

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](mailto: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](http://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 railings. A snap-lid box will keep your tools and supplies handy between building sessions.

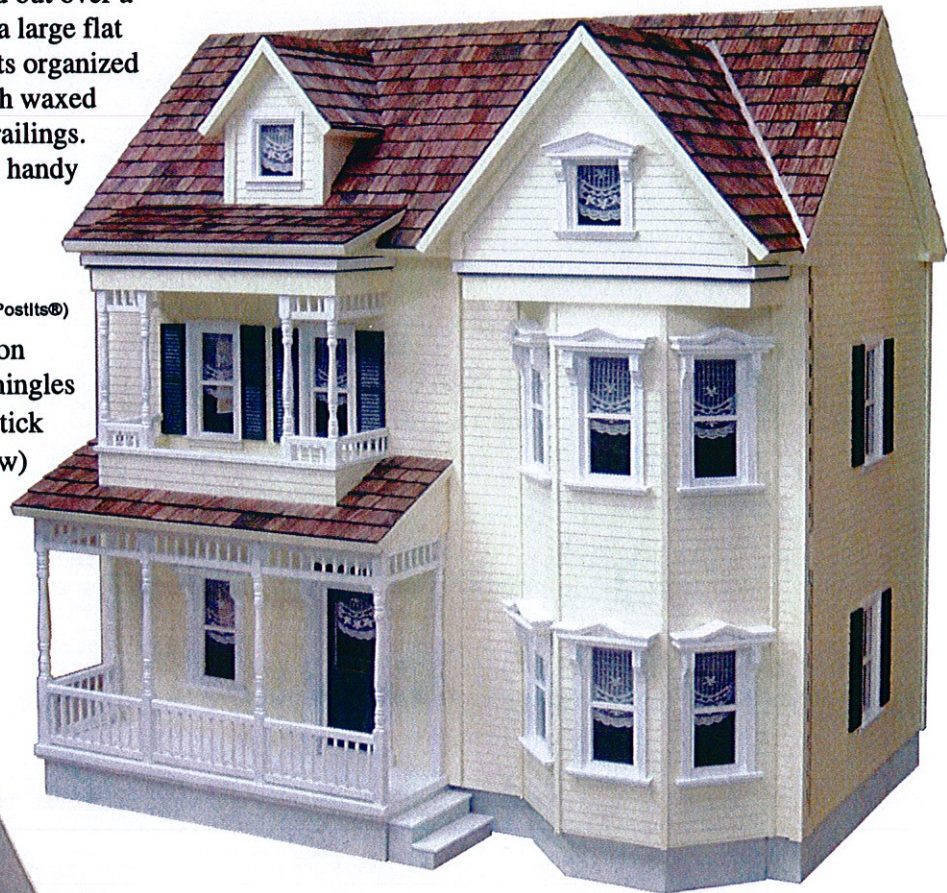
### Tools and Supplies:

Tape measure or ruler, Pencil, Sticky notes (like Postlts®)  
White glue (like Aleene's Tacky Glue®) for all construction  
Solvent-based Panel Cement (like Liquid Nails®) for shingles  
Masking tape, Utility knife or coarse file, yardstick  
Fine tooth saw (razor saw (like X-Acto®) or a hacksaw)  
Painting Supplies, Sandpaper (especially 320gr)  
Waxed paper, Rubber Bands #8 and #32

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

**Measure and identify the parts:** The kit is packed in groupings that protect the parts, and that is how the Parts List is organized. As you 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 are ready when you need them



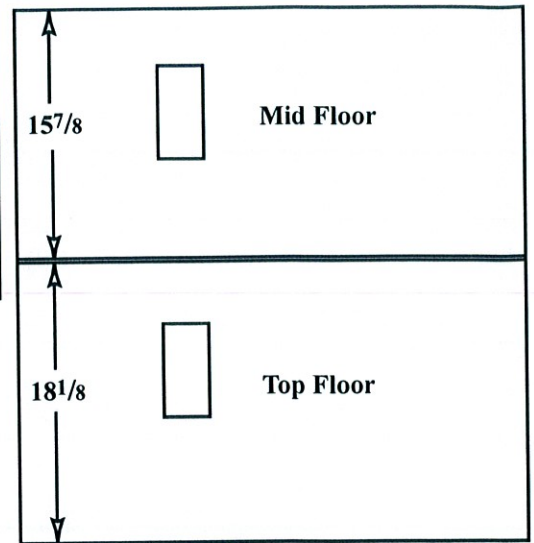
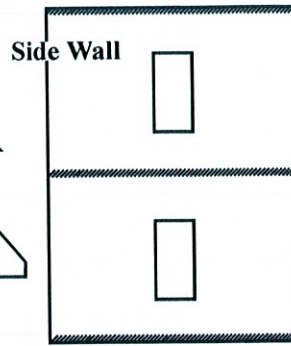
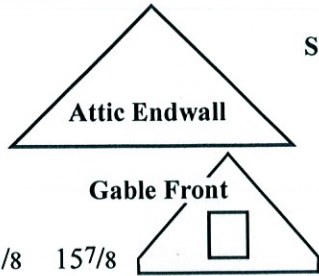
**Options:** see your miniature dealer  
#6007 Interior Doors fit the Interior Dividers  
EL-66 Hole starter and electrification tool  
Stucco Grit: Texture paint additive  
Dye-1: Brown shingle dye  
Dye-3: Grey shingle dye  
SC: Copper flashing

This kit will accommodate 1" Scale furniture

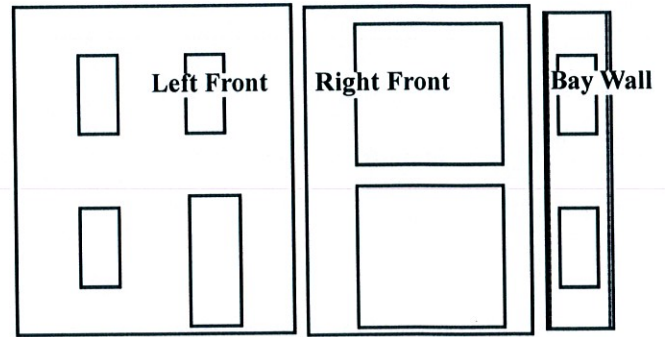
Parts List: Measurements are approximate and are for parts identification only

drawings are not all the same scale

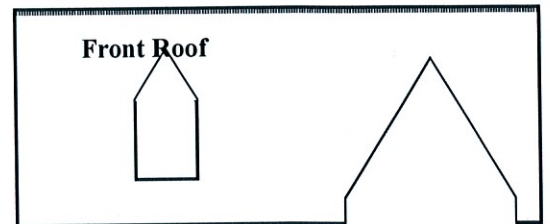
- 1 Victorian Door #6013
- 7 Victorian Window #5042
- 6 Colonial Window #5032
- 1 Gable Window #5039
- 1 Dormer Window #5040
- 6 Shutter Pairs #5025



