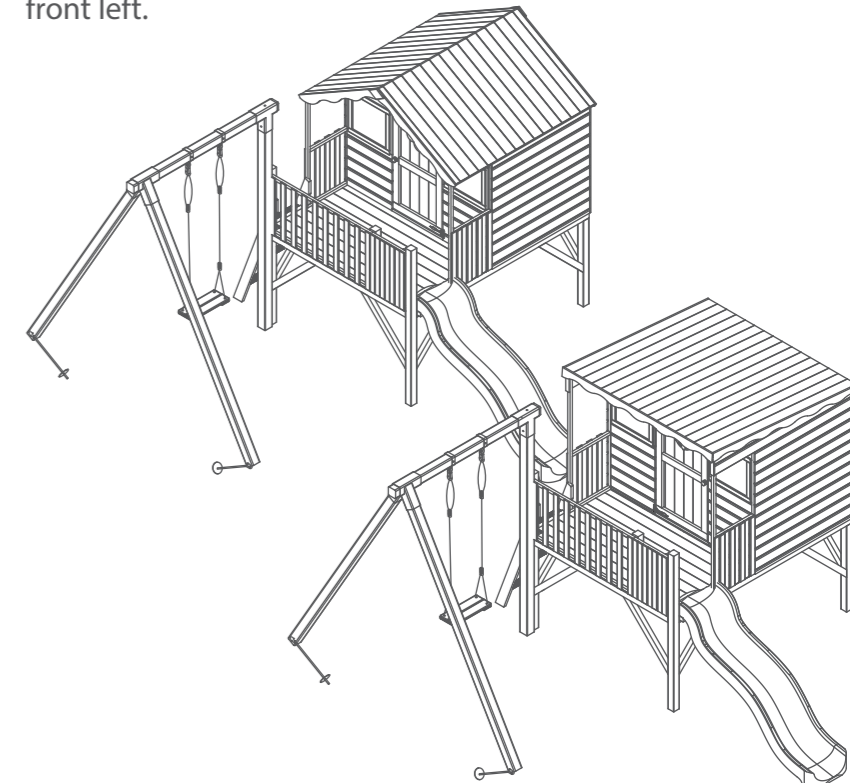
### SET UP 5 (If purchased a slide)

Ladder on the left and slide on the front-right.



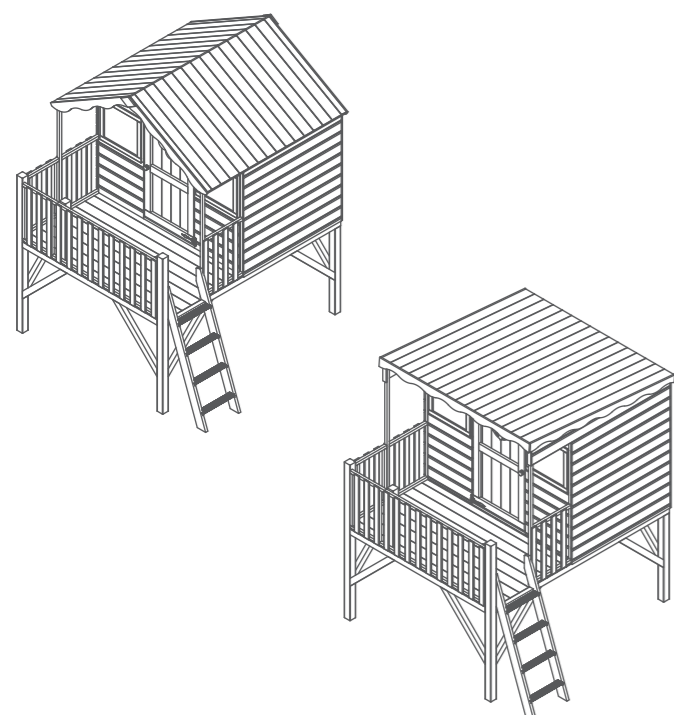
### SET UP 7 (If purchased an Activity set)

Ladder on the left, slide on the right side and activity set on the front left.



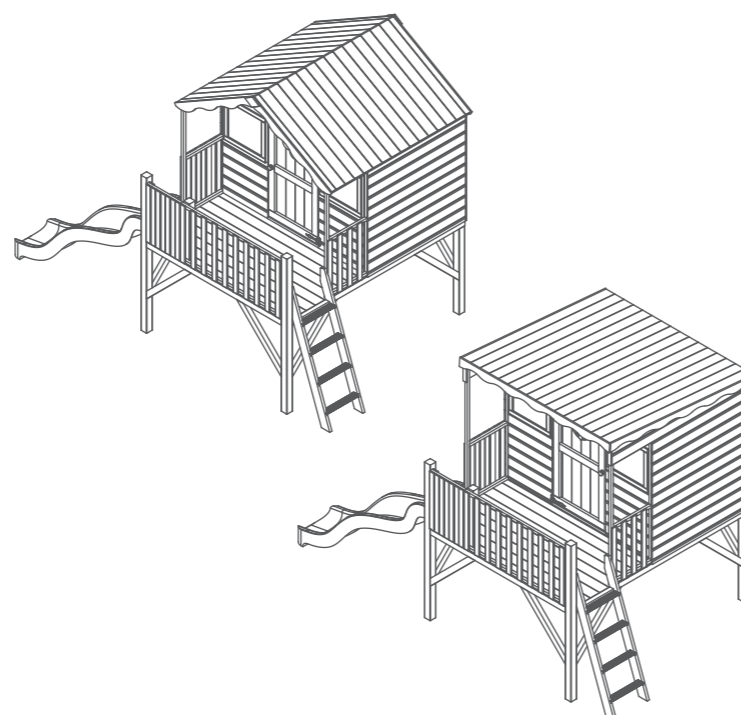
### SET UP 2

Ladder on the right side, with no slide.



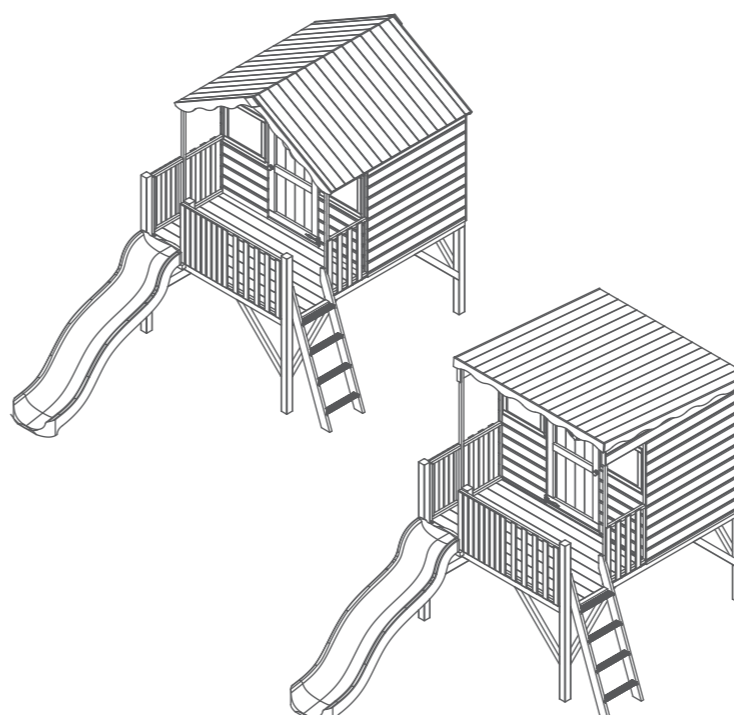
### SET UP 4 (If purchased a slide)

Ladder on the right and slide on the left side.



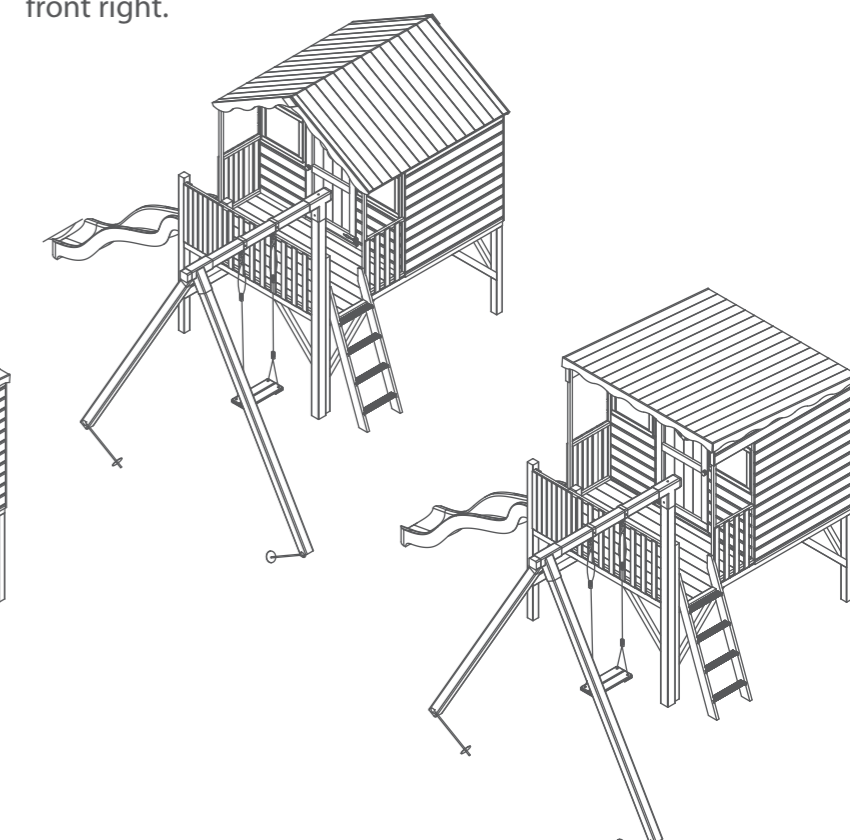
### SET UP 6 (If purchased a slide)

Ladder on the right and slide on the front-left.



### SET UP 8 (If purchased an Activity set)

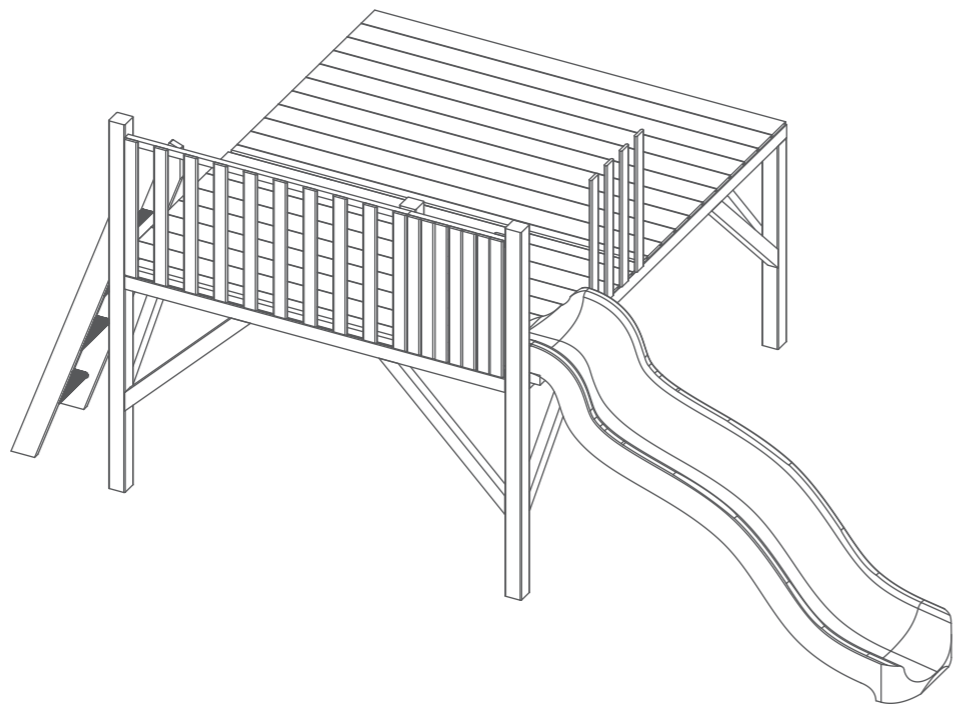
Ladder on the right, slide on the left side and activity set on the front right.



