



XTEND GARDEN BUILDING 4.0

BASE PREPARATION & DELIVERY INFORMATION



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Xtend Garden Building *Base Preparation*

The successful installation of your Xtend garden building, and indeed the longevity of your building, will largely be dictated by the base on which it sits.

When building your Xtend garden building, the base construction will be one of the first and longest assembly sections in this guide. **You will need to ensure that the base of the building is level; otherwise this will affect the rest of the build.** The weight is concentrated around the perimeter of the Xtend garden building; so, the base should be laid with this in mind. Particular care must be taken when constructing a base to ensure the edges are capable of supporting upwards of 2 - 3 tonne in weight; the edges should be strong and sturdy, and not chipped or crumbling.

Decide on Location

When siting the base, please allow for any roof overhang on the Xtend garden building and please allow a perimeter around the building of at least 18 inches for access to install. **You'll also need access following installation for treatment of the Xtend garden building and routine maintenance.** If you plan to use your building all year round, it is a good idea to consider positioning your building so that it receives plenty of natural light and **close to mains electricity and a water source if required.**

Concrete/Patio Slabs

If a concrete base is being constructed, the wet concrete should be compacted tightly against the shuttering to **ensure there are no gaps or large pockets of hardcore.** You should ensure that the cement has seeped between the hardcore to provide a strong bond. **Ensure the concrete is completely dry before removing the shuttering** to prevent the sides of the base crumbling away.

Your base may be constructed by forming a **concrete slab, either with ready-mix concrete or by mixing the concrete yourself.** The poured concrete must sit on a good layer of compacted hardcore, and the concrete must be poured to a minimum depth of 100mm.

We suggest that **if a concrete slab is poured, a damp proof membrane is positioned under the concrete. A layer of sand will need to cover the hardcore to prevent any puncturing of the damp proof membrane** when the concrete is poured. The membrane will prevent damp soaking up into the slab and potentially into the bearers of the Xtend garden building.

Further to this, we strongly suggest a concrete base is formed so that its size extends to the outer face of the walls.

Alternatively, concrete slabs may be used. Preparation for a slab base must include a good layer of compacted hardcore covered in a dressing of sharp sand, and the slabs must be cemented in place using either a wet or dry mix. **If in any doubt, consult a qualified tradesperson.**

Decking Base

An existing patio or concrete base can be used as a solid foundation for your decking and you should always use structural treated timber to ensure that your deck is built to last. Avoid heavily shaded or damp areas as the wood will require more maintenance. If you do choose a shady spot, it is best to treat the base annually to help preserve the timber.

Whatever system is employed, it is **CRITICAL** the base does not run out of level by more than 10mm end to end, is square, and solid, with no possibility of slump or movement. Therefore, it is important the ground is also properly prepared prior to base installation by levelling and removal of all loose soil and replacing with a compacted layer of hardcore. Timber frame bases are ideal if the ground falls away in any one direction as they can easily be raised using timber uprights concreted into the ground in the required locations.



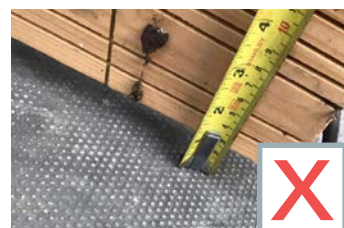
Concrete base running out of level by more than 10mm.



Base substrate not a solid material making the base unable to support heavy structures.



Slab base has a water run-off allowance making the base run out of level by more than 10mm.



Slab base running out of level by more than 10mm.



Slab base perfectly level across both the width and depth.



Slab base perfectly level across both the width and depth.



Concrete base not running out of level by more than 10mm in both the width and depth.

The Importance of a Level Base

All of our Xtend garden buildings have been designed to prevent any water or wind ingress. Due to the way the T&G panels interlock there is little, if any, room for tolerance. The Xtend garden building can withstand any vertical force but will not cope with lateral forces if the base is not level. For instance, a builder constructing a patio will factor in a slope to help with water run-off. If an Xtend garden building is subsequently built on this patio, it will be subjected to the lateral forces of gravity pushing it in the direction of the slope. This will make it difficult to install the building, causing the panels to twist and warp.

It is imperative that any base is completely level from edge to edge and corner to corner. If it slopes by any more than 10mm between these points then the following problems can be encountered:

- The doors and windows will not sit flush and square in their apertures, preventing them from opening and closing properly.
- The floor and roof insulated panels will not sit square to the building walls.
- As the building expands and contracts throughout the seasons, the T&G panels will inevitably split and crack, the warping and twisting will be more pronounced, and gaps will appear between the joints causing water and wind ingress. This will gradually become worse as each season passes.