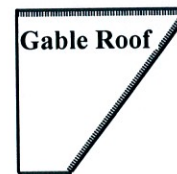
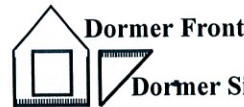
- 2000 Octagonal Shingles
- 1 Base Floor 3/8 ply 31 3/8 15 7/8
- 1 Mid Floor 3/8 ply 31 3/8 15 7/8 Stair Hole
- 1 Top Floor 3/8 ply 31 3/8 18 1/8 Stair Hole
- 2 Side Wall 3/8 Milled 21 1/8 15 3/4 Grooves, Window Cutouts
- 1 Back Wall 3/8 Milled 20 3/4 31 7/8 Grooves
- 2 Attic Endwall 3/8 Milled 9 1/16 18 1/8 Triangle
- 1 Left Front 3/8 Milled 20 11/16 17 5/8 Window and door cutouts
- 1 Right Front 3/8 Milled 20 11/16 14 1/32 Bay Cutouts
- 3 Bay Wall 3/8 Milled 20 1/4 4 3/8 Bevels, Window Cutouts
- 1 Gable Front 3/8 Milled 7 5/8 11 1/2 Triangle, Window Cutout
- 1 Front Roof 3/8 MDF 33 13 11/16 Beveled Cutouts
- 1 Rear Roof 3/8 MDF 33 13 11/16 Beveled
- 4 Divider 3/8 MDF 10 15 3/4 Door Cutout fits #6007\*
- 1 Divider 3/8 MDF 10 9 5/8
- 1 Divider 3/8 MDF 10 5 1/2 Door Cutout fits #6007\*
- 2 Attic Partition 3/8 MDF 9 1/16 tall 10 1/4 base
- 1 Gable L Roof 3/8 MDF 11 3/8 top 10 1/4 Angled, Bevels
- 1 Gable R Roof 3/8 MDF 11 3/8 top 10 1/4 Angled, Bevels
- 2 Long Foundation 1/2 MDF 31 3/8 13/4
- 4 Short Foundation 1/2 MDF 14 15/16 13/4



- 1 Dormer Front 3/8 Milled 6 3/8 4 3/4 Peaked, Window Cutout
- 1 Dormer L Side 3/8 Milled 3 1/2 Triangle Beveled
- 1 Dormer R Side 3/8 Milled 3 1/2 Triangle Beveled
- 1 Dormer L Roof 3/8 MDF 7 11/16 (top) 5 Angled, Bevels
- 1 Dormer R Roof 3/8 MDF 7 11/16 (top) 5 Angled, Bevels

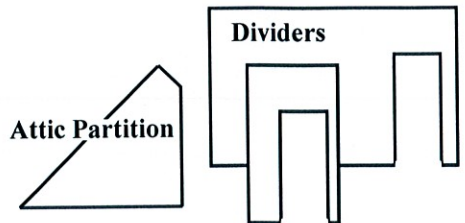
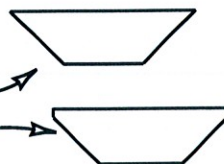


- 1 Balcony Front 3/8 Milled 2 3/8 12
- 2 Balcony Side 3/8 Milled 2 3/8 3 5/16
- 1 Balcony Roof 3/8 MDF 13 1/2 4 7/8 Bevel 27°
- 1 Balcony Ceiling 3/8 MDF 11 1/4 3 5/16
- 1 Balcony Facia Front 3/8 MDF 12 1 1/4
- 2 Balcony Facia Side 3/8 MDF 3 5/16 1 1/4
- 3 Balcony Triangle 3/8 MDF 1 1/8 tall 2 1/4 base
- 1 Balcony Roof Base 1/4 MDF 12 1/2 2 1/2 Bevel 45°
- 1 Balcony Facia Cover 1/8 MDF 12 1/4 1 3/8
- 2 Balcony Facia Cover 1/8 MDF 3 11/16 1 3/8

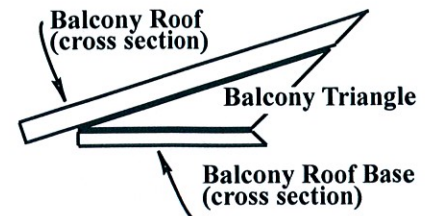
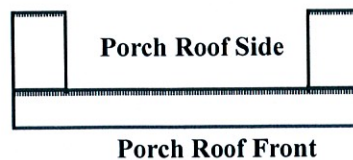


"Milled" parts have this surface

- 3 Bay Floor 3/8 ply 2 3/4 9 3/8 Angled
- 1 Bay Foundation Cover 1/4 MDF 3 1/16 9 5/8 Angled



- 1 Porch Floor 3/8 ply 17 4 3/4
- 1 Porch Ceiling 3/8 MDF 17 4 3/4
- 1 Porch Roof Front 3/8 MDF 17 1/2 2 Bevel 22 1/2°
- 2 Porch Roof Side 3/8 MDF 4 2 3/4 Bevel 22 1/2°
- 4 Porch Triangle 3/8 MDF 2 tall 4 3/4 base
- 1 Porch Glue Block 3/8 MDF 15 15/32 1 3/8
- 1 Porch Foundation 1/2 MDF 16 15/32 1 3/8
- 2 Porch Foundation 1/2 MDF 4 15/32 1 3/8
- 1 Porch Foundation Cover 1/4 MDF 16 1/2 5



1	Gable Floor	3/8MDF	103/4	23/8	
1	Gable Left Side	3/8Milled	13/8	27/8	TopBev 45°, Inlet 45°
1	Gable Right Side	3/8Milled	13/8	27/8	TopBev 45°, Inlet 45°
1	Bay Ceiling	3/8MDF	103/8	35/32	
1	Bay Facia Front	3/8MDF	111/8	13/8	
2	Bay Facia Side	3/8MDF	35/32	13/8	
1	Bay Glue Block	3/8MDF	8 5/8	13/8	Bevels 45°
3	Bay Foundation	1/2MDF	4	13/8	Bev ^221/2°
2	Bay Foundation Return	1/2MDF	5/16	13/8	Bev 221/2°
1	Bay Blind	1/8MDF	91/8	1	

1	Bottom Step	5/8MDF	41/4	2	
1	Top Step	3/4MDF	41/4	1	
2	Tread	1/8MDF	43/8	11/8	

2	Top Floor Spacer	1/4MDF	11/32	13/16
2	Top Floor Spacer	1/4MDF	11/32	11/2
4	Eave Return	3/8 x 3/8	21/4	

4	Front Hinge (L) 9"			
24	Screws for (L) Hinges	5/16 panhead		
1	Roof Hinge (C)	311/2		
16	Screws for (C) Hinges	5/16 flathead		
1	Magnetic Catch w/ Strike Plate			
2	Screws for Catch	1/2 flathead		
1	Screw for Strike Plate	5/16 Flathead		