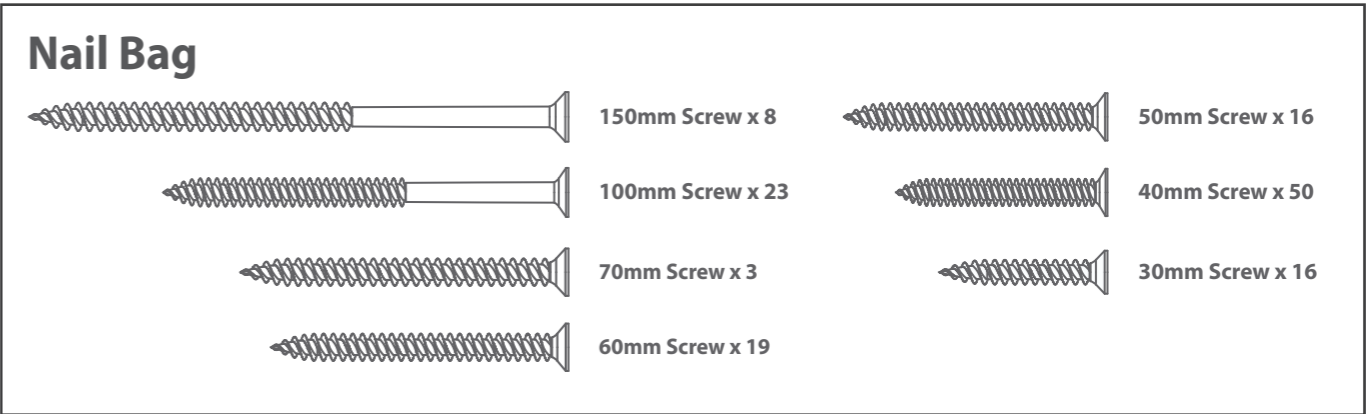
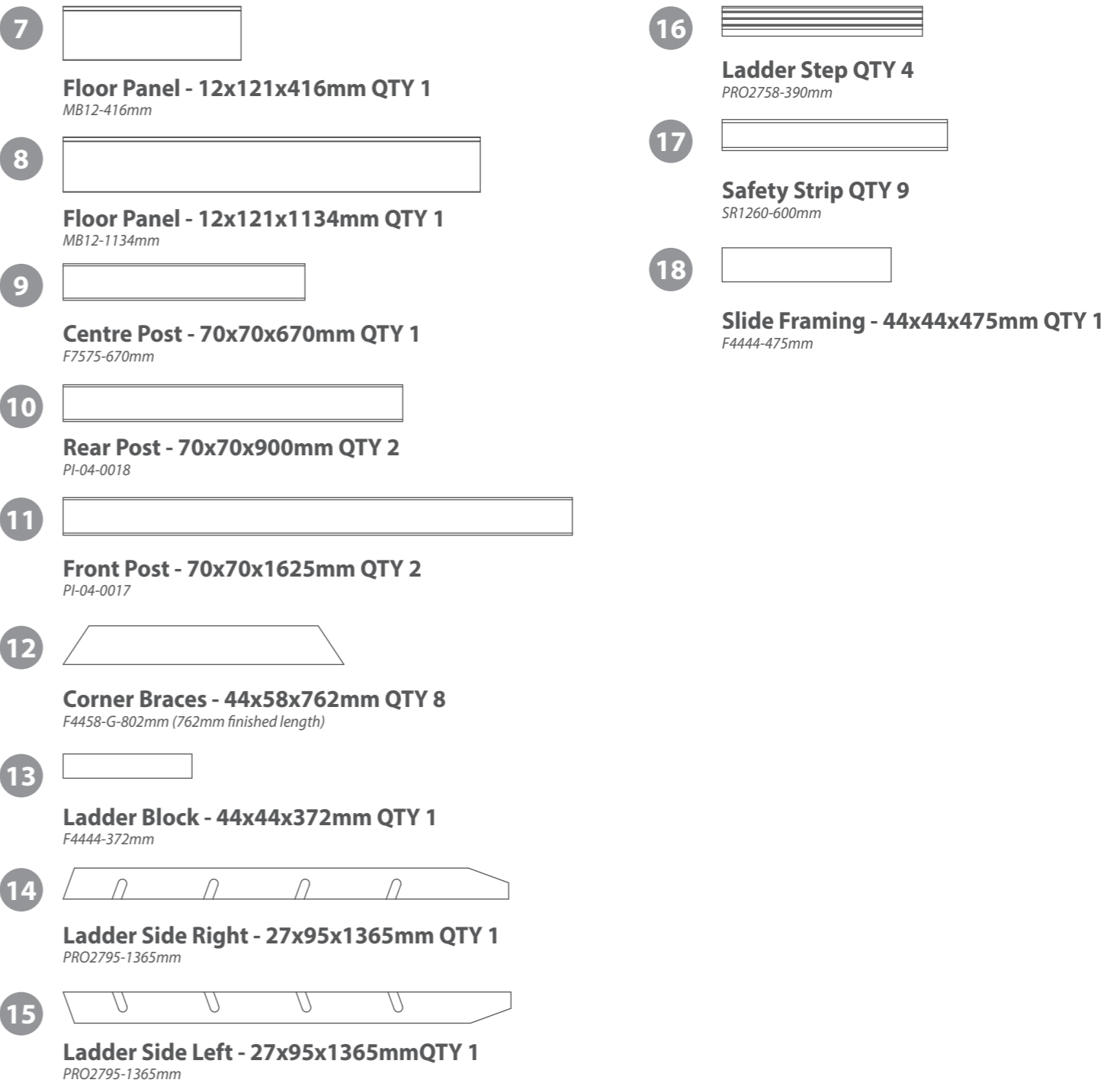
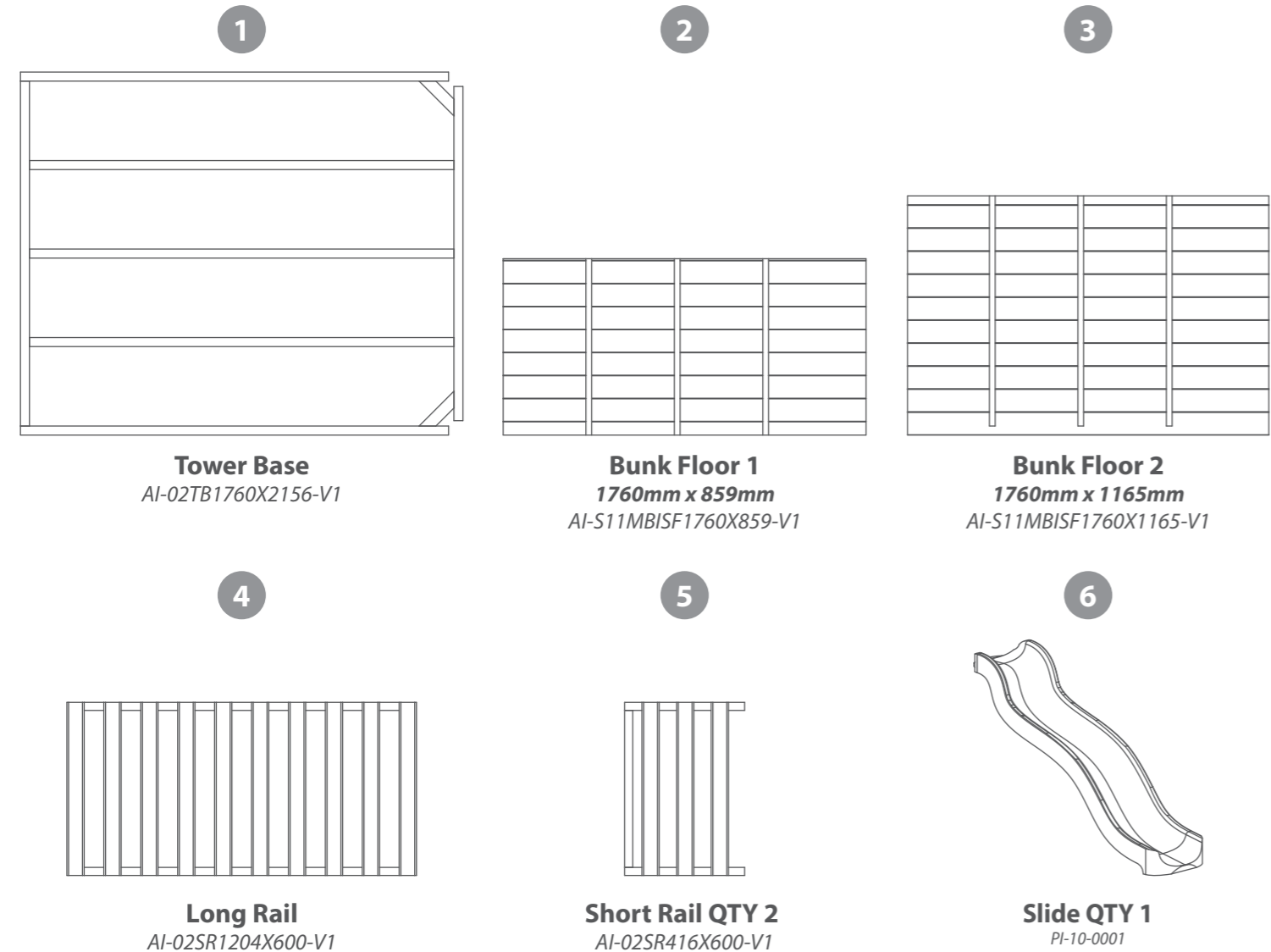
DO NOT ALLOW YOUR CHILD TO PLAY WITH ANY  
COMPONENT PARTS PRIOR TO ASSEMBLY.



**Overall Dimensions:**  
Width = 2168mm  
Length = 2214mm  
Height = 1625mm



**Building Content:**



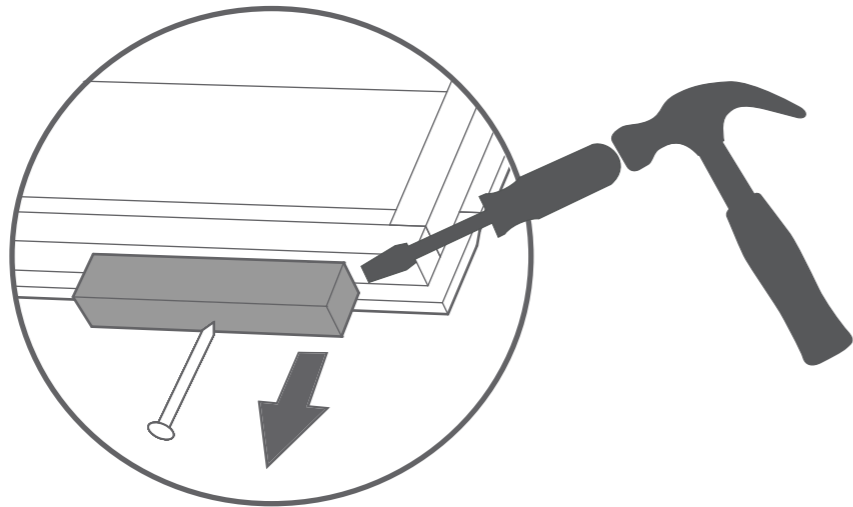
DO NOT ALLOW YOUR CHILD TO PLAY WITH ANY  
COMPONENT PARTS PRIOR TO ASSEMBLY.

