



**TimberRooms.com**

***Need a....***

- Home Office
- Extra Room/Studio
- Beauty/Therapy Room

***Which is....***

- Fully insulated
- Double Glazed
- Electrical work complete
- Modern Interior

***From....***

**€6,500**

**Contact Details:**

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[www.timberrooms.com](http://www.timberrooms.com)

## Specification

### General

All rooms are timberframe construction. A variety of different timber cladding including:

- Redwood
- Larch
- Cedar

## **Insulation**

Insulation comprises of either:

- Rockwool
- KingSpan PolyFoam
- MultiFoil insulation (depending on requirements)

## **Windows and doors**

Windows and door are double glazed and can be either:

- Wood
- UPVC

## **Walls**

Walls are approximately 170mm in thickness. The wall structure consists of:

- Timber structure
- Insulation
- Breathable membrane
- Vapour barrier

## **Internal Finish**

Walls and ceiling options include:

- Plastered
- T&G sheeting
- Laminate floors and skirting/bead fitted as standard

## **Roof**

150mm x 50mm timber with insulation between and covered with roof membrane covered with 1 of the following:

- Rubberised sheeting

- coated metal sheets
- traditional slate roof can be fitted

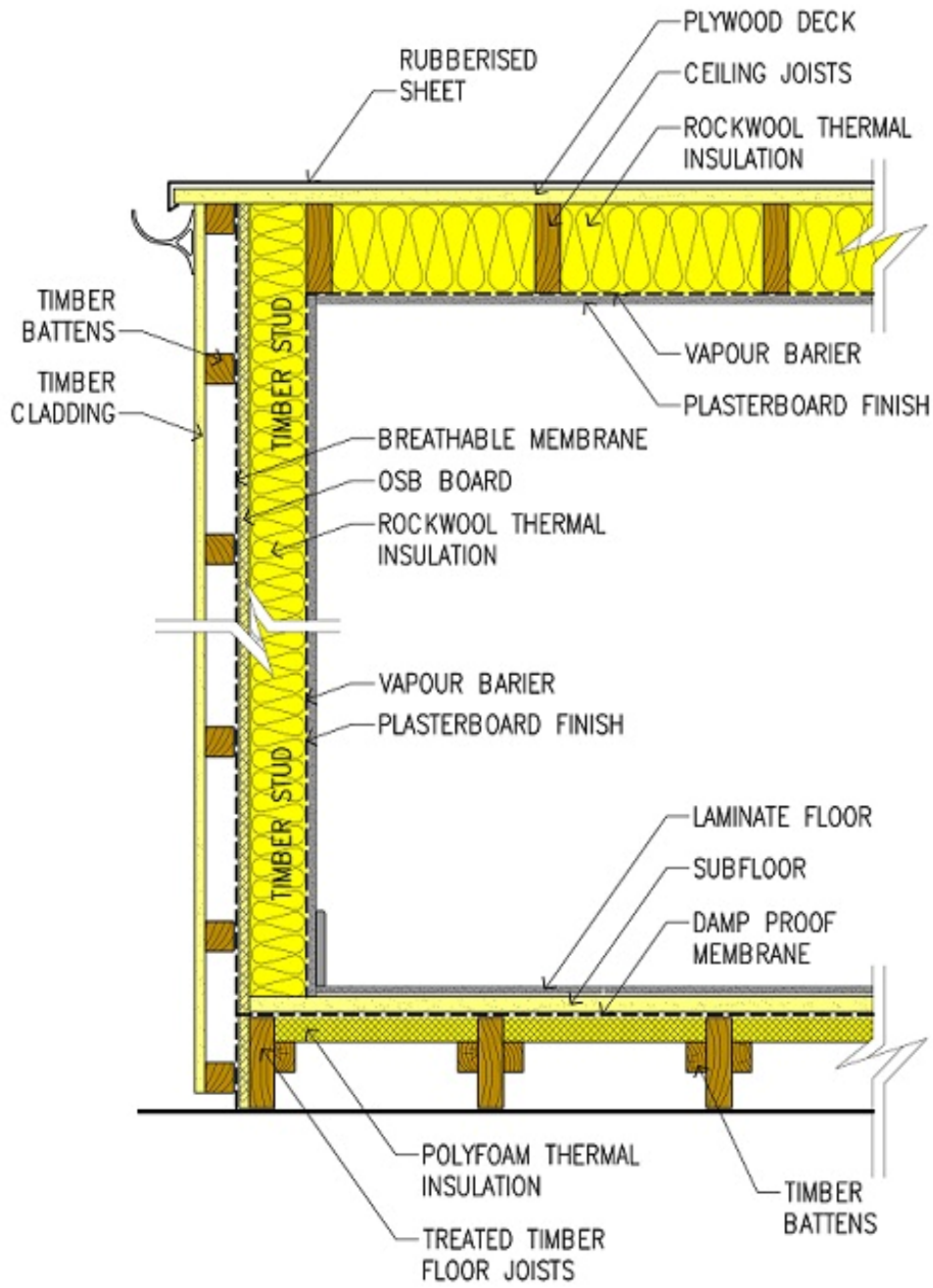
## **Foundations**

Foundations to be determined on site.

# DETAIL

SCALE 1:10

CROSS SECTION OF WALLS,  
ROOF, AND FLOOR



## Sample Completions



## **FAQ's**

**Q** When I give details of the layout of my desired room, will TimberRooms provide me a sketch of what the room will look like

**A** Yes

**Q** My house is semi-detached, will there be sufficient space to bring the room through to my back garden

**A** Yes, typically semi-detached houses provide adequate space. Issues may occur with mid-terraced houses which do not provide access to the garden other than through the house

**Q** Does the price quoted include foundation work

**A** No, it is very difficult to provide a price including the foundation work until we have seen the desired location for the room. Typically, we find raised concrete plints are most suitable. TimberRooms can do this work, alternatively if customers want to get this work done by somebody else that is not a problem

**Q** What type of windows and doors are provided

**A** We provide uPVC windows and doors

**Q** Is the electrical work complete in the room

**A** Yes, the internal electrical work will be complete in the room. We will provide a fusebox etc. However, please note it will be the responsibility of the customer to take power from the house down to the location of the room. We are happy to manage this work also, but it is very difficult upfront to provide a price for this work as each customer's requirements in this area are unique, i.e. distance from house to room, obstacles in way etc

**Q** Will the rooms be plastered internally

**A** Yes, alternatively the room can