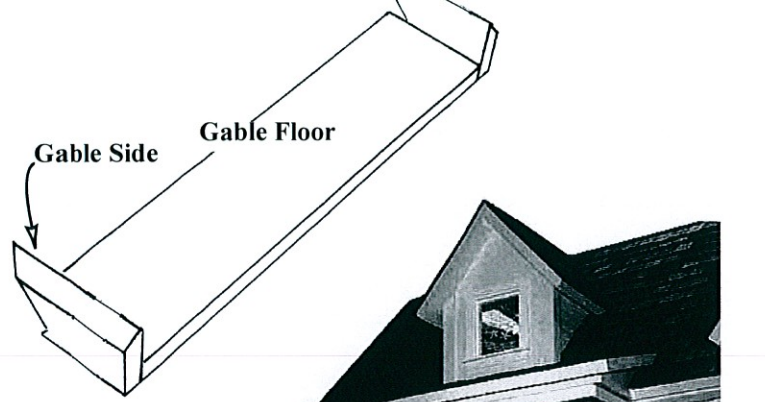
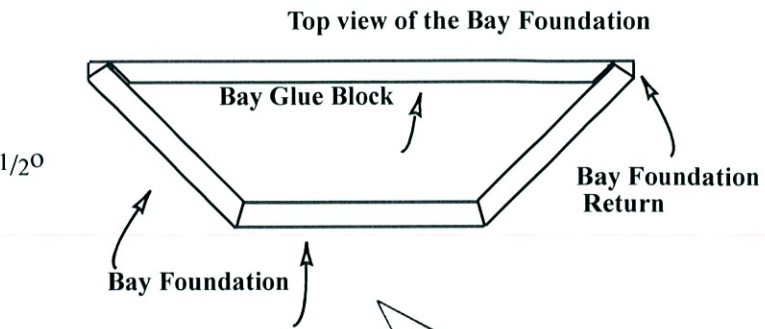
3	Gable Trim	3/32 x 1/2	83/16	Mitered//
4	Attic Trim	3/32 x 1/2	1213/16	Mitered^
12	1/2" Stripwood	3/32 x 1/2	203/4	
2	3/8" Stripwood	3/32 x 3/8	2011/16	
6	1/4" Stripwood	3/32 x 1/4	over 195/16	

2	Bay Return Stripwood	3/8@ 221/2°	201/4	
1	Balcony Cap	5/32 x 5/8	121/4	
2	Balcony Cap	5/32 x 5/8	31/4	
9	Porch Rail	Style B	5	
4	Porch Rail	Style B	33/4	
4	Balcony Rail	Style B	31/4	
4	Balcony Rail	Style B	15/8	
3	Porch Toprail	Style DC	5	
2	Porch Toprail	Style DC	33/4	

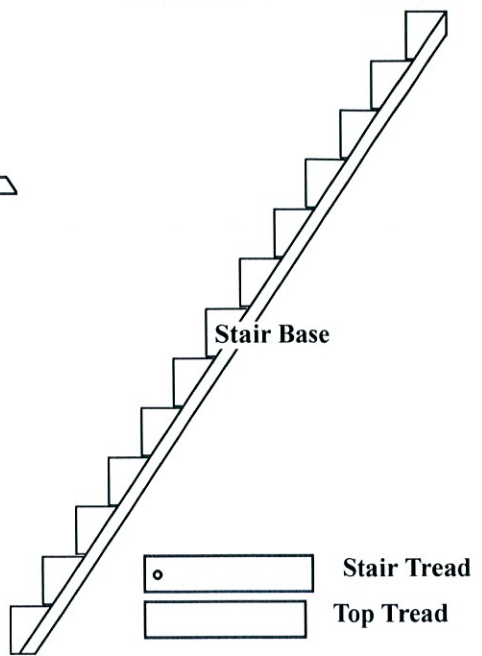
72	1/8 Dowel	27/32		
44	1/8 Dowel	1		
40	1/8 Dowel	11/16		

2	Stair Base	Assembled		
2	Banister Handrail Ban	93/16	Bevels	
1	Landing Rail Ban	43/8	Beveled	
1	Landing Rail Ban	45/16		
1	Landing Rail Ban	23/16		
24	Stair Tread	3/32 x 11/16	31/8	Drilled (1)
2	Top Tread	3/32 x 11/16	3	
2	Stairhole Liner	3/8 x 3/8	51/4	Drilled (6)
1	Stairhole Liner	3/8 x 3/8	25/8	Drilled (3)
1	Stairhole Liner	3/8 x 3/8	47/8	
1	Railing Spacer Jig	3/8MDF	51/4	Slots
4	Turnpost	RGT4	27/8	
2	Turnpost	#7012	31/2	
6	Turnpost	RGT6 Style	99/16	
4	Turnpost	RGT5 Style	69/16	

drawings are not all the same scale



Cross section of Trim



**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.

**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 shingles** on with glue that doesn't have any water in it! If the glue says "water clean-up", it will curl 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 (look for the "skip-ahead" arrow ↗ for things to do ahead of time).

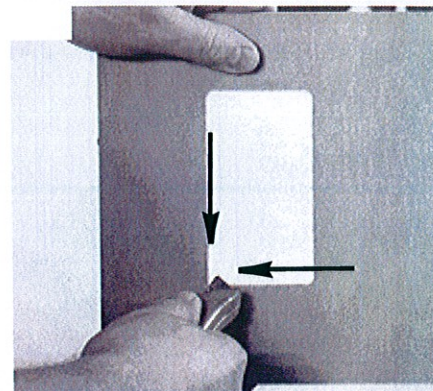
Before you begin, read the "Finish the Inside" section on the last page.

**Nailing:** Always check for "split-out" before the last hammer strike so that, if the nail has gone in crooked, you have a little of the nail showing to pull it back out. Drive the last bit with a nail-set or awl so the hammer doesn't dent the wall surface. Drive the nail just-below the surface and fill the hole with 'lite' spackle or wood filler.

**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.

**Staining Shingles:**

Our pro uses Real Good Toys' Shingle Dye (available through your Real Good Toys miniature dealer) when dyeing shingles for a dollhouse.

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).



**B:** Paint all the walls with one coat only before Housebody assembly. Use high quality semi-gloss latex enamel. Sand the clapboards *one course at a time*. After assembly but before anything is attached that is a different color (trim, windows, etc., paint again. Sometimes a third coat is necessary. Avoid old gloppy paint and poor quality paint brushes. Paint everything that gets attached to the housebody before it is attached. Glue joints that have to be strong should have a bare spot scraped in the paint so the glue can grab bare wood.

(this is the outside surface) ↗

**OnLine Support:** There are many photos of dollhouses under construction as well as tips, techniques, and extra help with your dollhouse project at: [www.dhbuilder.com](http://www.dhbuilder.com)

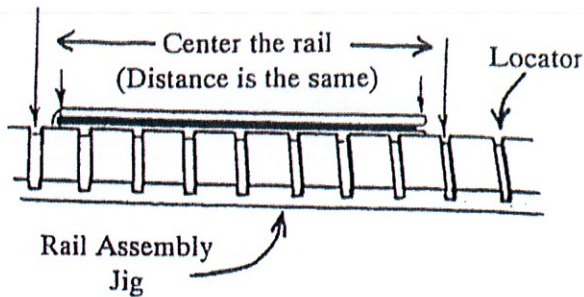
**Assemble the Railings:**

a. Paint and sand the Rails and Dowels before assembly. Wipe any paint out of the grooves, and do not paint the Rail ends at all. Let the paint dry.