## Pre Assembly

Before assembling remove the transportation blocks from the bottom of each panel.

Take care removing the blocks as to not damage the panels. Tap with a flat headed screwdriver and hammer.

Dispose of the blocks once removed.



PLEASE SCAN HERE:



## Step 2

Part needed - **3**

Locate Bunk Floor 2 (**No.3**) on to the Tower Base (**No.1**).

Ensure Bunk Floor 2 (**No.3**) is flush to the framing at the back of the tower base and is positioned centrally, as shown in the illustration.

Please note: There will be a gap of approx 18mm between the two Bunk Floors (**No. 2 & 3**)

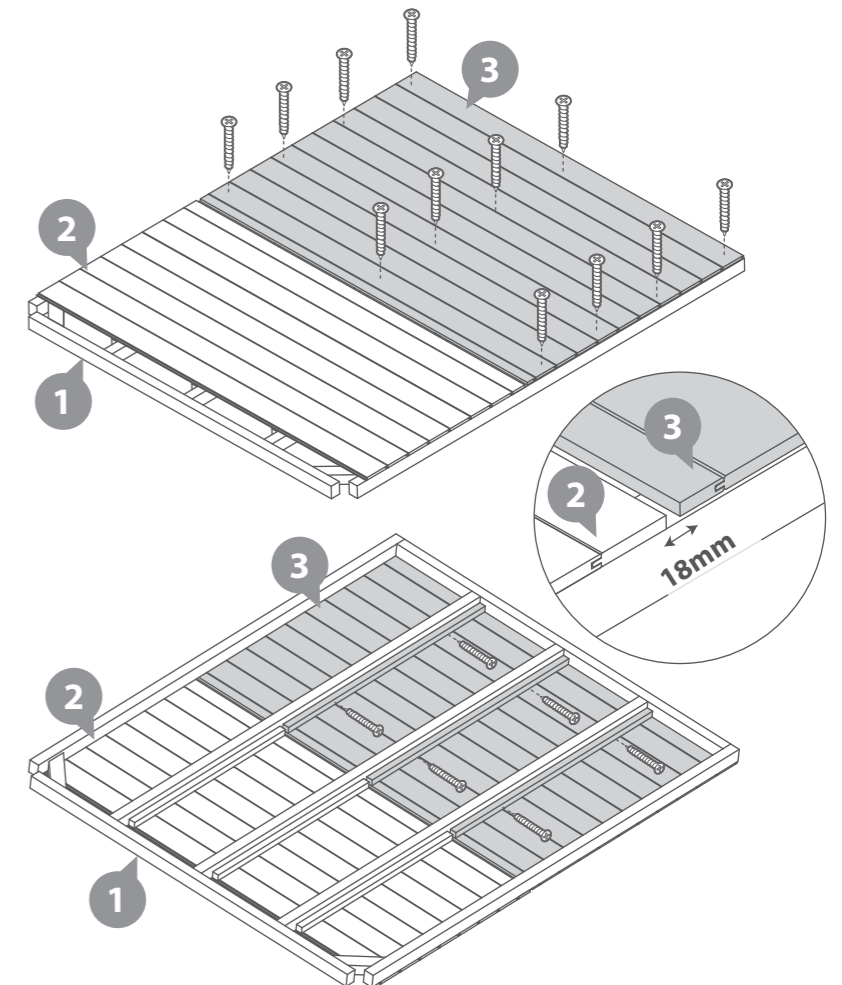
Fix in place by screwing through the Bunk Floor boards into the Tower Base framing, using 40mm screws. Further secure the Bunk Floor by screwing through the framing of the Bunk Floor, into the framing of the Tower Base, using 6x50mm screws.

**12x40mm Screws**  
**6x50mm screws.**

40mm  
screw

50mm  
screw

Pre drill  
hole



## Step 1

Part needed - **1 & 2**

Place the Tower Base (**No.1**) onto a flat and level surface.

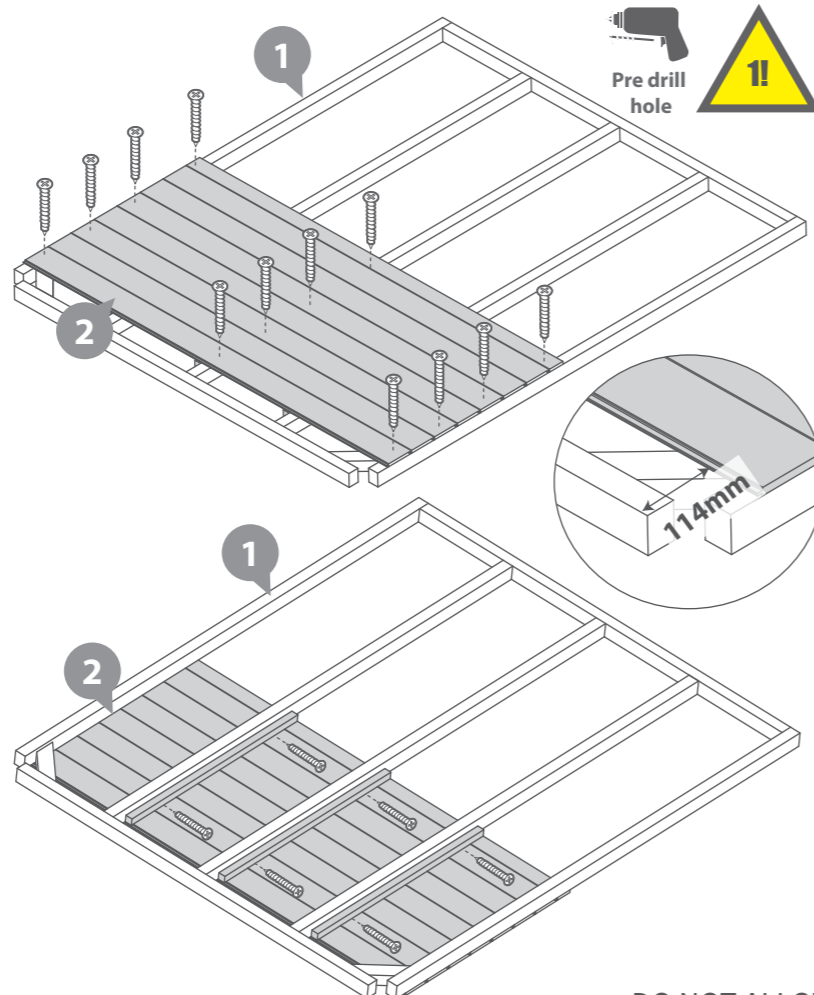
Locate Bunk Floor 1 (**No.2**) on to the front of the Tower Base (**No.1**). Ensure the boarding on the Bunk Floor 1 (**No.2**) is at a distance of 114mm from the front of the bunk framing, and the framing is flush to the framing of the tower base, as shown in the illustration.

Fix in place by screwing through the Bunk Floor boards into the Tower Base framing, using 40mm screws. Further secure the Bunk Floor by screwing through the framing of the Bunk Floor, into the framing of the Tower Base, using 6x50mm screws.

**12x40mm Screws**  
**6x50mm screws.**

40mm  
screw

50mm  
screw



DO NOT ALLOW YOUR CHILD TO PLAY WITH ANY  
COMPONENT PARTS PRIOR TO ASSEMBLY.

### Step 3

Part needed - **7 & 8**

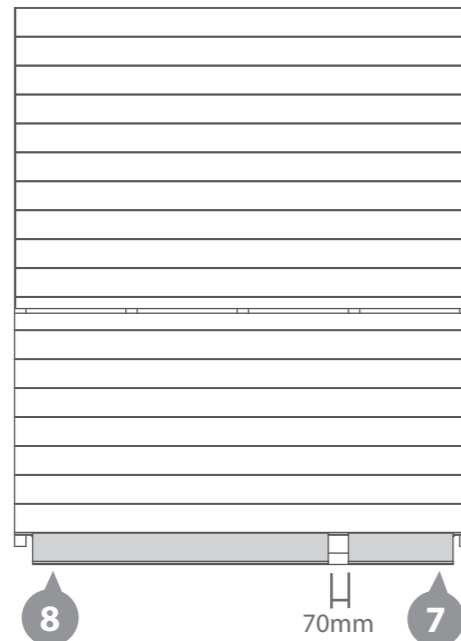
Locate the Floor Panels (**No. 7 & 8**) onto the front of Bunk Floor 1 (**No.2**) depending on which Set up you wish to construct, as shown.

*(If you have not yet decided on a set up, please refer to page 3)*

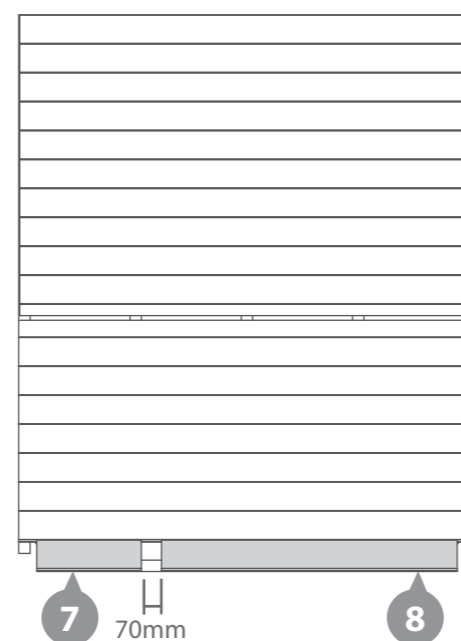
Ensure there is at least a 70mm gap between the two parts, this is for the centre post (**No.9**).

Once in position, fix in place using 3x40mm screws per panel.

**6x40mm Screws**



**For set up 1, 3, 5 and 7 place the boards as shown above.**



**For set up 2, 4, 6 and 8, place the boards as shown above.**



### Step 4

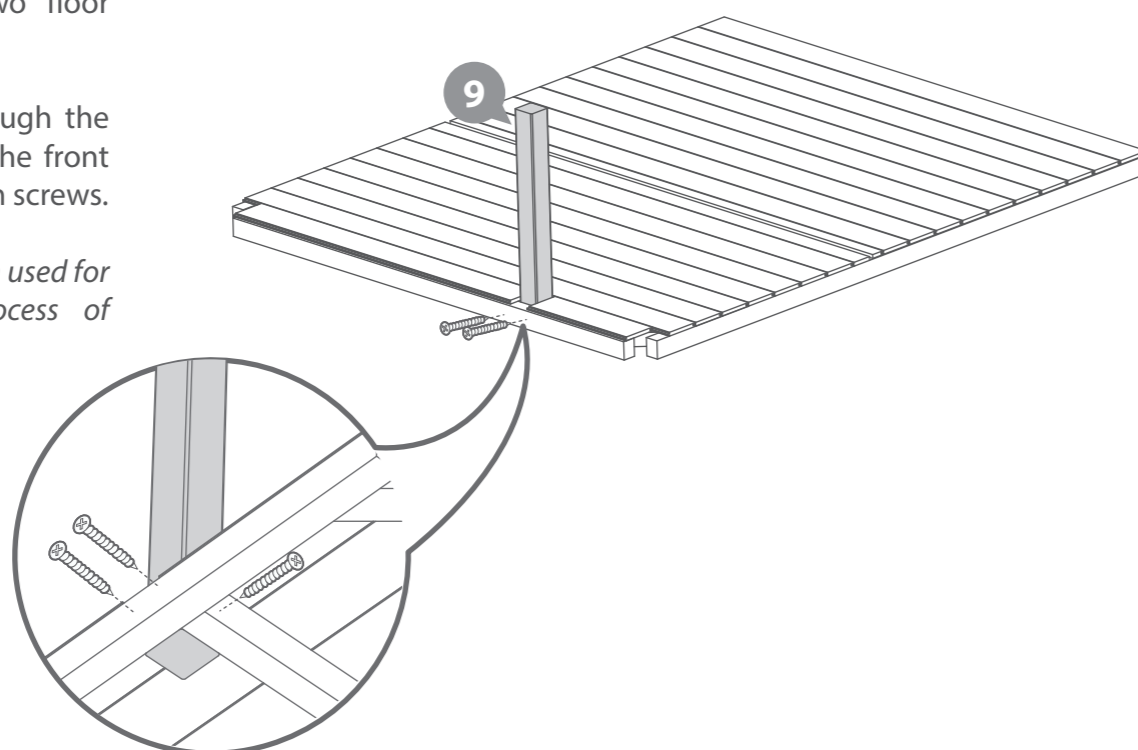
Parts needed - **9**

Locate the Centre Post (**No.9**) in the 70mm gap between the two floor panels.

