

Congratulations on your choice of a Real Good Toys product. Your kit has been precision made with meticulous care by our craftspeople using carefully selected materials. This Dollhouse will last for years, even generations, if heirloom care and attention is given during assembly. Take your time and read the instructions completely. If you have questions, ask the experts at your local Dollhouse store or at info@realgoodtoys.com

Before you begin - You have already opened the box and see all the parts organized in boxes and bundles. For the moment, keep them that way. There are important things to do before you open your glue bottle.

Choose your color scheme. Look at houses in your community, models in your local Dollhouse shop or at our website: realgoodtoys.com; look at plan books from a paint store or architectural books at your library (a favorite is: *Painted Ladies* by Michael Larsen and Elizabeth Pomada). You will be painting some of the parts right away so get the paint now. Choose high-quality semi-gloss latex enamel paints for ease of use and durability.



Prepare your space: This dollhouse will spread out over a large area while it is being built. You will need a large flat tabletop for the house, several boxes to keep parts organized until they are needed, and several trays lined with waxed paper for holding small parts like windows and shutters. A snap-lid box will keep your tools and supplies handy between building sessions.

Tools and Supplies:

Tape measure or ruler, Pencil, Sticky notes (like PostIt[®])
White glue (like Aleene's Tacky Glue[®]) for all construction
Solvent-based Panel Cement (like Liquid Nails[®]) for shingles
Low-tack Masking tape, Utility knife or coarse file
Fine tooth saw (razor saw (like X-Acto[®]) or a hacksaw)
Painting Supplies, Sandpaper (especially 320gr)
Waxed paper

PostIt[®], Aleene's[®], Liquid Nails[®], and X-Acto[®] are registered trademarks of their manufacturers and have no affiliation with Real Good Toys

This kit will accommodate 1" Scale furniture

Measure and identify the parts; label them with sticky notes using the names from the parts list, and check them off the parts list so you know you have everything. Taking the time now to identify and organize the parts also makes them familiar so you will understand what the instructions intend as you read ahead.

- Plan ahead so you know where you are going
- Read ahead so you know how to get there
- Paint ahead so the parts will be ready when you need them

Options: see your miniature dealer

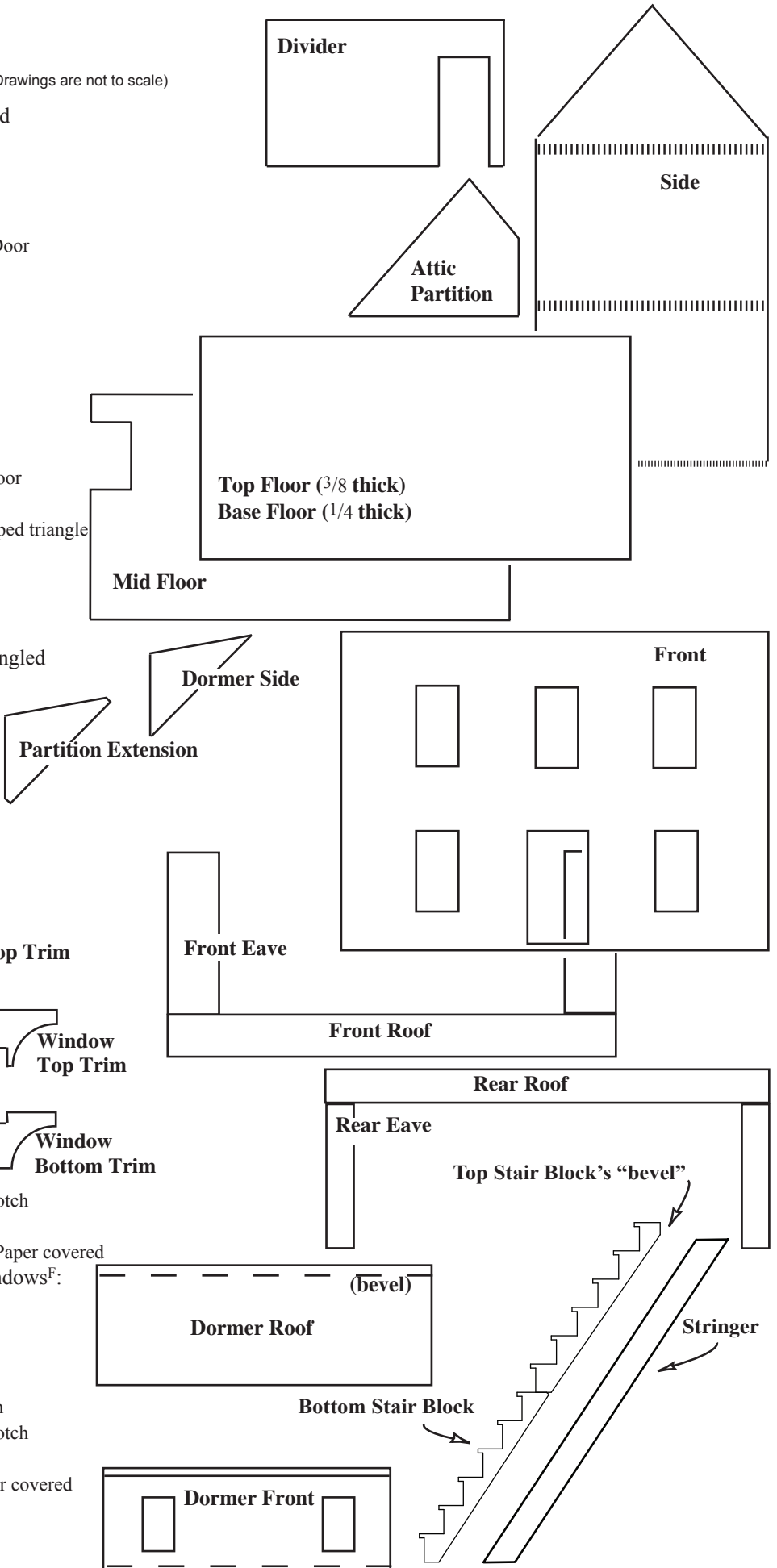
- EL-66 Hole starter and electrification tool
- Stucco Grit: Paint additive for foundation texture
- Dye-1: Brown shingle dye
- Dye-3: Grey shingle dye
- SC: Copper flashing
- #6007: 6-panel interior doors fit the Dividers
- J-FK Interior finishing materials: Baseboard and crown moldings & stairway banisters and landing rails.