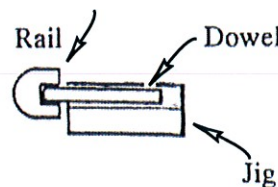
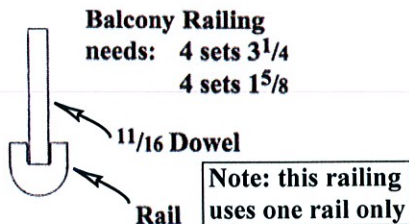
*Pro Tip:* For painting the Dowels:

- I use two pieces of sponge rubber (the small-cell sponges from the grocery store work just as well) dampened with paint.
- Lay six to ten Dowels on one sponge, set the other sponge on top.
- Lightly press and wipe the top sponge across the Dowels and lower sponge. The best product has the least amount of paint.
- Roll the Dowels onto a sheet of wax paper to dry. Move the Dowels every two minutes so they won't stick to each other. Let the paint dry completely.
- Scrub the Dowels around on a flat sheet of 320 grit silicone carbide sandpaper until the Dowels are smooth.
- Paint the Dowels again using the same process.

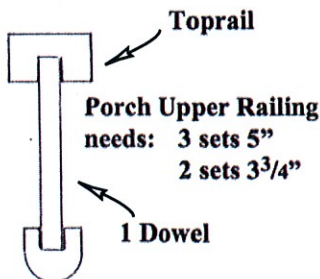
**Builder's Note:** Railings have to be assembled one at a time; the glue has to set for each railing before it can be taken out of the Jig. Start the railing assembly now and keep coming back to it as you assemble the rest of the house so railings will be ready when you need them.



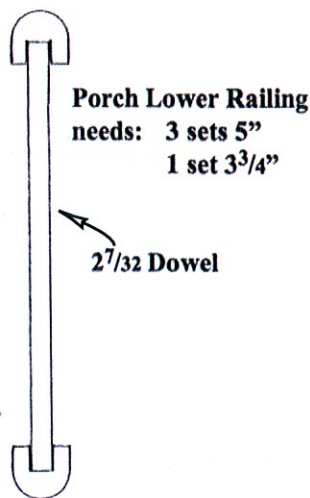
b1. Balcony Railings: Set a Balcony Rail next to the Railing Assembly Jig. The space from the end of the Rail to the next slot is the same on both ends.



b2. Dip the end of a Dowel into a puddle of glue. Push the Dowel into the groove of the Rail at an assembly jig slot. Add the rest of the Dowels in the same fashion, one for each slot along the length of the Rail. Lay the Dowels into the slots, make sure the Dowels are all the way into the groove and that the ends of the rail are spaced the same from the jig's next slot on both ends.

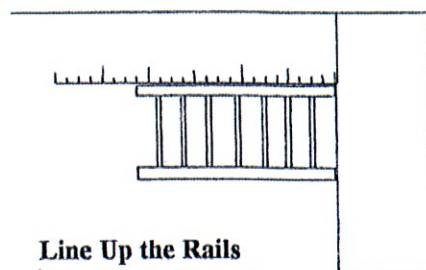
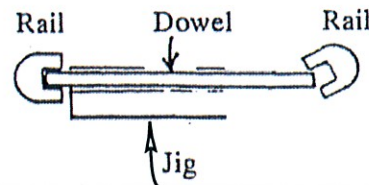


b3. Let the glue dry for several minutes. Different glues take different time, but the glue must be stiff enough so the dowels won't flop around when you take the Railings out of the jig. Use a Porch Rail (temporary) to hold the Dowels straight as the glue dries completely.



C. Porch Upper Rails: Follow all the steps in "b" above" After the glue is completely dry, remove the temporary 2<sup>nd</sup> rail, and glue on a Toprail. Make sure the Rails line up on the ends.

D. Porch Lower Rails: These get a second Rail glued on while they are still in the jig, so you can take them out of the jig right away. Put the railing into a framing square or lined up with the edge of a square piece of paper so you can be sure the railing set is square and the Rail ends line up with each other as the glue dries.



**Prepare for Attaching the Hinges:** These special Hinges have a straight leaf which attaches to the Fronts, and a bent (L) leaf which attaches to the House Side.

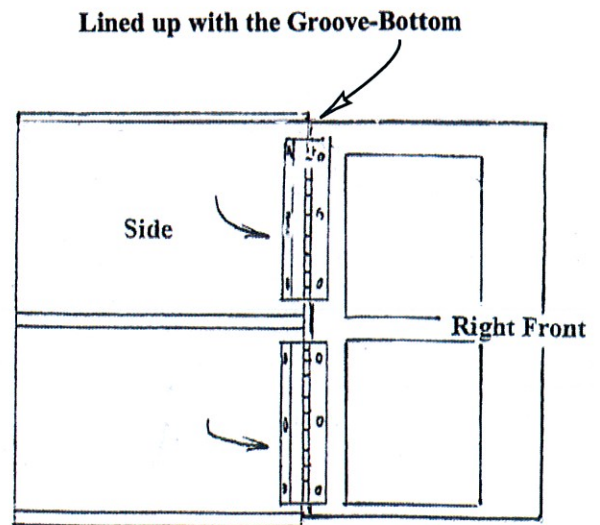
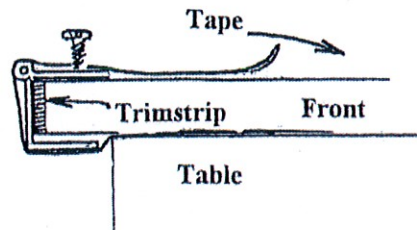
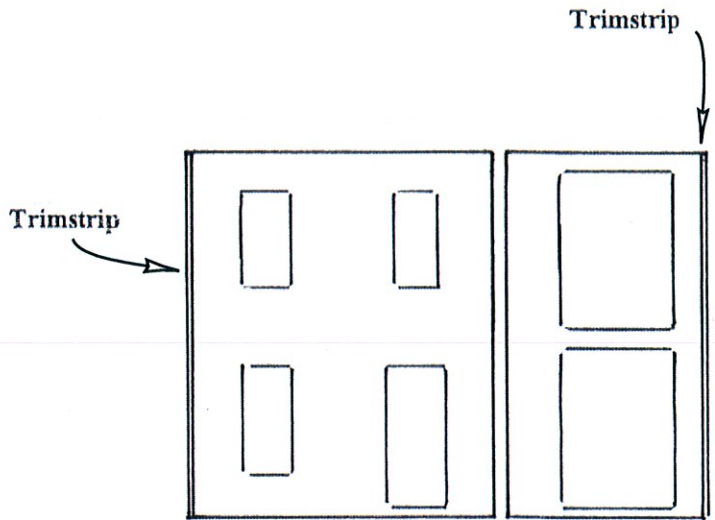
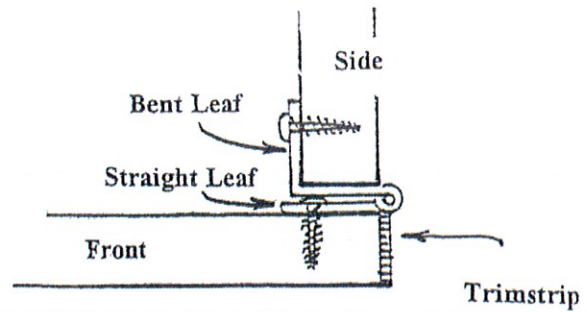
Preview: In this section, you will temporarily install the hinges for the Right Front and House Right Side, and for the Left Front and House Left Side. You are doing this now so you can work flat on the table where you can hammer and drive screws more easily than inside an assembled house. Make sure your #1 Phillips head screwdriver is in new condition.