Fix in place by screwing through the Tower base into the post at the front and underside using 3x100mm screws.

*Please note: this set up has been used for illustrative purposes, the process of fitting the posts is the same.*

**3x100mm Screws**



### Step 5

Parts needed - **10 & 11 & 12**

**A** With the assembled Platform resting on one side, secure one of the Rear Posts (**No.10**) to the back of the platform. Use 2x150mm screws per post and secure through the top of the platform.

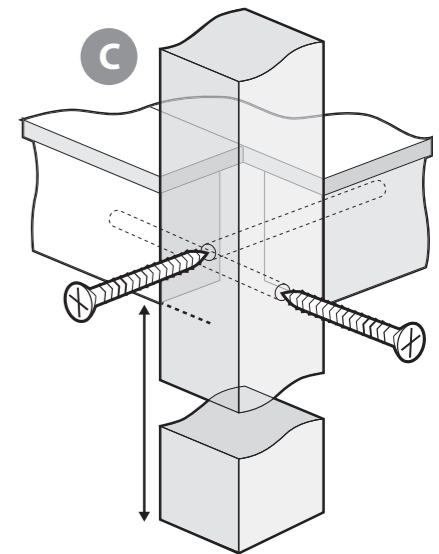
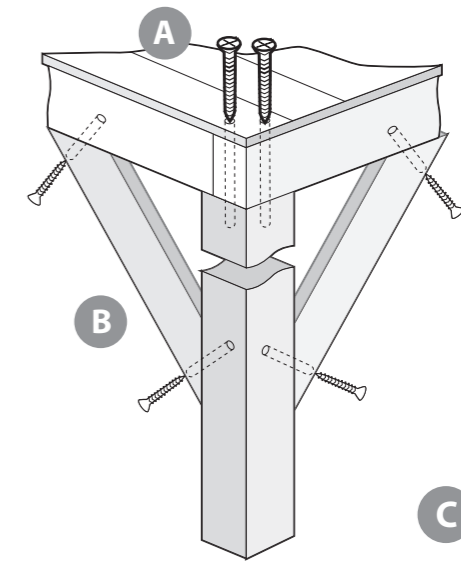
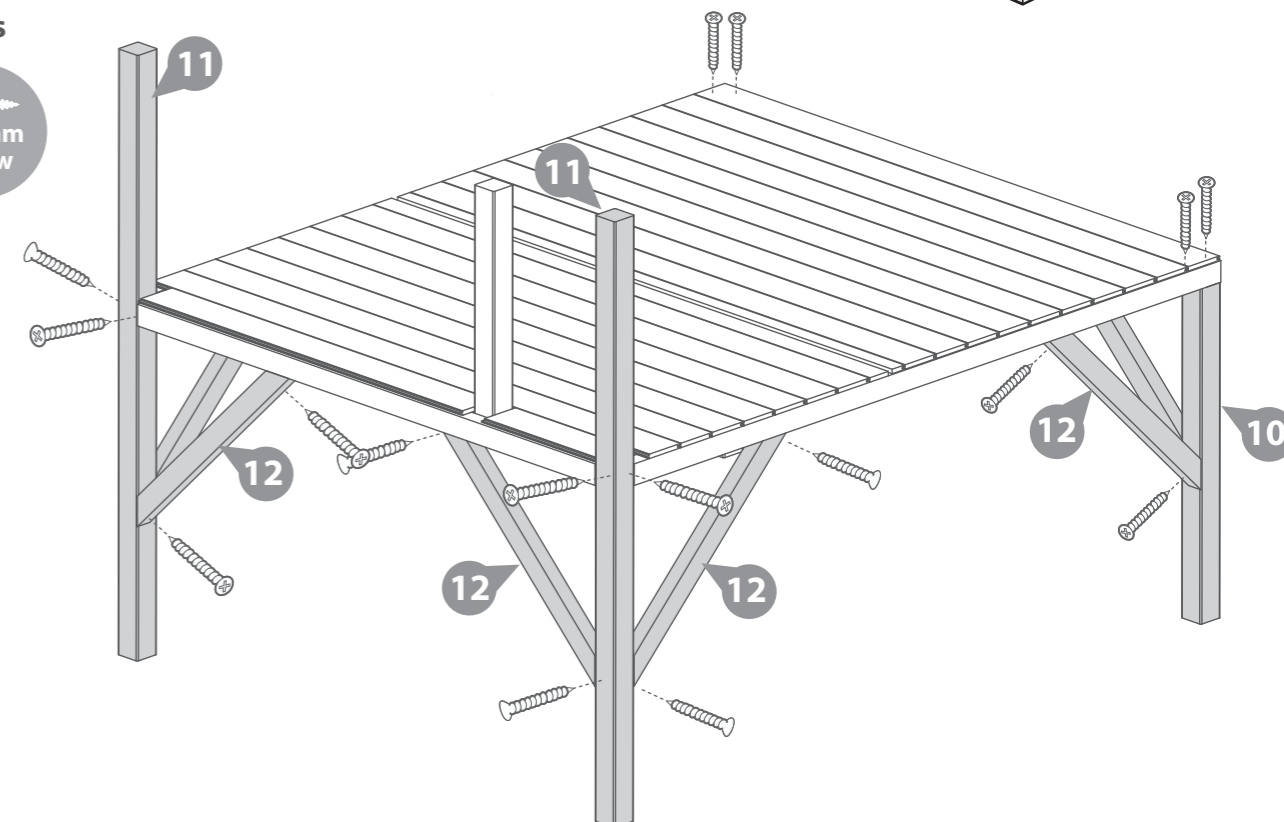
**B** Secure two corner braces (**No.12**) to the post using 2x100mm screws per brace. Ensure the braces are flush to the rear post and Tower Base. *Note: the post should be at a 90 degree angle and the corner braces should be at a 45 degree angle to the platform.*

**C** To ensure the front post (**No.11**) is at the correct height, mark the height of the rear post on to the front post and position into the cut out section at the front of the platform as shown. Secure using 2x150mm screws per post.

Fix two corner braces to the front post (**No.11**) as previously and repeat the previous steps on the remaining posts.

**Carefully position the platform onto your base and check that it is level.**

**16x100mm Screws**  
**8x150mm Screws**

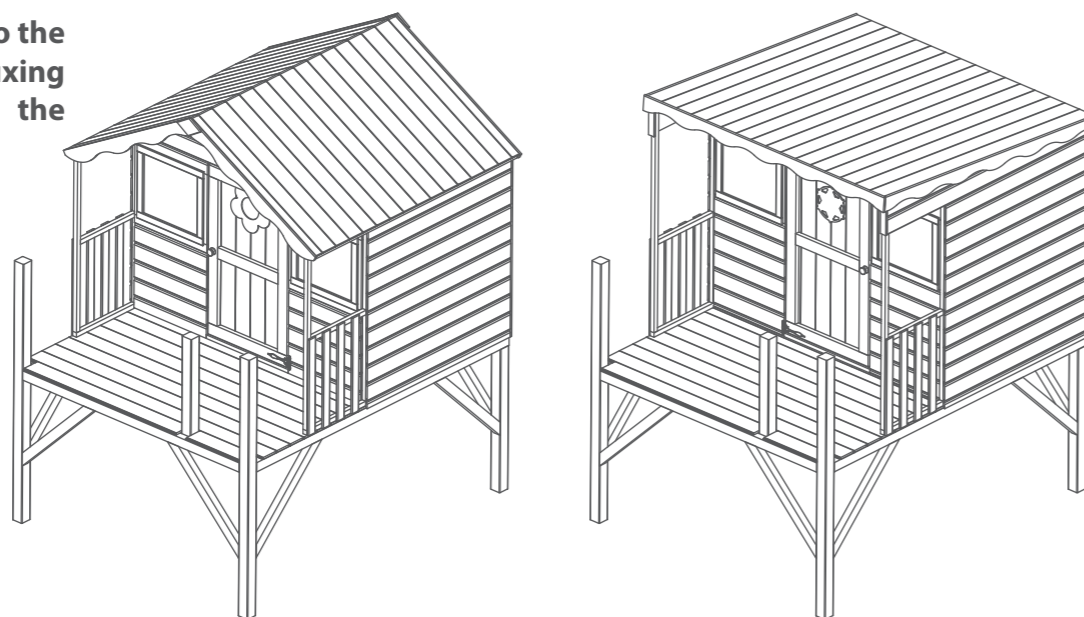


## Step 6

The platform is ready for the assembly of the playhouse on top.

Follow the instructions provided with the playhouse.

**Ensure to fix the playhouse to the Bunk using the same fixing method mentioned in the playhouse instructions.**



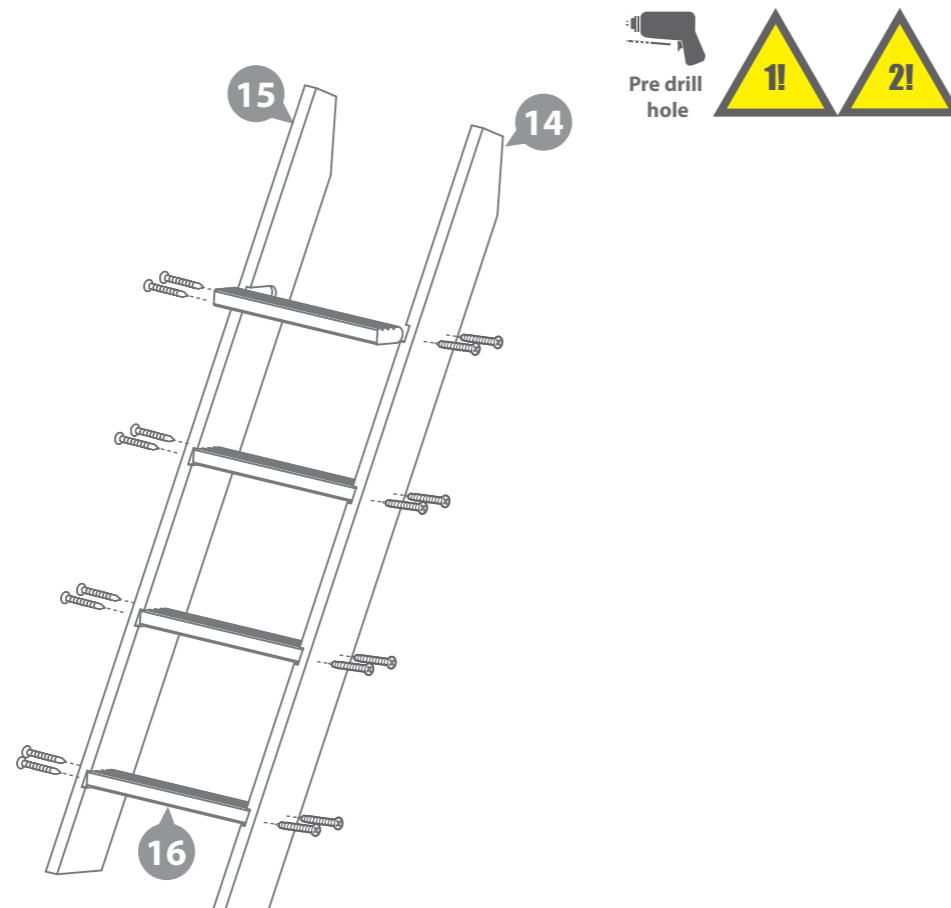
## Step 7

**Parts needed - 14 & 15 & 16**

Slot the steps (No.16) into the left and right ladder side (No.14 & 15)

Fix in position using 4x30mm screws per step.