be fitted with T&G sheeting

**Q** Can I have vents fitted in the room

**A** Yes vents can be fitted in the walls, alternatively the windows can be fitted with vents

**Q** What type of timber is provided by default with the rooms

**A** Red wood cladding is provided, however customers can change this to an array of different options (larch, cedar etc)

**Q** Is the timber weather proofed

**A** Yes this timber will be treated with preservatives. However, every 3 -4 years it will need to be re-treated. Note - if you opt to go with cedar, the timber will never need to be treated

**Q** Do prices quoted include the fitting of the rooms in your required location

**A** Yes

**Q** Is there guttering on the roof and downpipes provided

**A** Yes we provide and fit the guttering and downpipes

**Q** Can the timber room structure be moved if we move house in the future

**A** Yes the timber room could be moved in the future. This would not be a trivial task as you may imagine but you would be able to move it. The rooms are manufactured by us in a modular way, hence allowing us to transport them to customer and put them together on site. The alternative to this would be building the room on site from scratch which would take much longer and cost more. Hence, the room could be un-assembled in order to be relocated.

**Q** How many electrical twin sockets are provided

**A** 2 twin sockets on either side of the room are provided

**Q** Is insulation provided in the room

**A** Yes, insulation is provided in the walls, ceiling and floor

**Q** Is there a damp proof membrane provided for under the floors

**A** Yes

**Q** The dimensions quoted (e.g. 3 m \* 4m) are these internal or external dimensions

**A** These are external dimensions

**Q** Are timber floors provided

**A** The room will be fitted with a laminate floor

**Q** The location of my garden I want to position the room is not perfectly square, can I have the design of the room altered such that the front and back walls are not parallel in order to best utilize the space

**A** Yes, certainly

**Q** For customers who want to place an order for a room, could you please outline the "next steps"

**A** Once a customer places an order for a room, we provide a contract which is signed by both TimberRooms and the customer. The contract will clearly outline the agreed specification for the room, e.g. size, timber cladding, window size, door size, room structure (breakdown of the wall/roof/floor structure), electrical points, vents etc.

TimberRooms require a deposit of 50% upfront, while the remaining 50% will be provided on completion.

Please note, the primary purpose of the contract is to protect both the customer and TimberRooms. It is imperative to TimberRooms that customers understand clearly what they order to ensure customer's expectations are completely met. Our goal is to ensure we exceed all our customer's expectations.