H1. Glue and tape a Trimstrip ( $\frac{3}{32} \times \frac{3}{8} \times 20^{11/16}$ ) to the right edge (on the end) of the Right Front. Glue and tape a trimstrip ( $\frac{3}{32} \times \frac{3}{8} \times 20^{11/16}$ ) to the left edge of the Left Front.

H2. Lay one Side on the work table with the clapboard surface down. Set the Right Front on the work table with the clapboard surface down, and with the top edge of the Right Front lined up just below the bottom edge of the 3<sup>rd</sup> floor groove; the Right Front's Trimstrip touches the Right Side (take off the tape).

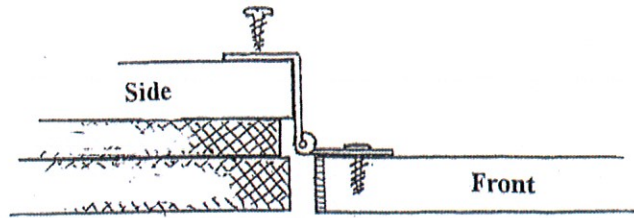
H3. Lay an "L" Hinge on the panels centered between the 1<sup>st</sup> and 2<sup>nd</sup> floor grooves, and another centered between the 2<sup>nd</sup> and 3<sup>rd</sup> floor grooves. Trace the top and bottom ends of the Hinges onto the Right Front and Right Side.

H4. Fold the hinges around the Right Front with the straight leaf of the hinge on the inside surface of the hinge on the inside surface of the Right Front, and lined up with the tracings. Tape the hinges tight to the Right Front. Put another piece of tape on the hinge over the holes.

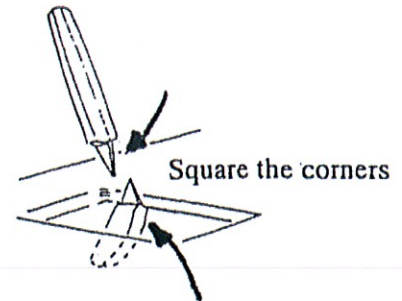


H5. Punch a starter hole in the center of each hole in the hinge: Drive a nail part way through the wall and pull it back out (don't go all the way through). Start a screw ( $5/16$  #2 panhead) in each hole (the tape will help the screw stand up). Drive the screw  $1/2$  way in with a hammer, and the rest of the way with a #1 Phillips screwdriver (for final tightening, let the hinge hang over the edge of the work table).

Repeat for the other screws.  
Take off the tape.



H6. Lift the Right Side  $5/8$  above the work table by putting a  $3/8$  thick panel (like the Floors) and  $1/4$  thick panels (like the Bay Foundation Cover, the Porch Foundation Cover, and the Porch Roof Base) under the Side. Line up the hinges with the marks drawn in H3. Take a second to make sure the top edge of the Front is just below the bottom edge of the groove. Tape the hinges tightly to the Right Side... put a piece of tape over the holes.



H7. Punch a starter hole and drive the screws as you did for the Right Front, then take all the screws back out (it's easier building the house without the Hinges attached).

H8. Repeat all of steps H1 thru H7 for hinging the Left Front to the edge of the Left Side. Take the Screws back out when you're done.

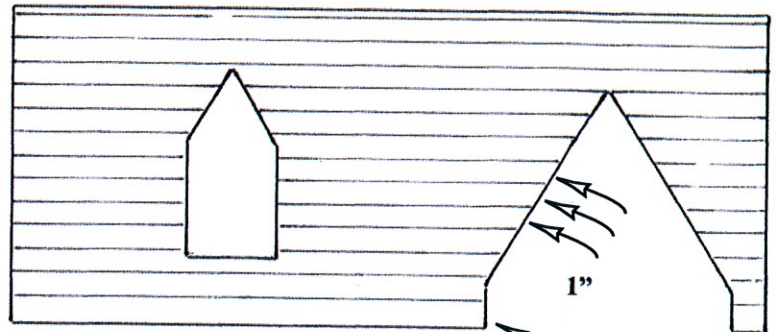
**Don't lose the Screws**

**Square the corners** of the windows, door, and stairway openings. Make several cuts in each direction and from both sides.

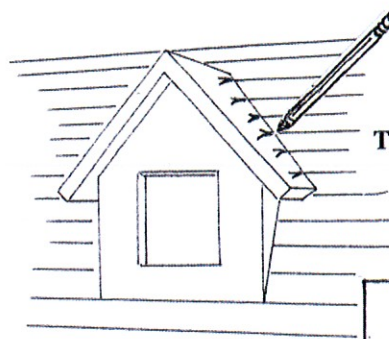
**Draw Shingle Lines** on the outside of the Front and Rear Roofs. Draw the 1<sup>st</sup> line one shingle length above the bottom edge of the roof, and draw the rest of the lines 1" apart. After assembling the Porch Roof (step #20) you will draw shingle lines using this same spacing.

When you are ready to assemble the Dormer Roofs (step #29), hold the Dormer and Dormer Roof set in place on the Front Roof, and transfer the shingle lines from the Front Roof to the Dormer Roof. Stand the Dormer Roof on its front edge and use a divider as a guide to extend the line from the back edge to the front edge. Use this same process for transferring shingle lines onto the Gable Roofs (step #43)

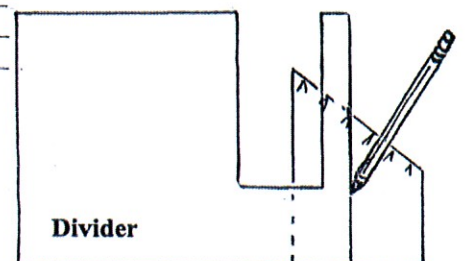
**Front Roof**



**One Shingle Length**



**Transfer the Shingle Lines**



**Divider**

**Assemble the House body:**

*Preview:* In this section, you will assemble the Floors, Sides, and Back Panels.

1. Select the Base and Mid Floors. Without glue, test the Floors along with the Side Walls to check the fit, and to identify the proper position of the stair hole, offset to the left rear (viewed from the front) of the dollhouse. Identify the bottom edge of the Side Wall by looking at the clapboard profile. Look again to make sure the screw holes are at the front edge of the Side Walls.

2. Spread glue in the bottom and mid grooves of one Side Wall. 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).

**This is a two person job**

3. Stand the Mid Floor on end (check the orientation again) and set the Side Wall over the Floor in the middle groove. Repeat for the Base Floor in the bottom groove.