**16x30mm Screws**



## Step 8

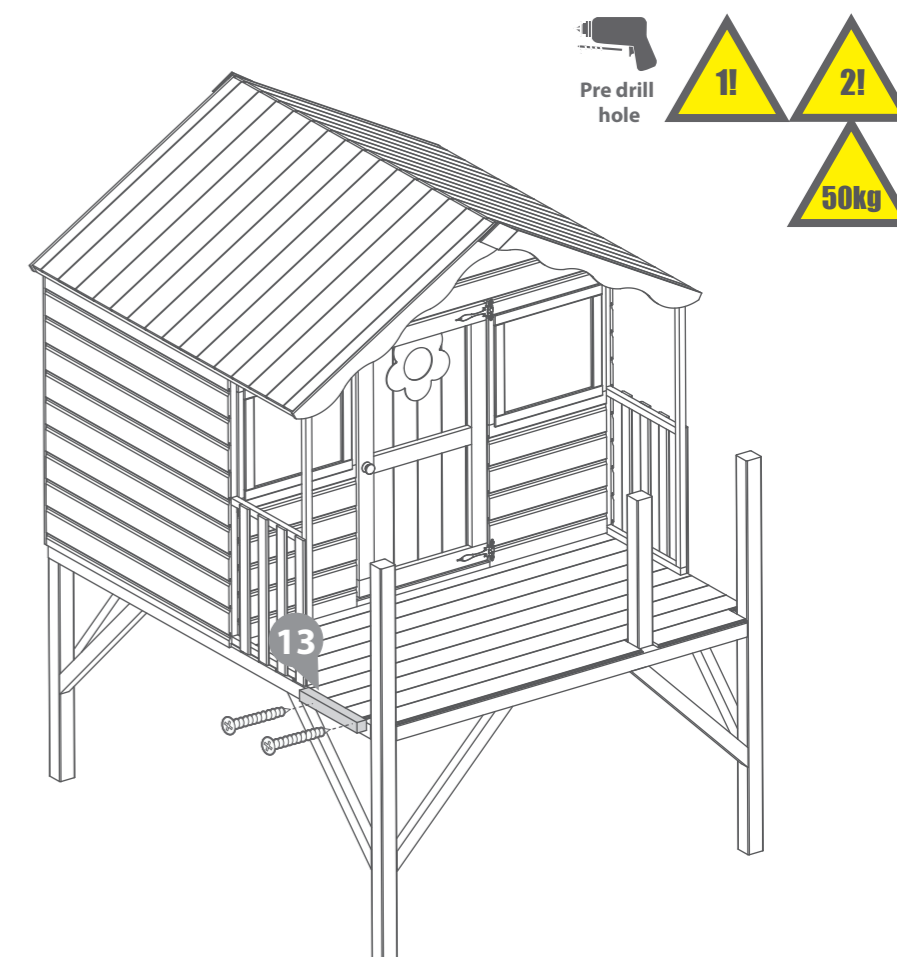
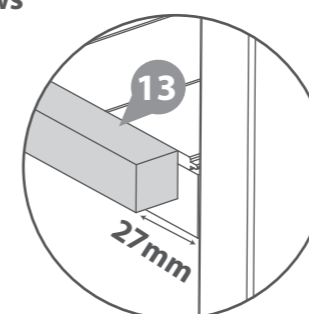
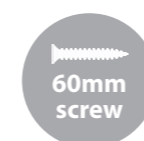
**Parts needed - 13**

Locate the Ladder Block (No. 13) flush to the top of the Bunk Floor and 27mm from the front of the front post, as shown in the diagram.

Fix in place by screwing through the block into the tower base using 2x60mm screws.

*Please note: This playhouse and set up have been used for illustrative purposes, fit the ladder block to the side of the tower base to which you will be fitting the ladder.*

**2x60mm screws**



## Step 9

Place the assembled ladder between the front post (**No.11**) and the playhouse left hand side rail.

**Ensure the ladder fits flush with the post and the playhouse rail and flat to the floor, fix in place using 4x50mm screws as shown.**

Fix in place by screwing through the ladder into the front post and playhouse side rail using 4x50mm screws as shown.

*Please note: This playhouse and set up have been used for illustrative purposes, fit the ladder to the side of the tower base to which you have fitted the ladder block.*

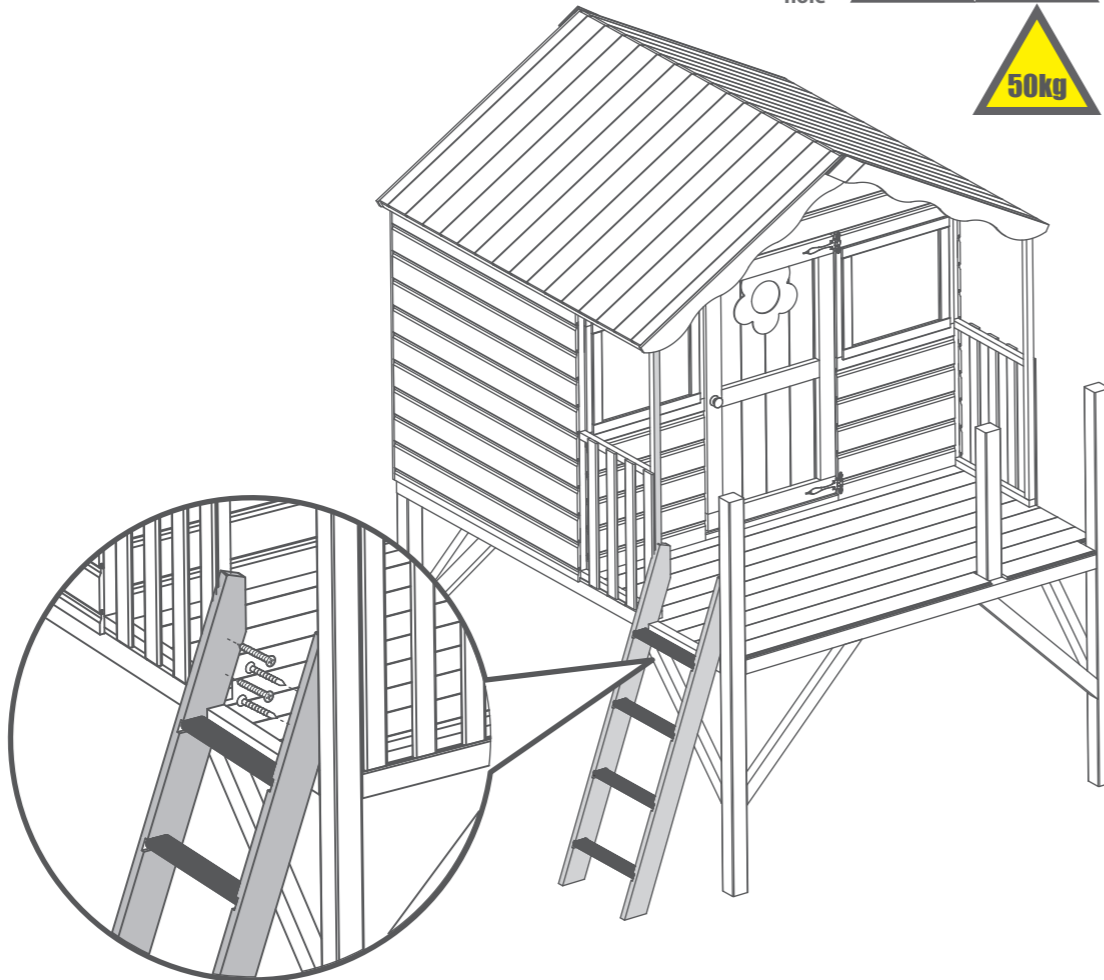
**4x50mm screws.**



50mm  
screw



Pre drill  
hole



## Step 10

Parts needed - **4**

Locate the Long Rail (**No.4**) into the gap between the front and central posts.

Ensure the framing of the rail is flush with the front of the Tower base and the front post (**No.11**), as shown in the illustration.

Fix into position by screwing through the rail into the tower base and posts using 9x60mm screws.

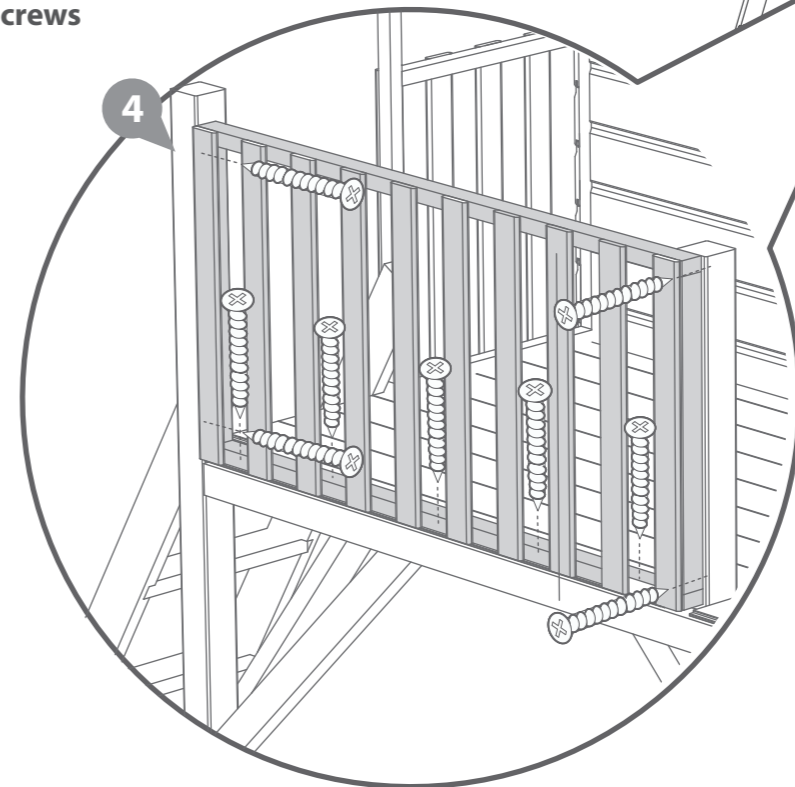
*Please note: This playhouse and set up have been used for illustrative purposes, fit the long rail to fill the larger gap between the centre and front post.*