Measure and identify the parts:

Parts List:

(sizes are approximate, and are for identification purposes only - Drawings are not to scale)

- (2) Side Wall^B: (3/8milled) 27⁵/₁₆ x 15⁷/₈, Grooved
- (1) Mid Floor^B: (3/8) 23³/₈ x 15⁷/₈, Stair hole
- (1) Top Floor^B: (3/8) 23³/₈ x 15⁷/₈
- (1) Base Floor^B: (1/4) 23³/₈ x 15⁷/₈
- (1) Groove Fill^B: (1/8) 33¹/₃₂ x 3/8
- (1) Front Wall^B: (3/8milled) 19 x 23⁷/₈, Windows/Door
- (2) Divider^{B, I}: (3/8) 9 x 15⁷/₈ Door Cutout
- (2) Front/backFoundation^B: (1/2) 3/4 x 23³/₈
- (4) Side/middle Foundation^B: (1/2) 3/4 x 15
- (1) Rear Roof^C: (1/4) 24⁷/₈ x 2¹/₄
- (2) Rear Eave^C: (1/4) 10¹/₂ x 2
- (1) Front Roof^C: (1/4) 24⁷/₈ x 2⁵/₈
- (2) Front Eave^C: (1/4) 9⁷/₈ x 3¹¹/₁₆
- (2) Attic Partition^{D, I}: (3/8) 8⁵/₁₆ x 11¹/₂, Triangle
- (1) Dormer Front^D: (3/8Ply) 18¹/₄ x 6, Windows/Door
- (2) Dormer Side^D: (3/8Ply) 5³/₄ x 7, Triangle
- (1) Partition Extension^D: (3/8Ply) 5⁷/₈ x 6⁷/₈, Snipped triangle
- (1) Dormer Roof^D: (1/4Ply) 19¹/₈ x 8, beveled
- (2) Front Trim^G: (7/16 x 3/32 pine) 18¹⁵/₁₆
- (4) Side Trim^G: (7/16 x 3/32 pine) 19¹³/₁₆ angled
- (2) Dormer Front Trim^G: (7/16 x 3/32 pine) 5⁵/₈
- (2) Dormer Side Trim^G: (7/16 x 3/32 pine) 6¹³/₃₂ angled
- (1) Bag of Shingles^E (850)
- (1) Front Step^F: (3/4) 5 x 1¹/₂
- (1) Door Base^F: (1/4) 4 x 3/8
- (1) Bottom Stair Block^I: 2¹/₄.
- (1) Top Stair Block^I: 2¹/₄, Bev.
- (1) Stringer^I: (1/8 x 3/4) = 11³/₄ //angled ends
- (1) Pack #D1 Door^F:
 - (4) Vertical Trim: (1/4Ply) 7⁹/₁₆ x 1/4
 - (1) Interior Horizontal Trim: (1/4Ply) 4 x 1/4
 - (1) Top Trim: (Cove) 4
 - (1) Threshold: (1/8Ply) 3 x 7/8
 - (1) Door Panel: (3/8Ply) 7³/₈ x 3
 - (2) Hinges with nails
 - (1) Knob
- (1) Pack #D25 contains parts for 5 windows^F:
 - (20) Vertical Trim: (1/4Ply) 5 x 1/4
 - (10) Interior Horizontal Trim: (1/4Ply) 3³/₈ x 1/4
 - (5) Top Trim: (Cove) 3⁹/₁₆
 - (5) Bottom Trim: (Cove) 3⁵/₁₆
 - (5) Vertical Mullion: (1/8Ply) 5 x 1/8, notch
 - (5) Horizontal Mullion: (1/8Ply) 2¹⁷/₃₂ x 1/8, notch
 - (10) Shutter: (1/4Ply) 5 x 1¹/₈
 - (5) Window Pane: (Plexiglass) 5³/₁₆ x 2¹⁷/₃₂, Paper covered
- (1) Dormer Window Pack contains parts for 2 windows^F:
 - (8) Vertical Trim: (1/4Ply) 3¹³/₁₆ x 1/4
 - (4) Interior Horizontal Trim: (1/4Ply) 3³/₈ x 1/4
 - (2) Top Trim: (Cove) 3⁹/₁₆
 - (2) Bottom Trim: (Cove) 3⁵/₁₆
 - (2) Vertical Mullion: (1/8Ply) 3¹³/₁₆ x 1/8, notch
 - (2) Horizontal Mullion: (1/8Ply) 2¹⁷/₃₂ x 1/8, notch
 - (4) Shutter: (1/4Ply) 3¹³/₁₆ x 1¹/₈
 - (2) Window Pane: (Plexiglass) 4 x 2¹⁷/₃₂, Paper covered



Assembly Notes:

A large, clutter-free, well-lighted work area is helpful during assembly, but a flat work surface is essential.

Read the instructions carefully; look at each of the illustrations. !With the parts in your hands!, think the assembly through before you proceed.

Test fit each time you are ready to glue a piece in place...then you'll know you have it right. If more tape or a helper is needed, it's good to know that before the parts have glue on them.

Don't be stingy with glue or tape; use generous amounts. Always wipe off excess glue immediately. Keep one damp rag and one dry rag handy all the time. Waxed paper keeps small parts or sub-assemblies from sticking to the table as they are being glued or painted. Have weights available for holding things tight as glue joints dry (stacks of books, gallons of pure Vermont Maple Syrup - anything heavy)

Glue the body of your dollhouse together with white, water clean-up glue that dries clear. Do not use instant-bond (super glue), fast-tack, rubber cement, silicone, or hot melt glues. They are all used in some wood applications, but they all have some characteristic that makes them un-desirable for the body of your dollhouse. Carpenter Glue works well, but glue-smear dries yellow or tan; many of the things you glue onto the house are pre-painted – extra glue will show. I use Aleene's Tacky Glue® for all house body assembly. Make sure everything is straight and flat as glue dries... That's the shape that will be permanent.

Glue the shingles on with glue that doesn't have any water in it! If the glue says "water clean-up", it will curl the wooden shingles. Look carefully at the glue you intend to use to be sure it is solvent-based, or use hot-melt glue (and watch out for the burns). I use Liquid Nails #LN-601® glue which comes in a caulking-gun tube at the hardware or building supply store (note – Liquid Nails® also makes #990 which is "water clean-up" and will curl the shingles). Check ingredients and warnings!

If you Wallpaper, use Yes® craft paste (for bookbinding or collage) or methylcellulose paste. Brush paste on the wallpaper, then the wall, and finally smooth the wallpaper into position.