Required Base Size - 4.0 x 3.0m

4.0 x 3.0m is the exact size of your Xtend building. If you wish to have extra space around your building, we suggest enlarging the required base size to your desired size.



Xtend Garden Building *Delivery*

Our service is a kerb side, pallet drop delivery. We use a crane off-load, heavy goods vehicle. This means that, unfortunately, we will not be able to unpack your Xtend garden building and take your goods to the back of your property. We typically plan to deliver to the front garden or drive. It is important that there is sufficient space and access for your order to be delivered.

We usually advise that if a fire engine can access the delivery point then so can our vehicle. Health and Safety, as well as insurance liabilities, prevent us from entering your property for access; so for example, if you live in a terraced house or request delivery to an allotment, we will still only be able to deliver to a point of the property adjacent to the roadway.

We will ensure that your order will be delivered to the nearest point to your property that is adjacent to the roadway, subject to it being legal for us to park and clear of obstructions – please be mindful of trees, pedestrian crossings, non-stopping red routes and any overhead obstacles, e.g. cables, etc when advising us where to drop.

Once you've received your Xtend garden building, please inspect both the packaging and goods before signing for the delivery.

In the unlikely event of there being parts missing, damage to your products, or any other discrepancy, please contact us within 14 days quoting your packing number and product code.

Please allow enough time for the product to be delivered and inspected before booking any tradesmen to work on your building. We cannot be held responsible for any expenses incurred due to products being unavailable, damaged or because of a delay in delivery.

Please note that we are unable to remove the Xtend garden building packaging. Transit packaging will be left with the goods to avoid damage or deterioration until you are ready to construct your purchase. This is also the case if you have booked our Installation Service.



The Pallets

The components of your Xtend garden building have been carefully packaged, positioned, labelled and separated between two pallets to even out the load:



We have ensured security at each level of the packs by banding them together and fastening with metal closures.



Further banded the pack altogether to the pallet. The use of bubble wrap will reduce any possibly damage that could occur during transport. E.g. Windows & Doors



The components once secured are tightly covered with 'heavy duty black blown megastretch plus' wrap and finished with a label.

The first and second pallet consists of all the components required for the initial kit to create an overall shell of your building. These components are labelled individually and are referred to in the step by step assembly instructions and in the components list at the back of this guide. This pallet also includes the 'fixtures and fittings' box with all the required screws, nails etc for the build. At the bottom of the pack are the roof panels and then the wall panels as these are the largest components. Towards the top of the pack, you will find the long timber components, EDPM covering for your roof, and DPC material for your floor bearers.

First pallet dimensions and weight - 1500(W) x 3600(L) x 1000mm(H) / 600KG

Second pallet dimensions and weight - 1500(W) x 4000(L) x 900mm(H) / 700KG

The third pallet consists of all the other components required to finish your Xtend garden building. This includes your external T&G cladded panels which are labelled individually and are referred to in the step by step assembly instructions and in the components list at the back of this guide. This pallet also contains the doors and windows (which will vary depending on whether you have chosen the standard or Xtend + model), the MDF internal panels, the timber battens, and the plastic trims. Each of the smaller battens, boards and plastic trims have been banded together to ensure there are no loose items that could go missing during transport. The roof kit comes pre-packed for your chosen Xtend garden building. Check your roof kit components listed below:

Roof Kit For XTEND4.0		
Item	Qty	Checklist
Rubber Roofing Direct		
Flexiproof EPDM Membrane 1.14mm - 4.05m x 4.5m	1	
2.5m Kerb Trim [RAL7016]	5	
Kerb Trim Joiner [RAL7016]	5	
Kerb Trim Fixing Pack [RAL7016]	5	
2.5m Gutter Trim [RAL7016]	2	
Gutter Trim Joiner [RAL7016]	2	
Gutter Trim Fixing Pack [RAL7016]	2	
Corner Trims [RAL7016]	4	
Deck Adhesive 2.5L	1	
Contact Adhesive 1L	2	

Third pallet dimensions and weight - 2000(W) x 3600(L) x 950mm(H) / 1200KG

We recommend using your components list as a checklist to ensure you have received all of the required components. Each code will have a relevant description and the measurements provided. The components are listed according to the order of the step-by-step assembly instructions to help you identify your components.



Pallet 1 & 2 - Base Kit



Pallet 3 - External & Internal Components



Packaged & Labelled For Transport