**9x60mm Screws**

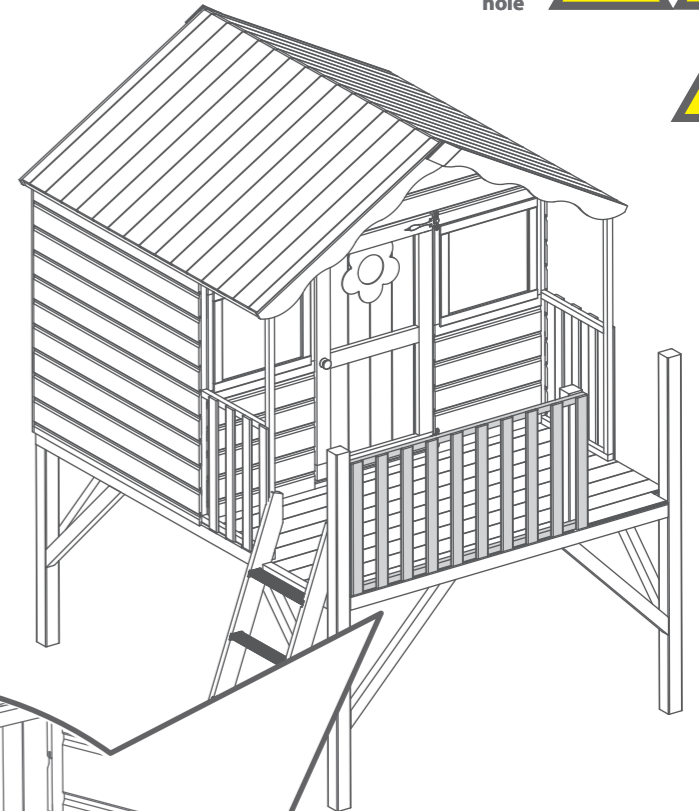


60mm  
screw

**4**



Pre drill  
hole



## Step 11

### Parts needed - 5

If you are constructing Set Ups 1 or 2, this is your final step.

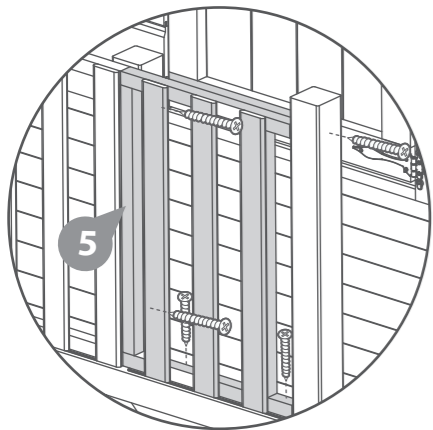
Dependant on which Set up you are constructing, Locate the Short Rail(s) (No.5) onto the Tower Base, as shown in the illustration.

Ensure the Rail framing is flush to the Tower Base and Front Post.

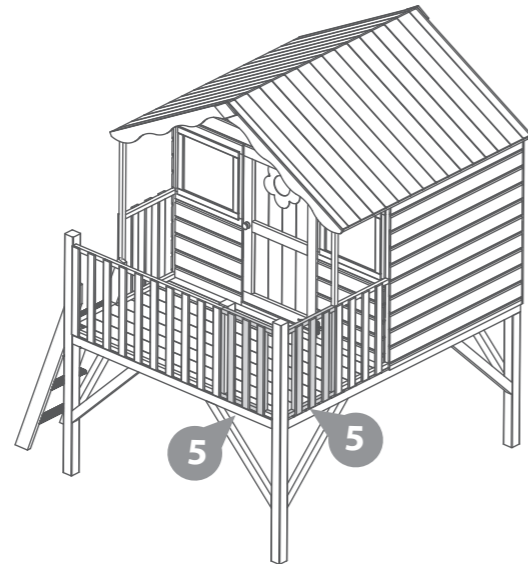
Fix the Short Rail (No.5) into position using 4x60mm & 2x100mm screws per Short Rail

*Please note: You have been supplied with two short rails, please fit both if constructing set up 1 & 2. If constructing any other set up only the one rail is required to be installed.*

**8x60mm Screws**  
**4x100mm Screws**



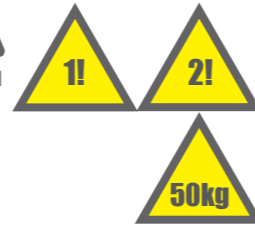
## SET UP 1 & 2



## SET UP 3, 4, 7 & 8



## SET UP 5 & 6



## Step 12

### Parts needed - 18

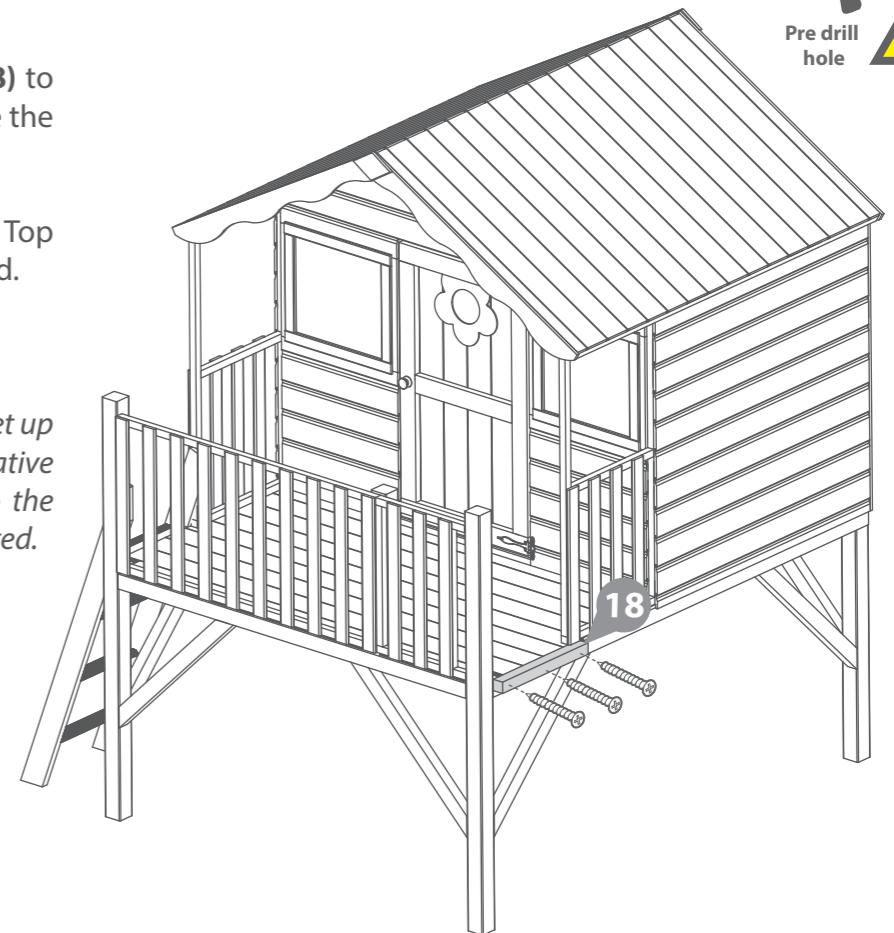
Locate the Slide Framing (No.18) to the Tower Base in the gap where the slide will be fitted.

Ensure the framing is flush to the Top of the Tower base and centralised.

Fix in place use 3x70mm screws.

*Please note: This playhouse and set up have been used for illustrative purposes, fit the slide framing to the opening where the slide will be fitted.*

**3x70mm Screws**



**Step 13**  
**Parts needed - 6**

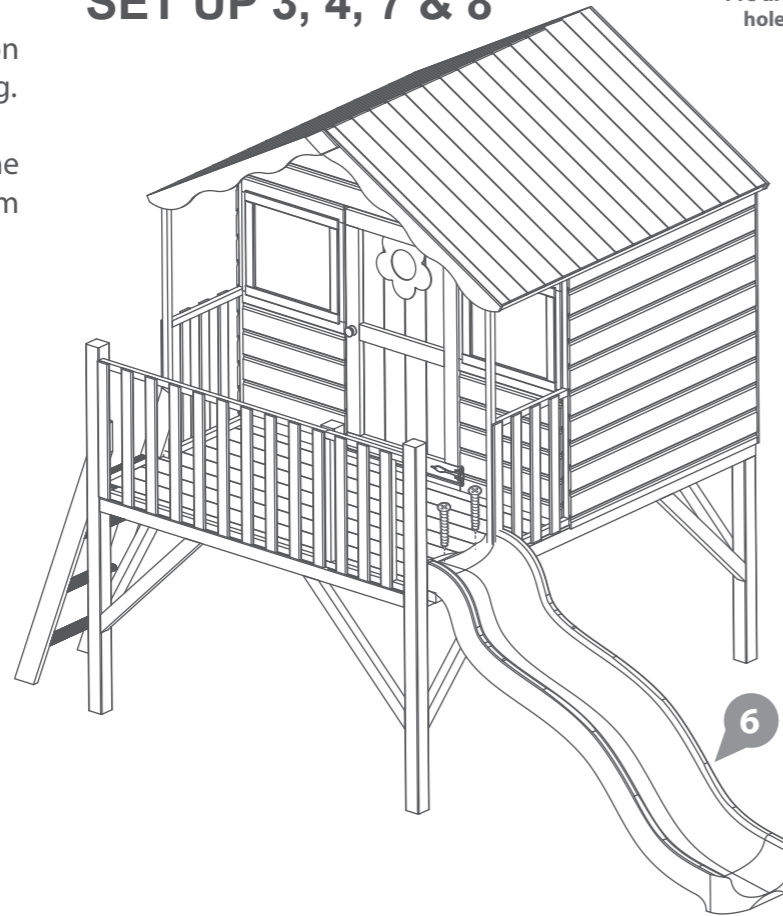
Place the slide (**No.6**) into position centrally on top of the Slide Framing.

Fix in place by screwing through the slide into the framing using 2x40mm screws.

**2x40mm Screws**

40mm  
screw

**SET UP 3, 4, 7 & 8**



**SET UP 5 & 6**



**Step 14**  
**Parts needed - 17**

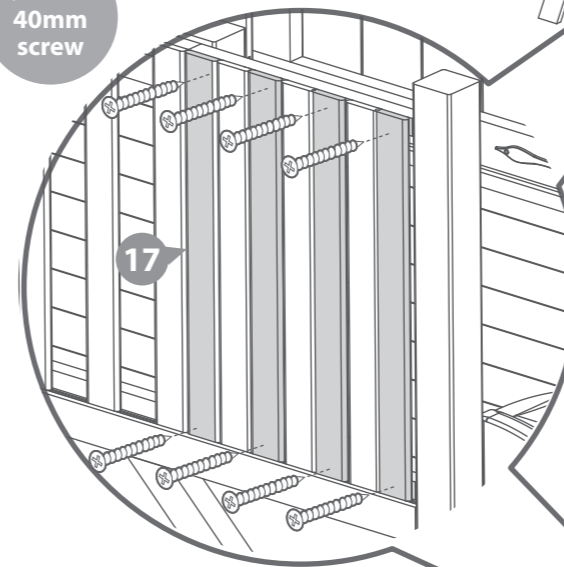
Locate the Safety Strips (**No.17**) per rail in between the gaps in the rails of the playhouse side panel and tower next to the slide. There are 4 Safety Strips per rail.

Ensure the safety strips are flush and level with the strips already on the rail.