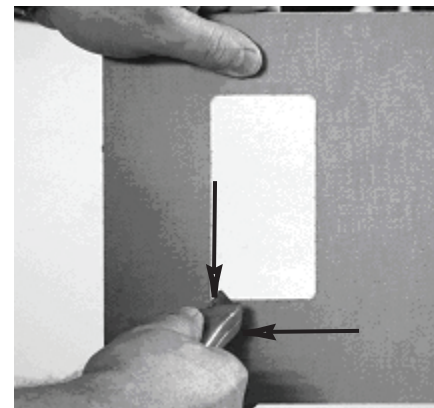
When glue is drying, skip ahead to up-coming assembly steps and prepare the parts that will be used. Before you begin, read the "Finish the Inside" section on the last page.

Questions? Ask the experts at your local Dollhouse store or at info@realgoodtoys.com

A: Getting Started: Do these things before the house assembly

Square the corners of the window, door, and stair holes with a utility knife - each cutout has a rounded corner left over from the tool that made it.

Make two cuts in each corner from the outside (one from each direction), then cut from each direction on the inside to cut away the rounding in the corner so the window, door, or stairs will fit.



Stain the Shingles: Our pro uses Real Good Toys' Shingle Dye (available through your Real Good Toys miniature dealer) when dyeing the shingles for this house.

Batch dye or stain the shingles several days ahead of time so they will be dry when the time comes to use them (instructions are with the shingle dye or www.dhbuilder.com).



Paint all the walls; do not paint the edges.

Sand the clapboard **one course at a time**, and re-paint after the housebody is assembled, but before anything is attached to it. Use high quality semi-gloss latex enamel, sanding between coats with 320 grit sandpaper. Avoid old gloppy paint and poor quality paint brushes.

Everything gets painted before attaching it to the housebody.

OnLine Support: There are photos of this house under construction as well as tips, techniques, and extra help with your dollhouse project at: www.dhbuilder.com

B: Housebody Assembly

1. Select the Mid Floor and Top Floor. Without glue, test the Floor panels along with the Side Walls to check the fit (Illustration #2), and to identify the proper position of the stair hole usually closest to the right front corner (Illustrations #4).

2. Spread glue in the grooves of one Side Wall (Illustration #3). Use plenty of glue and spread it lightly with your finger to keep it from dripping (if the glue is too runny, wait a bit for it to tack).

Now is a great time for an extra pair of hands.

3. Stand the Mid Floor and the Top Floor on end (check the orientation again) and set the Side Wall over the Floors in the upper grooves.

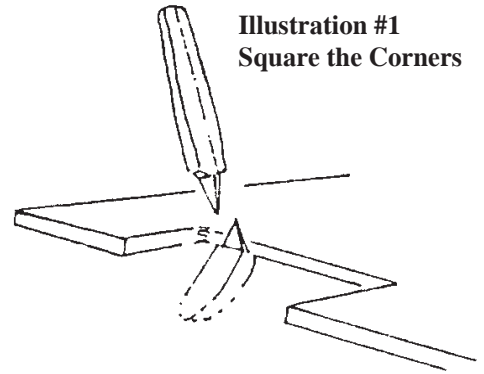
4. Adjust and check all the parts. The Floors must be flush at the edges of the Side Wall (“flush” means ‘forming a continuous, unbroken surface’). (Illustrations #4).

Glue and tape the Side to the Floors.

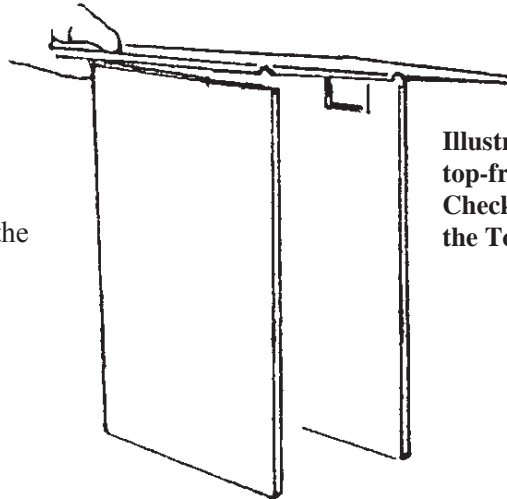
5. Very carefully turn the Side/Floor assembly over. Glue and tape the other Side Wall to the upper floors.

6. Install the Groove Fill. Tap with a hammer and wood block for a snug fit. Its purpose is to fill the groove along the stair hole leaving a smooth wall (Illustration #5).

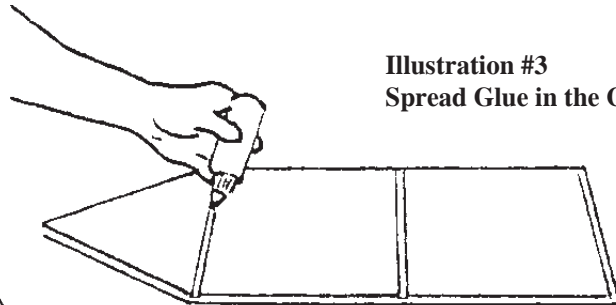
**Illustration #1
Square the Corners**



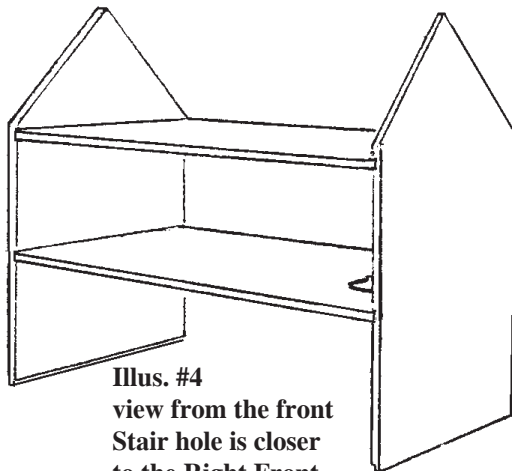
**Illustration #2 view from the top-front
Check the fit of the Mid Floor, the Top Floor, and the Side**



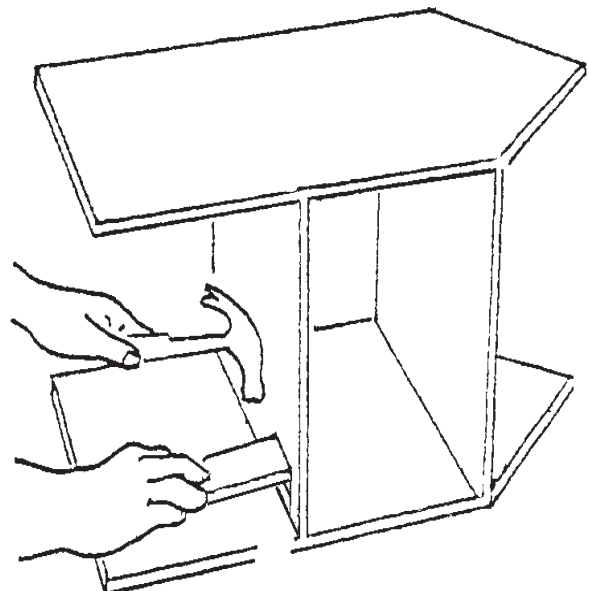
**Illustration #3
Spread Glue in the Grooves**