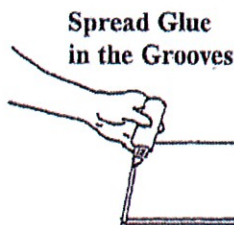
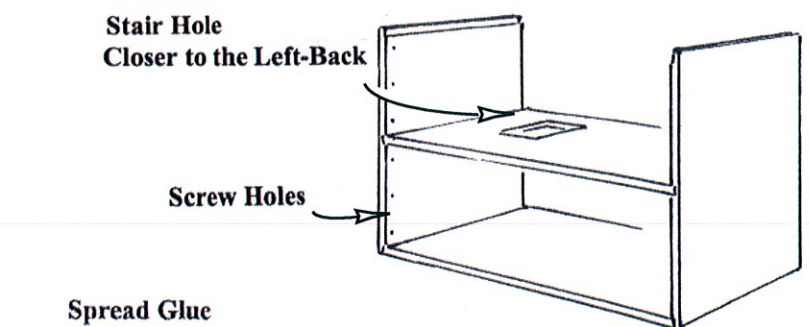
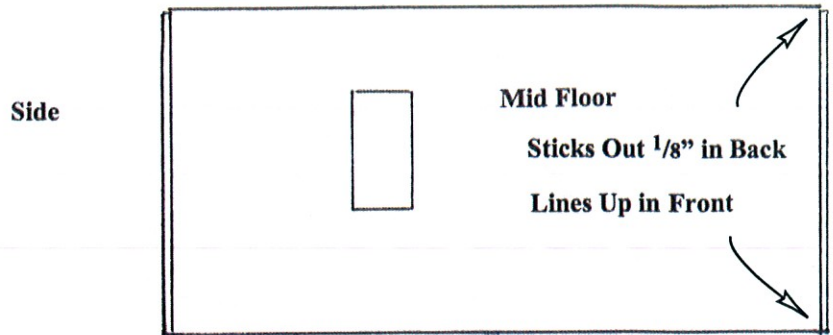
4. Adjust and check all the parts. The Floors must be lined up with the front edge of the Side Walls. The Floors stick out  $\frac{1}{8}$ " at the back of the Side Walls.

Nail through the Side Wall into the Floors. Keep at least 1" away from the edges. Use the clapboard lines or a straight-edge to position the middle nail(s). Check for mis-aimed nails while the nail heads are still sticking out. Then, if you need to pull a nail back out, you can grab the head with pliers. "Set" the nail head just below the surface with a "nail set"

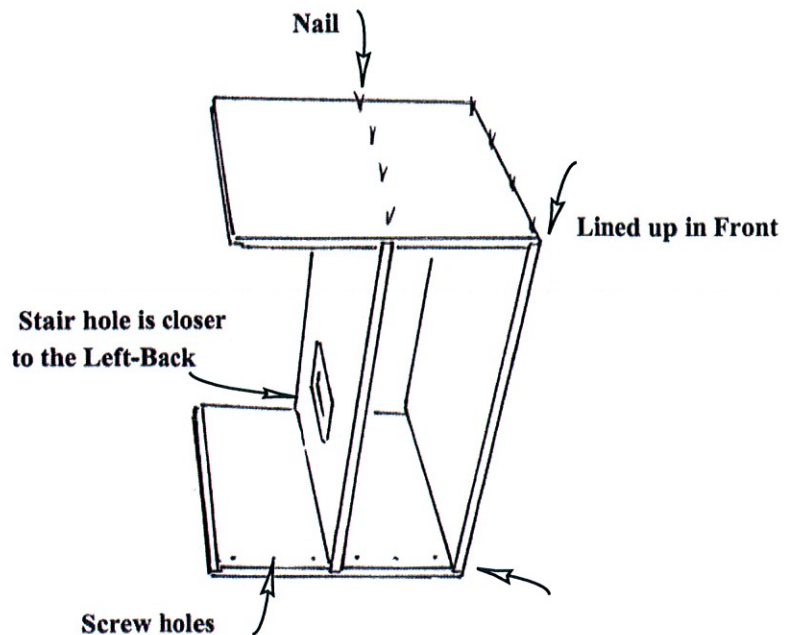
5. Very carefully turn the Side/Floor assembly over. Glue and nail the other Side Wall to the Floors, also lined up at the front edge.

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

- Look to confirm that the screw holes are at the front edge, and that the clapboard faces the right way.
- Check the position of the stair hole, closer to the rear and left edge (viewed from the front).
- The Base Floor is tight to the groove-top.



No Glue in the Top Floor's Groove

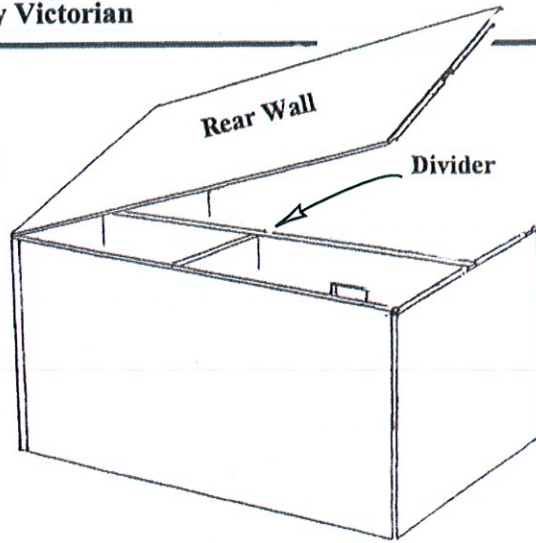


Base Floor is Tight to the Groove-Top



6. Place the house body face down on the worktable, and set a room divider between the floors (this stabilizes the Mid Floor).

*This step is very important. Attaching the Back Wall correctly will make the house body square. Work on a flat surface and be sure to keep all joints lined up exactly.*



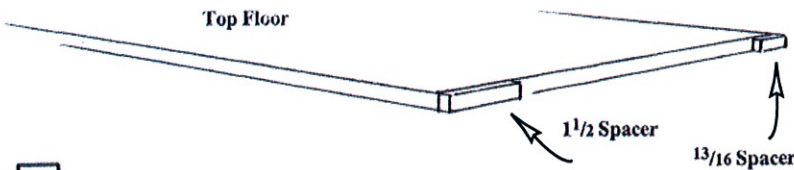
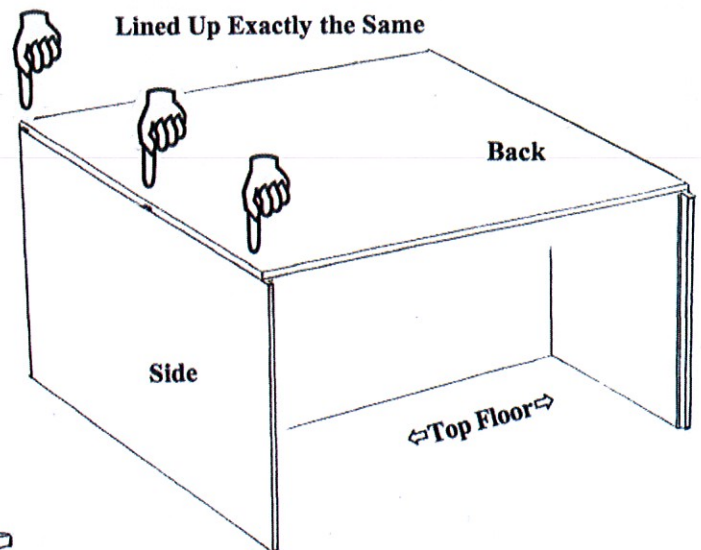
Test the Rear Wall on the House Body

