

JML Garden Rooms

STANDARD SPECIFICATION

The following will be supplied and installed on site and works carried out as detailed below.

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- Easy Pad or Ground Screw foundation system.
 - Highly insulated 100mm PU SIP panel wall, floor and roof structure.
 - Factory finished double glazed timber door system, fixed side lights and top swing window.
 - Roof: Lowlander – Firestone single ply flat roofing membrane with 20-year guarantee and an expected 50-year lifespan.
 - Roof: Highlander – Spanish slate.
 - Cladding: Cedar to Lowlander and larch to Highlander & Office Pod, left to weather naturally.
 - Engineered oak flooring.
 - MDF painted skirting.
 - Walls fully plaster boarded and decorated to your choice of colour.
 - 4 chrome LED down lights internally, 3 or 4 chrome LED down lights externally.
 - 2, 3 or 4 x double sockets internally (depending on size).
 - RCD breaker to ensure a safe and fully certified electrical connection.
 - PVC gutters and downpipes to rear of building for Lowlander.
 - Cast iron effect gutter & downpipe for Highlander.
 - Includes all erection and installation works.

(specification may be subject to change)