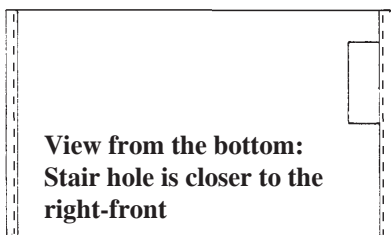
**Illus. #4
view from the front
Stair hole is closer
to the Right Front**



Illus. #5 Install the Groove-Fill



**View from the bottom:
Stair hole is closer to the
right-front**



7. Spread the Sides slightly to set the Base Floor: glue the Base Floor into the Base Floor Groove. Make extra-sure that the Base Floor is pressed to the top-edge of the groove.

8. Attach the Front Wall to the housebody. Lay the housebody on its BACK on a flat surface. Set Dividers between the Floors to stabilize and exactly space them as you attach the Front

9. Spread glue on the front edges of the Floors and the Side Walls. Set the Front Wall into position on the housebody flush at the sides and bottom edges. Carefully tape in many places along the bottom edge making sure the Base Floor is lined up all along the bottom.

Line up one side edge flush all the way from the bottom to the top (This is the operation that straightens the house). Tape the Front securely to the Sides. Press down on the Top Floor to tighten the Dividers. Tape along the Top edge. Tape down the other edge. Weight the Front panel as the glue dries. (Illustration #6).

Review: Make sure all parts are in place and all the joints are tight.

- Check the position of the stair hole, closer to the right-front edge.
- The house is straight.

Finish the housebody painting now

Assemble and Attach the Foundation:

Preview: In this section you will assemble the foundation and attach it to the bottom of the Base Floor.

10. Glue and tape together the Foundation perimeter (Illustration #7).

11. Install the Middle Foundations spaced evenly (about 7 1/8") from each other (Illustration #8).

Pro Tip: Our Assembly Pro paints the foundation before attaching it to the house.

12. Glue, tape, and weight, the foundation set to the housebody's Base Floor; spaced evenly at the sides and front, flush at the back (Illustration #9).

Illustration #6
Attach the Front

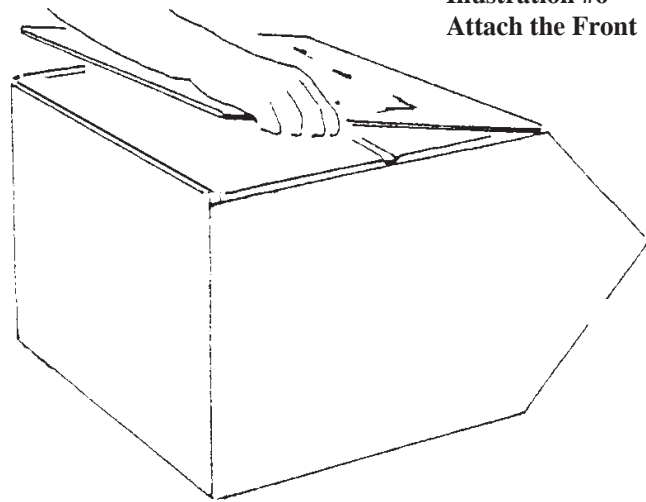


Illustration #7
The Front/back and the Side Foundations

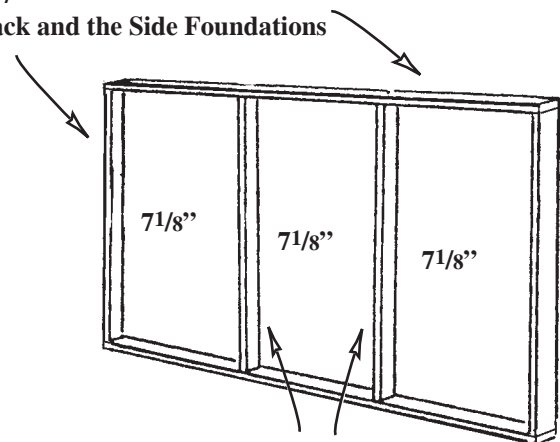
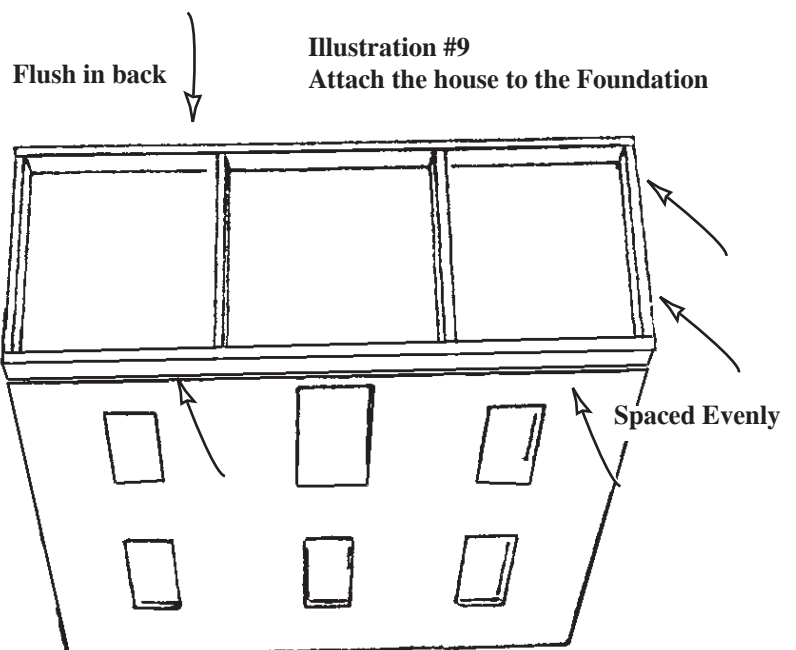


Illustration #8
The Middle Foundations



C: Housebody Roof:

Preview: In this section you will assemble the Roof-sets, draw Shingle guidelines, and attach the Roofs to the Housebody.