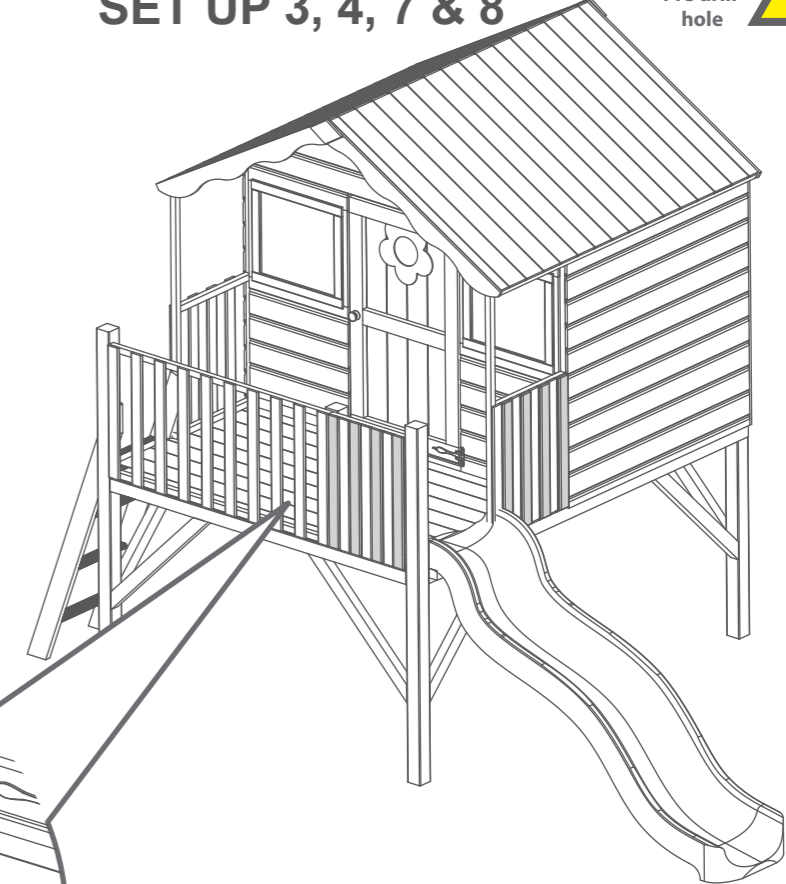
**This is to help stop any potential hazards when using the slide.**

**16x40mm Screws**

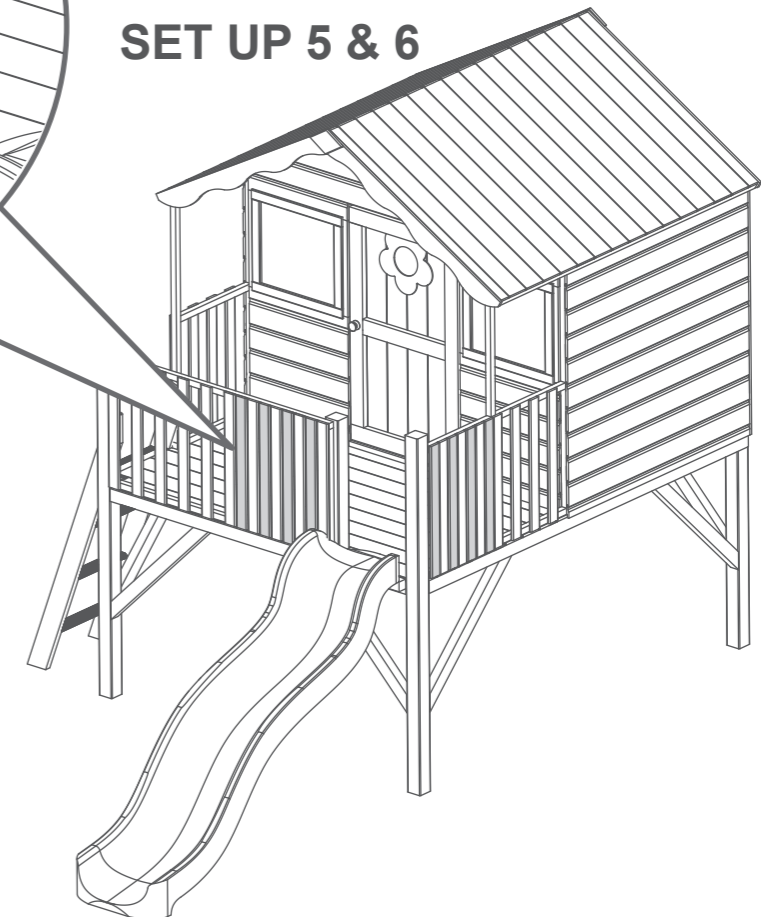
40mm  
screw



**SET UP 3, 4, 7 & 8**



**SET UP 5 & 6**



**Step 15**

**Parts needed - 17**

Locate the remaining Safety Strip (**No.17**) onto the inside of the Rail closest to the Slide, ensuring it is flush to the front support post.

Fix using 2x40mm screws per part of the top and bottom

**This is to help stop any potential hazards when using the slide.**

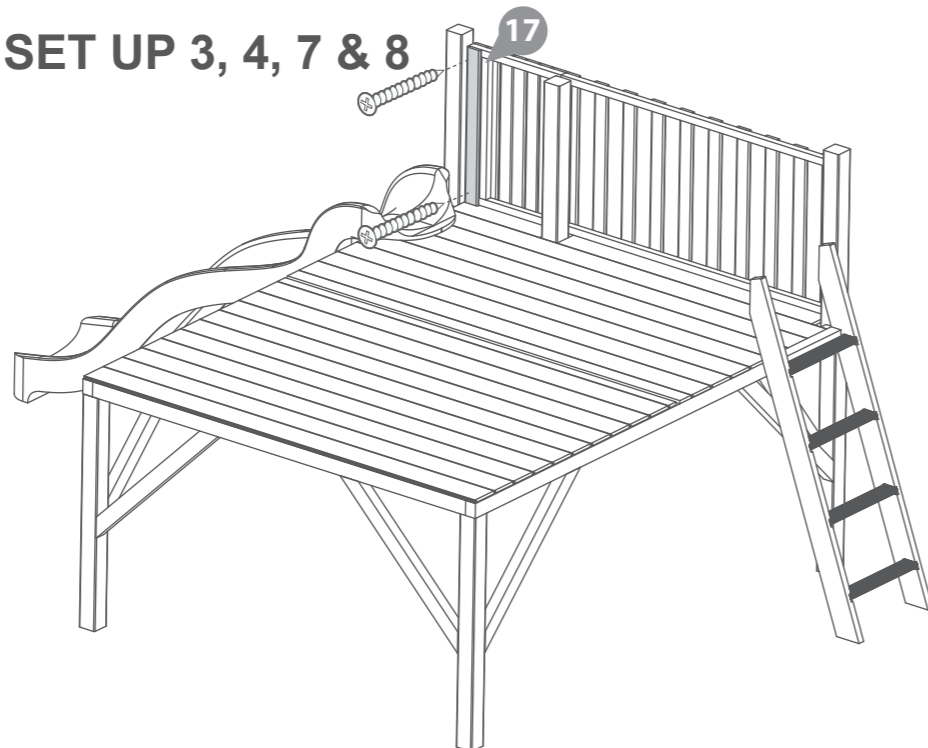
**2x40mm Screws**



**SET UP 5 & 6**



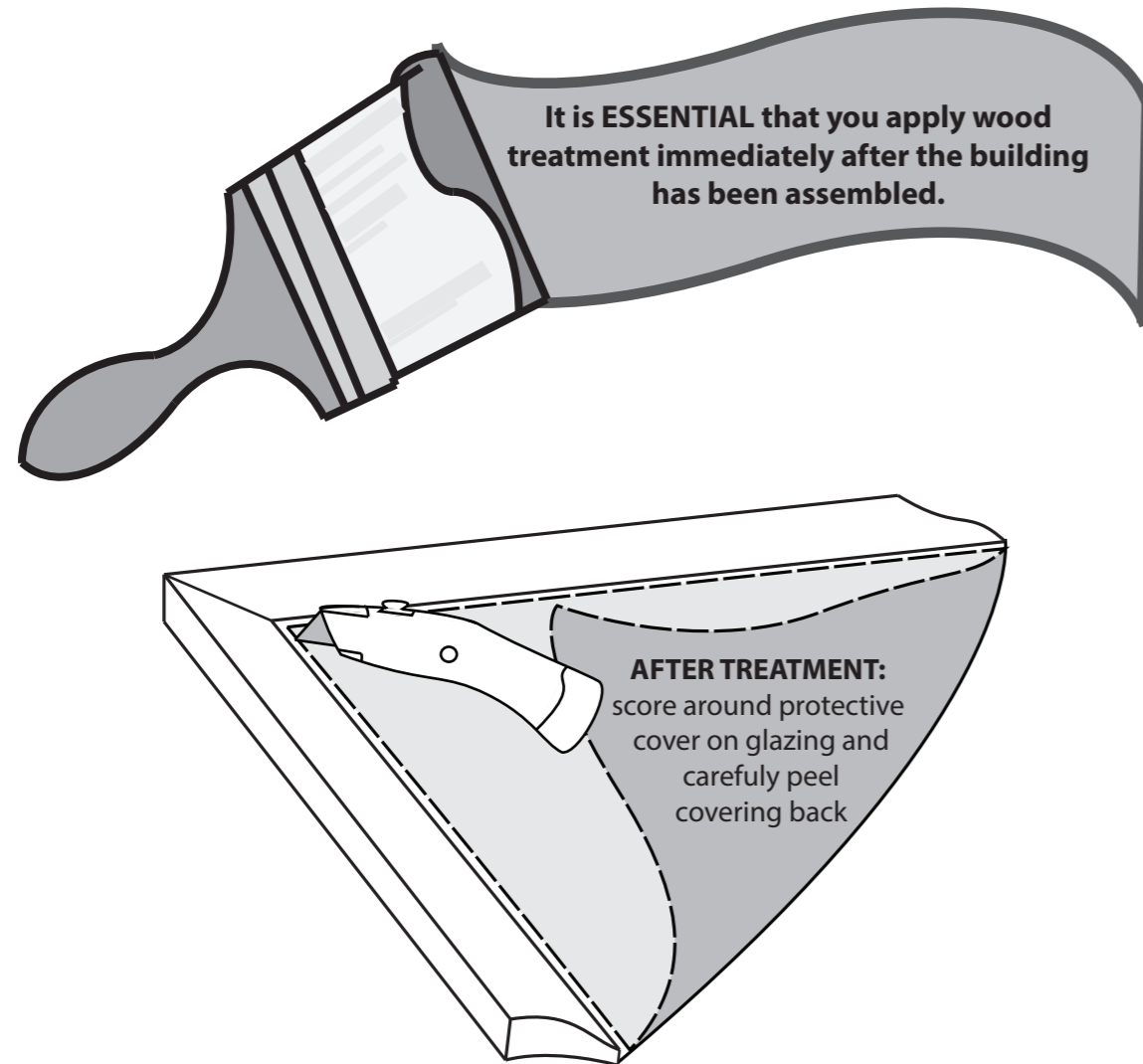
**SET UP 3, 4, 7 & 8**



**If you have purchased an Activity Set,  
please refer to the Activity Set instructions  
to finish constructing.**

**We strongly recommend applying a impact reducing surface around the base and slide. Also a 2 metre safety perimeter around the building free from obstacles and potential hazards.**

DO NOT ALLOW YOUR CHILD TO PLAY WITH ANY  
COMPONENT PARTS PRIOR TO ASSEMBLY.



### Playhouse Maintenance:

It is recommended that the following checks and maintenance are carried out at the beginning of each season as well as at regular intervals during the usage season.

- Check all nuts /bolts/ screws for tightness and tighten when required.
- Check for movement / opening of wood giving rise to protrusion of nail heads and tips.
- Check hinges.
- Replace defective parts in accordance with the manufacturers instructions.
- Check any crossbeams, suspensions and anchors.
- If a swing is included; check the swing seat, chains and ropes.