7. Test the **Back Wall** on the house body. Flex the house body to make the edges line up. Spread glue in the grooves of the Back Wall. Spread glue on the rear edges of the Side Walls. Set the Back Wall onto the house body.

a. Adjust the fit of the Back Wall side-to-side at the bottom. Press the Base Floor all the way to the top of the groove, nail the Back Wall to the Base Floor.

b. Adjust the fit side-to-side at the Mid Floor; *the fit between the Side and the Back must be exactly the same in the middle as at the bottom!* Nail into the Mid Floor all the way across (Remember to check the nails before the last hammer strike).

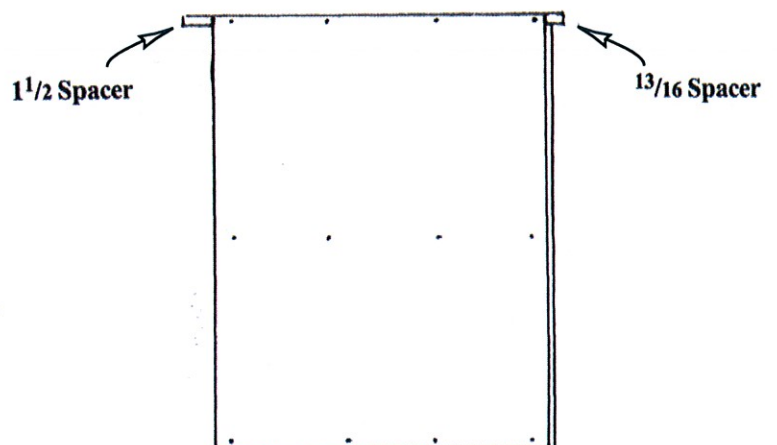
c. Set the Top Floor in place **without glue** to help position the Sides. Adjust the fit side-to-side at the top of the Sides; *the fit between the Side and the Back must be exactly the same from bottom to top!* Tape the Back Wall tightly to the Sides. Stand the housebody upright.



8. **The Top Floor:** Glue and tape Top Floor Spacers to the ends of the Top Floor, 1 1/2 Spacer at the front and 13/16 Spacer at the back. The Spacers locate the Top Floor front-to-back.

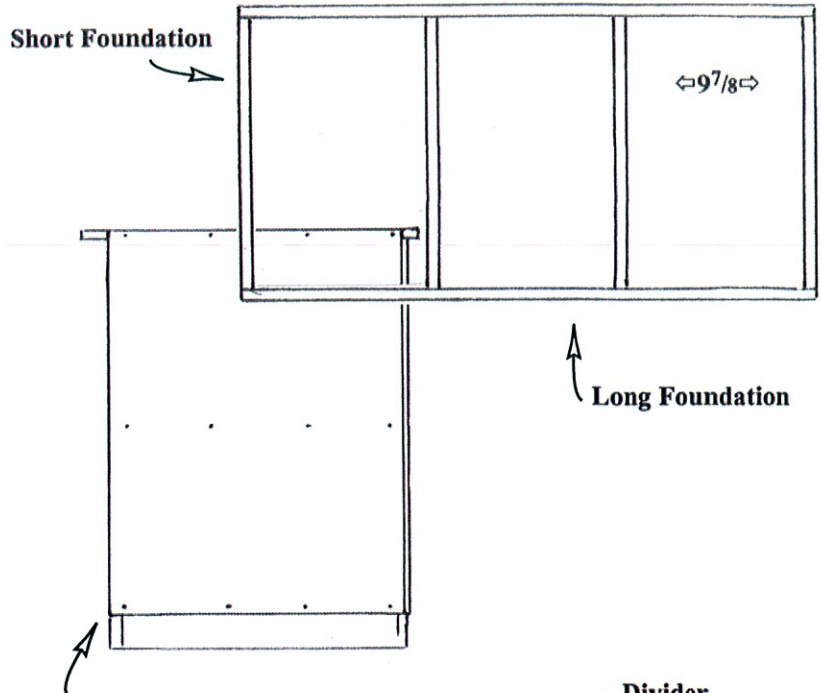
Take out the Top Floor. Set two of the large dividers on the Mid Floor; push them against the Back Wall to hold it straight. Spread glue in the top floor grooves of the Sides, and along the top edge of the Back Wall. Set the Top Floor in place.

Nail the Sides to the Top Floor. Use weights to hold the Top Floor tight to the Back Wall. Test the spacing from the Back Wall to the back edge of the Top Floor with a Long Foundation.



**Check all joints to make sure everything is straight and tight as the glue dries.**

9. **The Foundation:** Glue and tape together the foundation perimeter. The Long Foundations overlap the Short Foundations at the corners. Glue and tape the other Short Foundations into the perimeter, spaced evenly ( $9\frac{7}{8}$  apart). Let the glue dry, then take off the tape

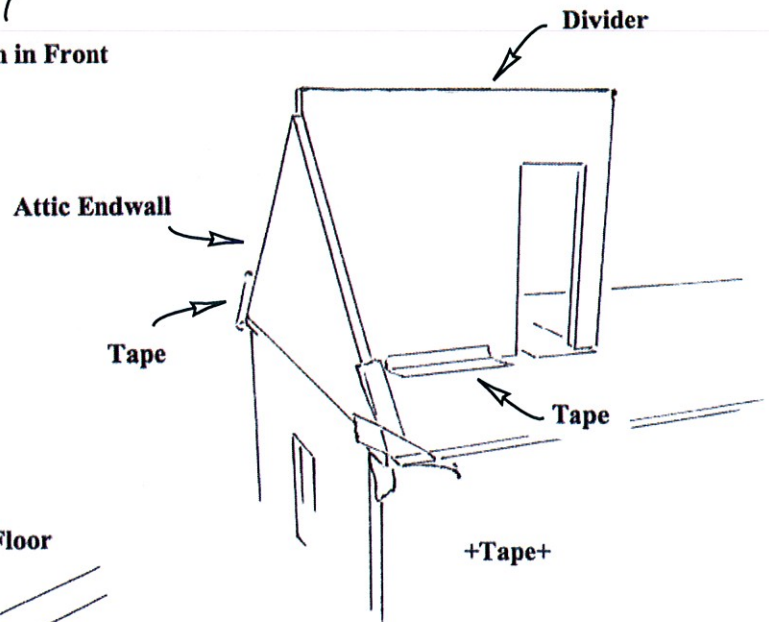


10. Spread glue on the top edge of the foundation. **A Two Person Job:** Set the Housebody on the Foundation spaced evenly side to side, and lined up exactly with the front edge of the Base Floor. Tape the front edge of the Base Floor to the foundation, then adjust the overhang from front to back along both sides. Check from the back to make sure the overhang is the same on both sides. Weight the base floor for a tight fit. Make sure the house is flat on a flat surface as the Base Floor/Foundation glue dries!!