13. Glue and tape together Rear Roof and Rear Eaves, and the Front Roof and Front Eaves, lined up on the outside edges (Illustration #10)

14. On the outside of each Roof set draw guide-lines for locating Shingles. The first guideline should be drawn one Shingle length from the bottom edge. Draw the rest of the guidelines spaced 1" apart See Illustration #11 and the Guideline Measure (life size spacing) along the edge of this page.

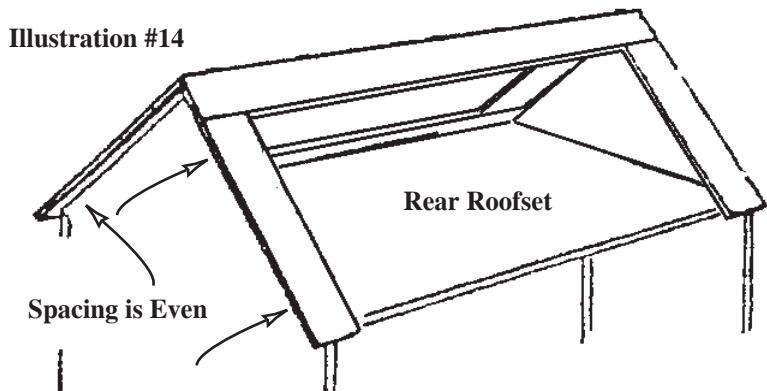
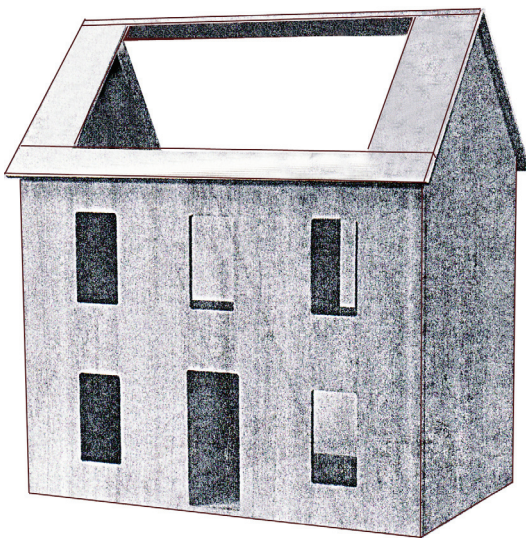
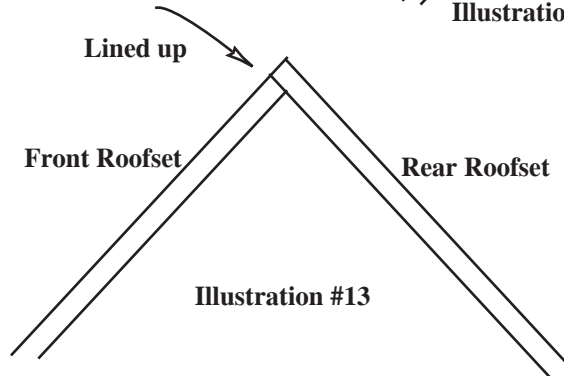
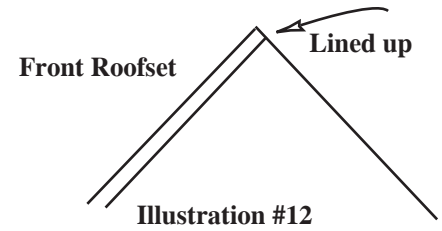
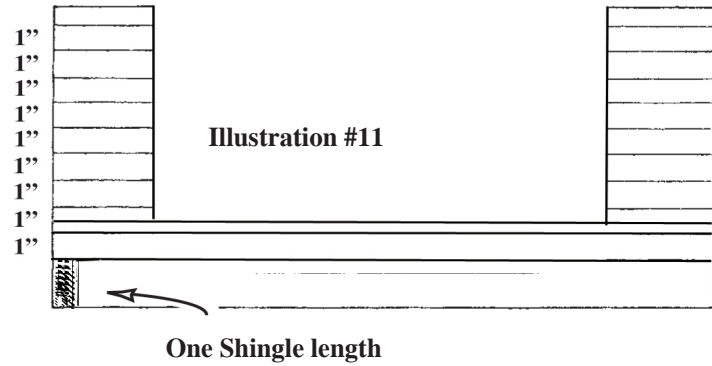
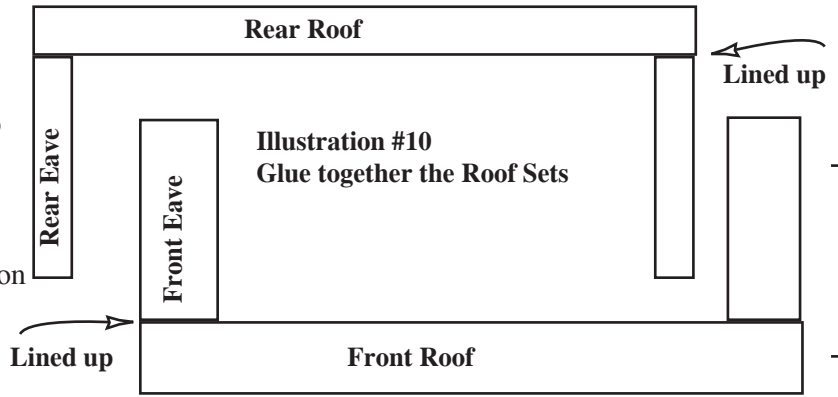
Pro tip: trace and paint the underside of the Roofs before attaching them to the house

15. Glue and tape the Front Roof to the Sides, centered and lined up with the peak (Illustration #12).

16. Glue the Rear Roof to the Front Roof and Sides, lined up at the top and flush on both ends (Illustration #13).

Review:

- The Roof Sets are straight on the outside edges
- The shingle lines are straight and even (and on the outside of the roofs)
- The Eaves are straight and even (Illustration #14)