**IF THESE CHECKS ARE NOT CARRIED OUT THE ACTIVITY TOY COULD BECOME A HAZARD**



## LEAVE US A REVIEW...

Want to share your experience with us?  
Leave us a review on Feefo, TrustPilot or Google.

Your reviews help other people find and trust our business, as well as helping to play an important role in our growth and improvement!

## TREATING YOUR GARDEN BUILDING

Preservation of wood that's outdoors is vital. A little early care will help protect your garden building, improve its appearance and ensure maximum longevity. Insects, moisture, salt, and changing weather can have dramatic effects on the stability and appearance of your garden building. Once your building is installed, you've checked it over and you're happy with it, you can take a few basic precautions to prepare it for the elements. Treating your garden building helps prevent decay and, by repelling water, discourages the growth of moulds and fungi that could jeopardise the structural integrity of the wood.

**Dip Treated buildings** - Require a preservative treatment to protect against rot and decay and a waterproof treatment to prevent water ingress  
**Pressure Treated buildings** - Require a waterproof treatment to prevent water ingress  
**Log Cabins/Insulated Garden Rooms** - Are supplied untreated and require a preservative and waterproofing treatment.



**ANY QUESTIONS?**  
Scan the QR code to contact us via our customer portal.

To apply a preservative and water proofing treatment (pressure treated products do not require a preserver), follow the manufacturer's instructions but in principle, stick to the following steps:

- ✓ Wear latex or rubber gloves, eye protection and (if spraying) a mask.
- ✓ Prepare the wood, by sanding down any ridges or inconsistencies in the wood, smoothing out knots and end-cuts.
- ✓ Choose a dry day to treat your garden building. If you're spraying rather than brushing paint on, avoid a windy day.
- ✓ Be sure you can safely reach all the sections you need to paint - and if you need a ladder, make sure it's safely positioned before climbing. Lay dust sheets around to avoid paint splatters on your base or surrounding plants.
- ✓ Tape around windowpanes to avoid smears when you're painting the frames.
- ✓ Keep pets and small children out of the way. The last thing you want is to have fur on your garden building paint, or little painted footprints all over your garden and home.
- ✓ Fill any gaps in the building's body with caulk or wood filler to prevent water and draughts getting in. Silicone based caulk is flexible and will move with the timber when temperature and humidity change. Allow to dry completely before treating. A handy tip for finding gaps is to go into your garden building and look for light leaking through joins and frames. If light gets in, then so will water.
- ✓ Liberally apply at least two coats of the treatment products with a brush or spray, taking care to allow the first coat to completely dry before applying the second.
- ✓ Make sure the solution permeates the whole of the surface area, especially around natural cracks, end cuts and nail/screw holes.



APPLY WOOD TREATMENT  
**IMMEDIATELY**  
AFTER ASSEMBLY

PLEASE SCAN HERE TO  
SEE TREATMENT VIDEO:



- 1

Perimeter

Check around the perimeter of your product to ensure there are not trees or plants that are in contact with or overhanging the building. This can affect airflow and overhanging trees, or branches can damage the roof, it is advised to keep plants at a distance.
- 2

Repair

Inspect the interior and exterior of the product to look for splits, cracks, and holes. Although this is a natural occurrence it can be prevented. A wood filler can be used to close the splits, cracks, and holes.
- 3

Roof

Check your roof regularly for tears, splits, damaged wood and fallen debris. If you notice any of this immediate repair is critical.
- 4

Doors & Windows

Expansion and contraction can cause doors and windows to stick or become difficult to open. Small adjustments to the hinge position can be made to the doors and windows to allow free movement.
- 5

Oil

Hinges can seize up over time, apply lubricant to the hinges and locks annually.
- 6

Screws & Bolts

It is advised to check all screws and bolts and tighten any loose you might find. For log cabins specifically the storm braces will require loosening. During humidity and temperature changes (seasons) to allow expansion and contraction to prevent gaping, twisting, popping, and warping.
- 7

Wash

At least once a year, give the outside of you building a good wash, to remove cobwebs, leaves, or any other dirt that may accumulate on the exterior.

- 8

Airing

Airing your product regularly prevents the build up of condensation which can cause the timber to warp, bow, boards to pop, distortion, rot and mould. Condensation can build up over time or daily, it is caused by a rise and fall in temperature.

Excessive moisture levels within your building can cause water to collect on the roofs, walls and floors internally. Leaving doors and windows open regularly can help combat the natural moisture build up.
- 9

Clean & Tidy

It is good practice to clean the inside and outside of your product regularly. Clear out the contents, sweep the floor, remove dirt and cobwebs. Check for areas of damp and investigate the cause to remove and prevent future occurrences. Check the ground around your product for build up of debris such as leaves, remove and ensure there is clear ventilation underneath the floor.

**Additional Playhouse Maintenance:**

It is recommended that the following checks and maintenance are carried out at the beginning of each season as well as at regular intervals during the usage season.

- Check all nuts /bolts/ screws for tightness and tighten when required.
- Check for movement / opening of wood giving rise to protrusion of nail heads and tips.
- Check hinges.
- Replace defective parts in accordance with the manufacturers instructions.
- Check any crossbeams, suspensions and anchors.
- If a swing is included; check the swing seat, chains and ropes.

**IF THESE CHECKS ARE NOT CARRIED OUT THE ACTIVITY TOY COULD BECOME A HAZARD**

All our garden buildings have been designed and manufactured with care and attention to be the perfect addition to your outdoor space. To ensure you do get the best out of your new garden building and to increase the longevity we advise that you follow the product instructions and our manufacturer's recommendations as detailed below. Thank you for choosing a Mercia Garden product!

## 1 Choosing the most suitable location for your garden building...

A minimum of 60cm should be left around the perimeter of your garden building to allow access for maintenance, annual treatment and to allow air flow around the building.

Where possible you should avoid placing your garden building underneath large trees to prevent the tree causing damage to the building.

## 2 Preparing the base for your garden building...

All our buildings must be built on a firm, level base to ensure the longevity of the building and prevent the wood from distorting. We recommend either concrete, concrete slabs or a wooden base, such as our 'Portabase'.

The base should be slightly smaller than the external measurement of the building, i.e. the cladding should overlap the base, creating a run off for water and preventing water from pooling underneath the building.

We also recommend that the floor of the garden building is a minimum of 25mm above the surrounding ground level to avoid flooding.

## 3 After installation...

Once your garden building has been installed, it will need to be treated within 14 days (weather permitting) and annually to prevent the timber from deteriorating and to waterproof it. This is required to maintain the anti-rot guarantee.

Dip Treated buildings - Require a preservative treatment to protect against rot and decay and a waterproof treatment to prevent water ingress.

Pressure Treated buildings - Require a waterproof treatment to prevent water ingress.

Log Cabins/Insulated Garden Rooms - Are supplied untreated and require a preservative and waterproofing treatment.

We also recommend using a silicon sealant on the inside and outside of the windows as soon as possible after assembly and treatment to fully seal the windows.

Roofing felt/covering should be checked annually and replaced or fixed accordingly.

## 4 General maintenance and wood characteristics

As wood is a natural material it may be affected by the following:

**Shrinkage and warping** - The timber used in the construction of your garden building will have retained some of its natural moisture content. The moisture content of the timber will vary, depending upon prevailing environmental conditions, which will result in the components either naturally expanding or contracting. As the components dry out, shrinkage may occur. A good waterproofing treatment from the start is the best protection to minimise the effect of moisture loss/intake.

In extended periods of very warm weather getting some moisture to the building will help the overall balance. You can do this by spraying it down lightly with a garden hose. In contrast, after snow fall try to remove the snow as best as possible from the roof to prevent moisture intake and to remove the extra weight.

Top tip - using a garden brush will help you to reach the highest part of the building to remove snow and any debris left from bad weather.

**Damp and mould** - During the winter months, cold and damp conditions can result in an increased amount of moisture within your garden building, especially when used infrequently. Condensation can form on the timber and other items stored within your garden building. If left this moisture is likely to cause mould and mildew.

To prevent the build-up of moisture, we recommend leaving the door or windows of your building open from time to time, to allow the fresh air to circulate. We also advise against storing wet or damp items in your garden building as this will also increase the level of moisture in the building. If mould or mildew does start to form within your building we recommend using an anti-mould cleaner to remove it and to prevent it spreading, which if left untreated could permanently damage your garden building.

**Splits, cracks and knots** - You may notice small splits and cracks in some components or holes may appear where knots shrink and fall out. This will not affect the structure of your Garden building however, if you wish to fill them this can be easily done using any good quality wood filler.

**Sap** - is naturally occurring in wood and may appear in some boards of your garden building. If you wish to remove the sap, we advise waiting until it is dry and then using a sharp knife to carefully remove it. If the removal of the sap causes a hole in the timber, we recommend using a good quality wood filler to fill it.

For more handy hints and tips on how to care and maintain your garden building please refer to the MGP Customer Portal at [www.mgplogistics.co.uk](http://www.mgplogistics.co.uk)

### Any further questions?

Contact our  
Customer Service Team via the MGP  
Customer Portal at:  
[www.mgplogistics.co.uk](http://www.mgplogistics.co.uk)

## 1

### Manufacturer's Warranty

All Mercia Garden Products are supplied with a 1 year warranty on all parts against manufacturing defects.

This warranty does not cover movement, warping or splitting of timber products over time.

This warranty will be voided if any of the following occur:

1. The building has been customised or modified/adapted in any way.
2. The person claiming is not the original purchaser of the building.
3. Any damage has been caused by or as a result of misuse.
4. The building has not been maintained and cared for in accordance to our advisories and manufacturer's recommendations.
5. The building has not been treated annually or as per the manufacturer's recommendations, please ensure receipts are kept to validate this claim.
6. The building has not been erected, fitted or installed as per the supplier instructions.
7. The building has not been erected on a suitable sized firm flat, solid level concrete/slab base or placed on pressure treated bearers.
8. The building is or has been placed with 2 feet (600mm) of any obstructions (walls, trees, plants, fences etc.) which can allow moisture to penetrate the timber.
9. The roofing felt has been incorrectly fitted or damaged, allowing water ingress, or has not been properly maintained.
10. Any windows and joints have not been sealed, inside and out, with silicone or other watertight sealant.
11. Any timber has been cut, pierced or drilled without subsequent application of approved cut-end treatment.

## 2

### Anti-rot Guarantee

Mercia Garden Products offer a 10 year anti-rot guarantee on all dip treated (a preparatory treatment) and 15 years on all pressure treated products. This guarantee covers solid timber against rot, decay, blue stain and insect attacks.

To validate the guarantee the building must be treated (as detailed within manufacturer's recommendations) within 14 days (weather permitting) of assembly and annually thereafter.

This guarantee does not cover movement, warping or splitting of timber products over time.

This guarantee will be voided if any of the following occur:

1. The building has been customised or modified/adapted in any way.
2. The person claiming is not the original purchaser of the building.
3. Any damage is caused by or as a result of misuse.
4. The building has not been maintained and cared for in accordance to our advisories and manufacturer's recommendations.
5. The building has not been treated annually or as per the manufacturer's recommendations, please ensure receipts are kept to validate this claim.
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9. The roofing felt has been incorrectly fitted or damaged allowing water ingress, or has not been properly maintained.
10. Any windows and joints have not been sealed, inside and out, with silicone or other watertight sealant.
11. Any timber has been cut, pierced or drilled without subsequent application of approved cut-end treatment.



REGISTER FOR YOUR  
**ANTI-ROT**  
GUARANTEE TODAY

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