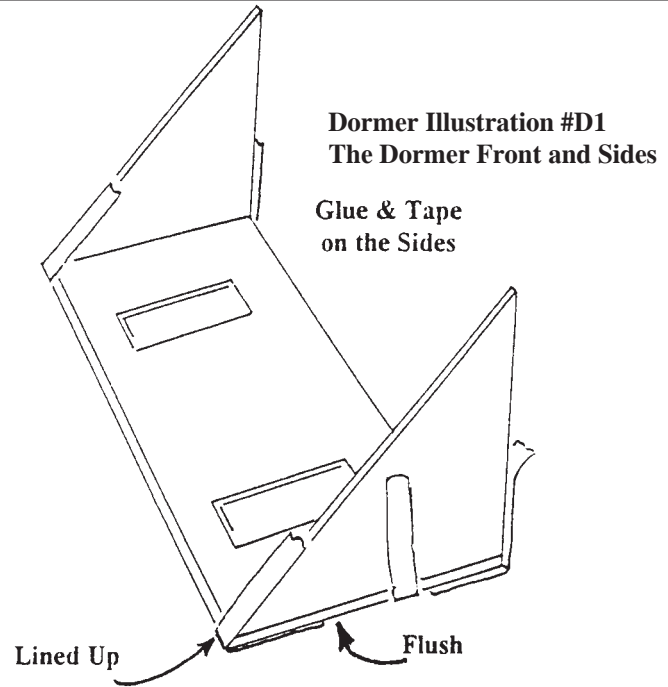


Assemble the Dormer

17. **Attach the Dormer Sides to the Dormer Front**

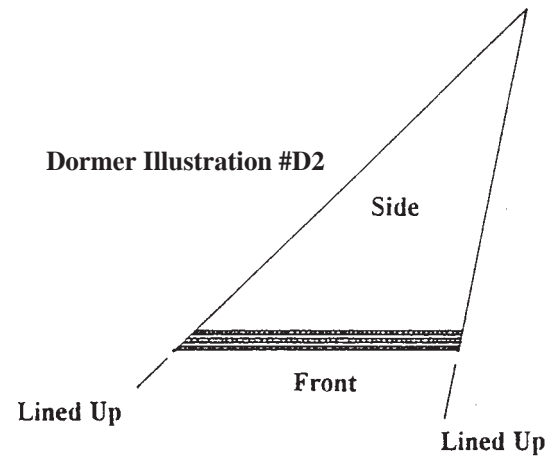
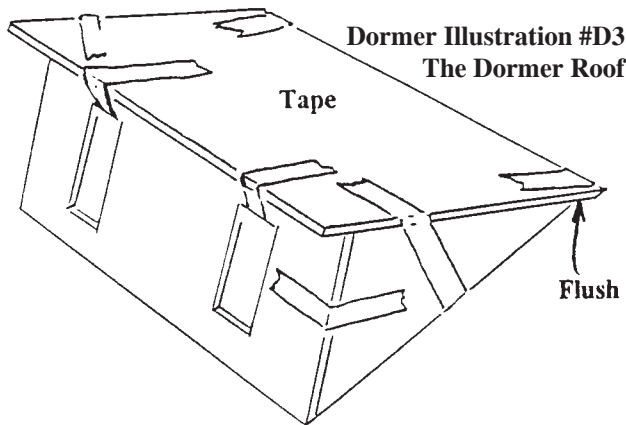
Lay the Dormer Front face down. (Illustration #D1)

Glue the Dormer Sides to the Dormer Front. Take care that the top and bottom edges of the Sides are lined up with the corresponding edges of the Front, and that the Sides are straight up as the glue dries (Illustration #D2)



18. Using the guideline measure on page 6, draw shingle guidelines on the Dormer Front and Sides.

Pro tip: It is easiest to do the shingling on the Dormer before attaching the Dormer Roof. Skip ahead to the "Shingling" section and shingle the dormer Front and Sides now, letting the shingles hang out past the edges. Trim the excess after the glue is completely dry (cut the Side Shingles from top to bottom to avoid splitting)

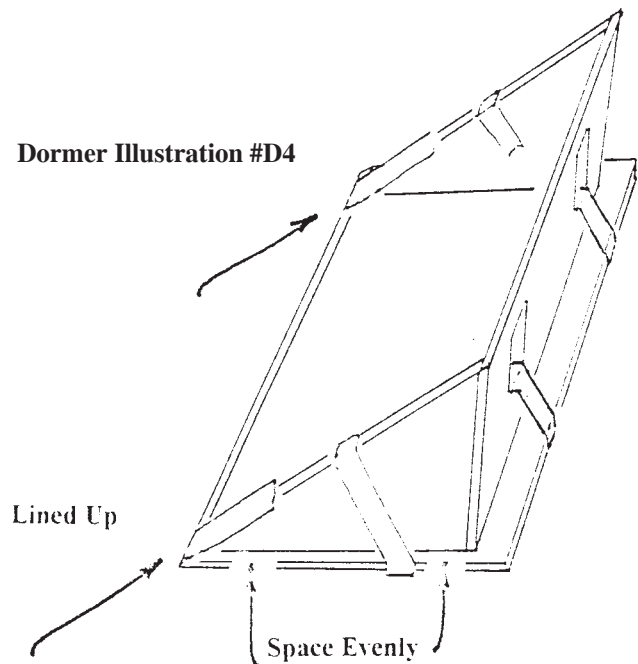


19. Attach a piece of tape to the Dormer Sides at the rear edge, with the flap sticking out. Set the Dormer Front/Side assembly on its rear edges (Illustration D3)... flat on the work surface.

Spread glue on the top edges of the Dormer Front/Sides. Fit the Roof in place with the Rear edge also on the work surface.

20. Make sure that the Dormer Sides are parallel with the edges of the Dormer Roof, and that the roof overhang is the same on both ends (Illustration #D4)

Use more tape and weights if necessary to keep everything tight and lined up while the glue dries.



21. **Glue the Dormer to the Roof:**

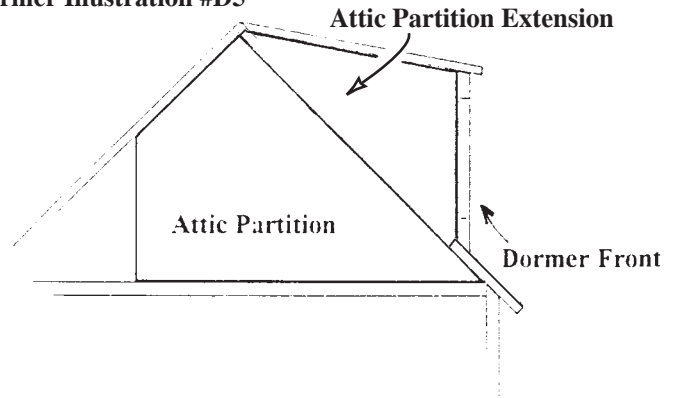
Stretch tape from the inside of the Dormer to the inside of the house roof for a tight fit. Check to be sure the Dormer is straight as the glue dries.

22. **Attach the Partition Extension**

Without glue, install the Attic Partition in its final position. Test the Partition Extension on top of the Attic Partition touching the Dormer Front, and with clearance at the top (between the Partition Extension and the Dormer Roof) (Illustration D5). Permanently install the Attic Partition and Partition Extension as part of the interior finishing of the dollhouse.



Dormer Illustration #D5



Begin Interior Finishing

The Front Door is hinged from the Door Interior trim, and the trim should go on after the interior walls are finished. Complete wiring, painting, and wallpapering according to your interior plan so you can hang the Door before anything is attached to the outside of the Front (You will drive nails into the trim and the inside of the Front with the house laying on its face... this needs to be done before the outside parts are attached and before the interior Dividers are glued in).

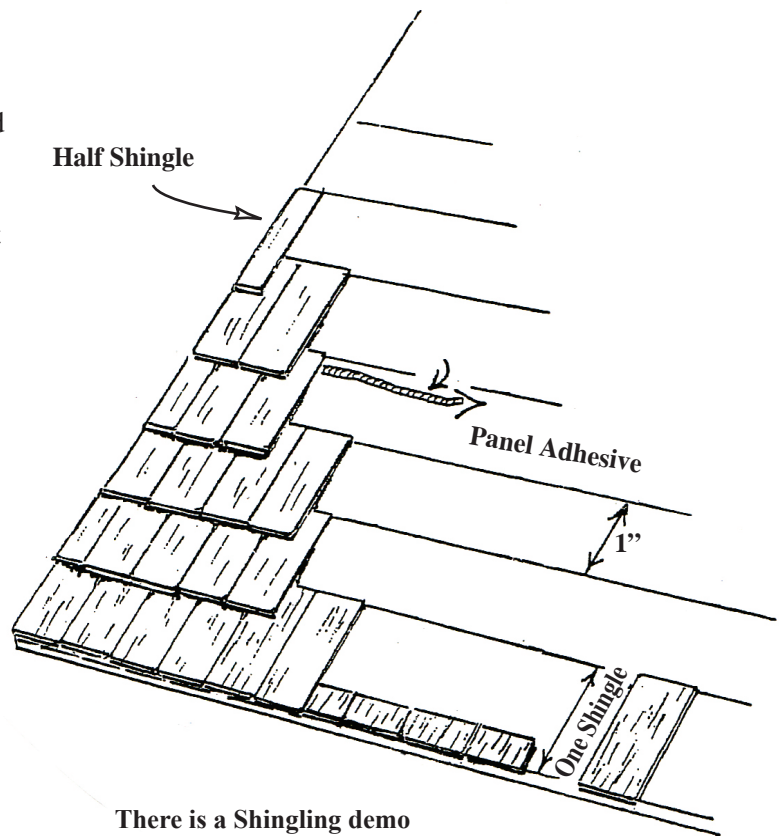
E: Shingle The Roof:

Glue: Use a thick solvent based panel adhesive such as Liquid Nails* Macco available in a caulking gun tube at building supply stores (read the ingredients to make sure it is a solvent-based adhesive... if it says "water clean-up", it will curl the shingles). Trim just a little of the end of the tube for a tiny hole, to give a thin bead of glue. Always use good ventilation with solvent based adhesives.

23. Apply a thin line of adhesive 1/8" below the lowest guideline all the way across the Roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess. Hold the first Shingle steady and press another shingle into the adhesive, tight to the first. Hold the next Shingle and press in another... etc. all the way across the roof, cutting the last shingle to fit. The first row of Shingles lines up at the bottom, the rest line up with the guidelines. Finish each row before starting the next row. Put in a narrow shingle, if necessary to make the shingle row come out right.

24. Continue up the roof one row at a time. Start every other row with a half Shingle so that the seam between Shingles is offset 1/2 Shingle back and forth as you go up the roof. Cut the last row of shingles the right length (7/8?) so that the reveal of all the other rows will be the same (1").

25. Shingle the Back Roof following the same process.



There is a Shingling demo at www.dhbuilder.com

Interior wiring, painting, and wallpapering should be done, but no Dividers should be in place. The edges of the Window and Door Cutouts in the Front should be painted the Trim color.

26. Door Interior Trim: Lay the House on its Front on the worktable with the edge of the Front Roof hanging over the edge so the Front is flat on the table (you will be driving nails inside the house and the Front must be well supported)

A. Glue the Door Interior Trim to the inside of the Front, lined up with the edges of the Door cutout. Use the Threshold as a spacer between the Interior Vertical Trim; leave the Threshold taped (not glued) at the bottom of the Door Cutout (Illus. #22)

B. Fold the Door Hinges around the inside face of the Door Panel about 1/2" (one hinge width) from the top and bottom edge. Nail hinges to the Door. (Illus. #23)

C. On the outside of the Door, install the Knob

D. Set the two un-used pieces of Door Vertical Trim within the Door Cutout and lay the Door on top of them with the Hinges on the Interior Door Trim. Space the Door evenly side-to-side and up-and-down and Nail the Hinges to the Interior Vertical Trim. (Illus. #22)

27. Interior Window Trim: Glue the Interior Window Trim and the Interior Dormer Window Trim to the Front, lined up with the Cutouts. (Illus. #24) Let the glue dry

Stand the house upright

28. Glue the Front Step [(3/4) 5 x 1 1/2] to the Foundation centered below the Door. Glue the Door Base [(1/4) 4 x 3/8] to the Front Step and Front, also centered below the Door.

29. Glue the Threshold to the Base Floor within the Door Cutout, lined up on the inside with the Door Trim. Let the glue dry.

Lay the house on its back

30. Exterior Door Trim: Glue the Door Vertical Trim and the Door Top Trim to the Front, lined up with the cutout.

31. Exterior Window Trim: Lay a Window Pane on the Window Cutout, centered up-and-down and side-to-side.

A. Glue the Bottom Trim and two Vertical Trims to the Front, touching the Pane. (Illus. #26)

B. Glue the Top Trim to the Front and Vertical Trim, centered side-to-side.

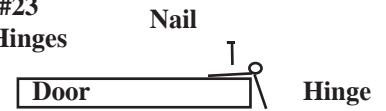
C. Glue the Shutters to the Front and Vertical Trim

If necessary, remove the Pane, take off the paper covering or clean the Pane. Replace the Pane; stand the house up.

Gently test the Mullion set - after painting they may need adjustment to notch together. Glue them together and into the Window Trim set

32. Repeat the steps in #31 for the Dormer Window Trim

Illustration #23
Attach the Hinges



Interior Horizontal Trim
(1/4) 4 x 3/8

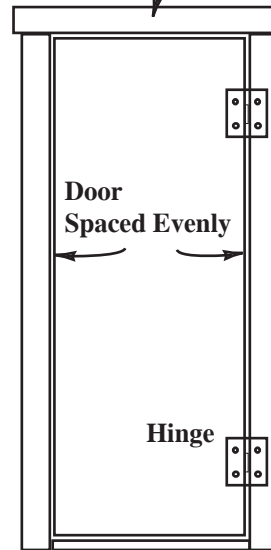


Illustration #22
Interior Door Trim

Vertical Trim
(1/4) 7 9/16 x 3/8

Illustration #24
Interior Window Trim

Vertical Trim
(1/4) 5 x 3/8

Interior Horizontal Trim
(1/4) 3 3/8 x 3/8

Illustration #25 Door Trim

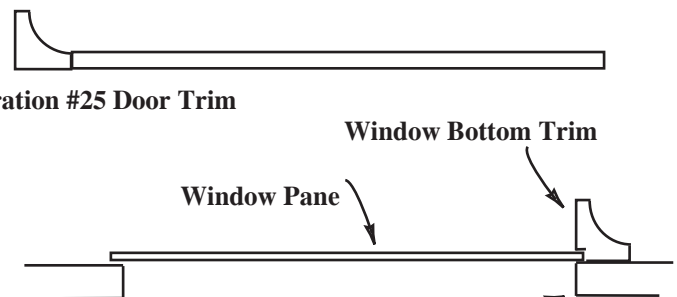
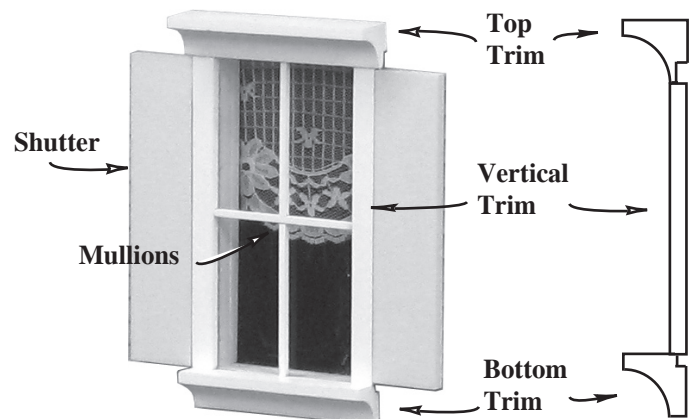
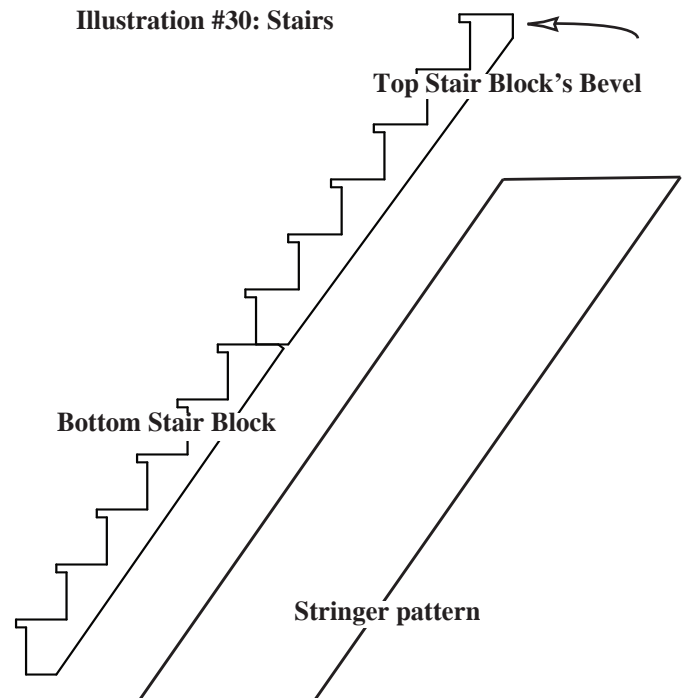
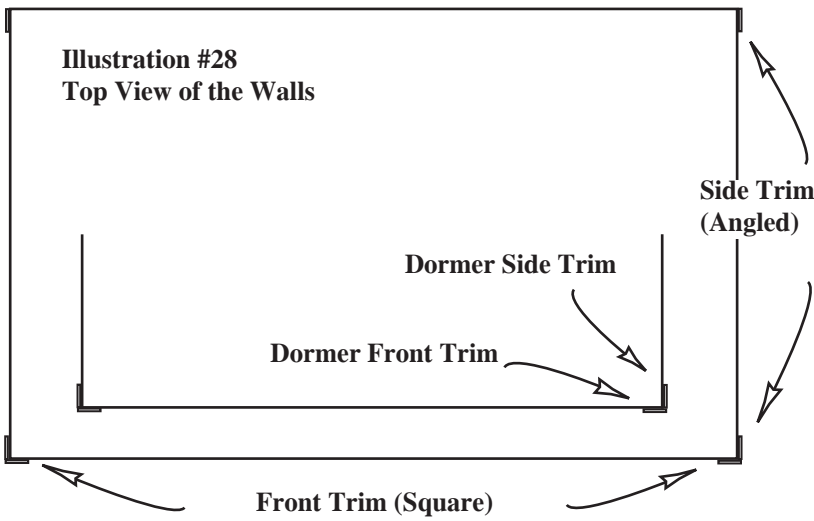


Illustration #26
Window Trim





33. **G: Trim:** Test all the trim before cutting or gluing on any of it (Illus. #28). Side Trim is angled; hold each piece in place, mark the bottom edge for the length; cut it to length.

Attach the Side Trim first, then the Front Trim.

Finish the Inside...Plan Ahead!

I: Interior Finishing:

34. Divider and Attic Partitions are important for floor support, but they can go wherever you like. Try different layouts and test your furnishings before permanently installing the Dividers (Illus. #29)

35. Line up the Stringer with the pattern, and mark the cut. Cut the Stringer with a fine toothed saw.

36. Glue the Bottom and Top Stair Blocks together (Illustration #30). Without glue, test the Stair assembly in the stair hole. The stairs are tight to the wall and the top tread is flush with the floor.

Glue the stair assembly in place. Let dry.

Glue the Stringer to the side of the Stair assembly for support.

Adjust the fit of all the parts. Everything must be straight as the glue dries.

You have finished the Dollhouse assembly part of your project...

ENJOY THE REST

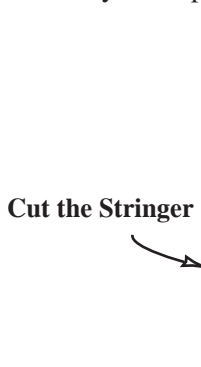


Illustration #29