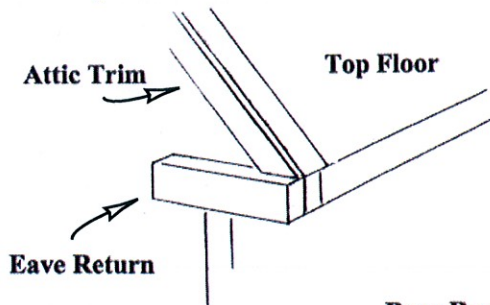
11. **The Attic Endwalls:** Glue and Tape the Attic Endwalls to the top edges of the Side Walls, lined up with the Top Floor at the back edge. Adjust the surface of the Attic Endwall so that the clapboard profile is exactly the same as the rest of the wall.

**Pro Tip:** Take your time and be picky about this fit. It really shows up when ceiling lights make shadows of each clapboard edge. Get the fit on the ends right, then firmly tape across the ends of the Attic Endwalls for a solid joint that won't slip sideways. Use the dividers to hold the Attic Endwalls straight, and at the same time press the middle of the Attic Endwall out for the perfect clapboard overhang. A piece of tape on both sides, the long way along the divider where it touches the Top Floor will hold the pressure while the glue dries.

Flush in Front



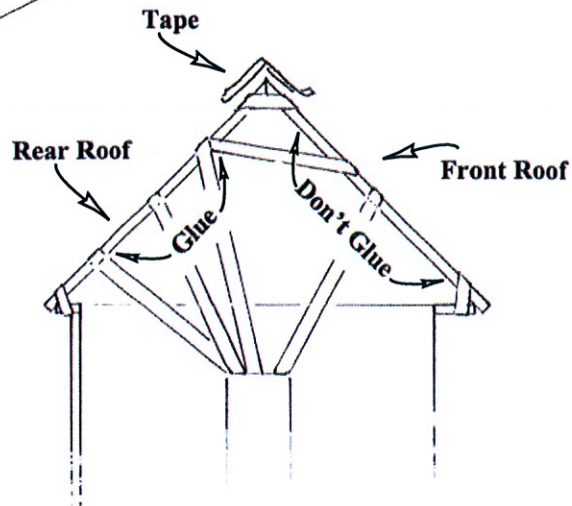
12. Glue the Eave Returns to the Top Floor Spacers, lined up with the edge of the Top Floor, and with the Attic Trim temporarily in place.



13. **The Rear Roof:** Temporarily tape together the Front and Rear Roofs. Spread glue on the **rear edge only** of the Attic Endwalls (don't glue the Front Roof to the house!).

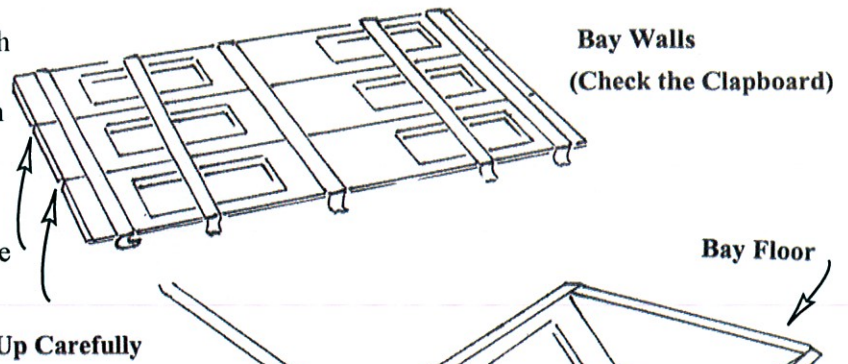
**A two person job:** Set the roofs in place spaced evenly ( $\frac{9}{16}$ " overhang) side-to-side. Make sure the overhang is even from bottom-to-top on both sides.

Tape the roofs firmly to the housebody for a good fit. Clean up and let the glue dry.

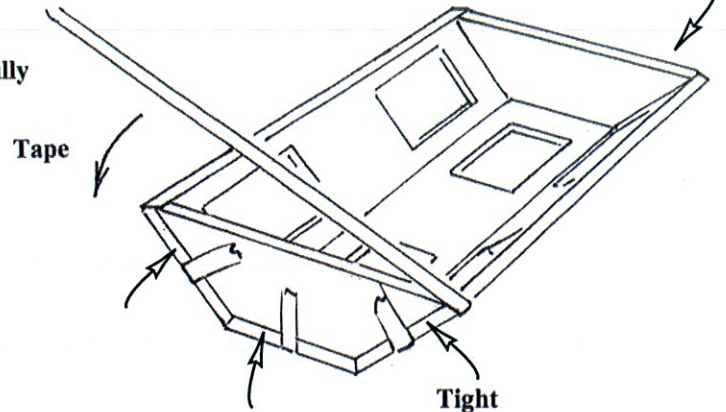


14. The Bay Walls: Tape together the Bay Walls with the clapboards all aiming the same direction, and with the top and bottom ends carefully lined up with each other. Leave flaps of tape sticking out to tape the floors in place.

Turn the Bay Wall set over; test-wrap the walls around a Bay Floor to see where to glue, then lay the walls back down again so that the "V" between the walls is facing up.

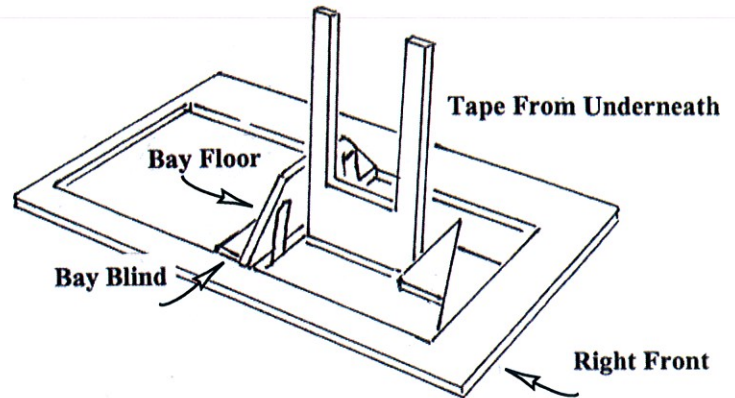


15. Spread glue in the "V"s between the walls. Spread glue on the three edges of two Bay Floors that will touch the Bay Walls. Wrap the Bay Walls around the Floors, tape tightly. Make sure the floors are lined up carefully with the ends of the Walls.



**Pro tip:** the "Tape-from-Underneath" technique will be used often to get parts tight and straight.

Stick tape flaps to the inside of the Right Front to be ready for taping the Bay Floor in place. In the illustration, the outer two flaps of tape grab the Bay Floor, and the middle flap of tape holds the divider which keeps the Bay Floor straight as the glue dries.

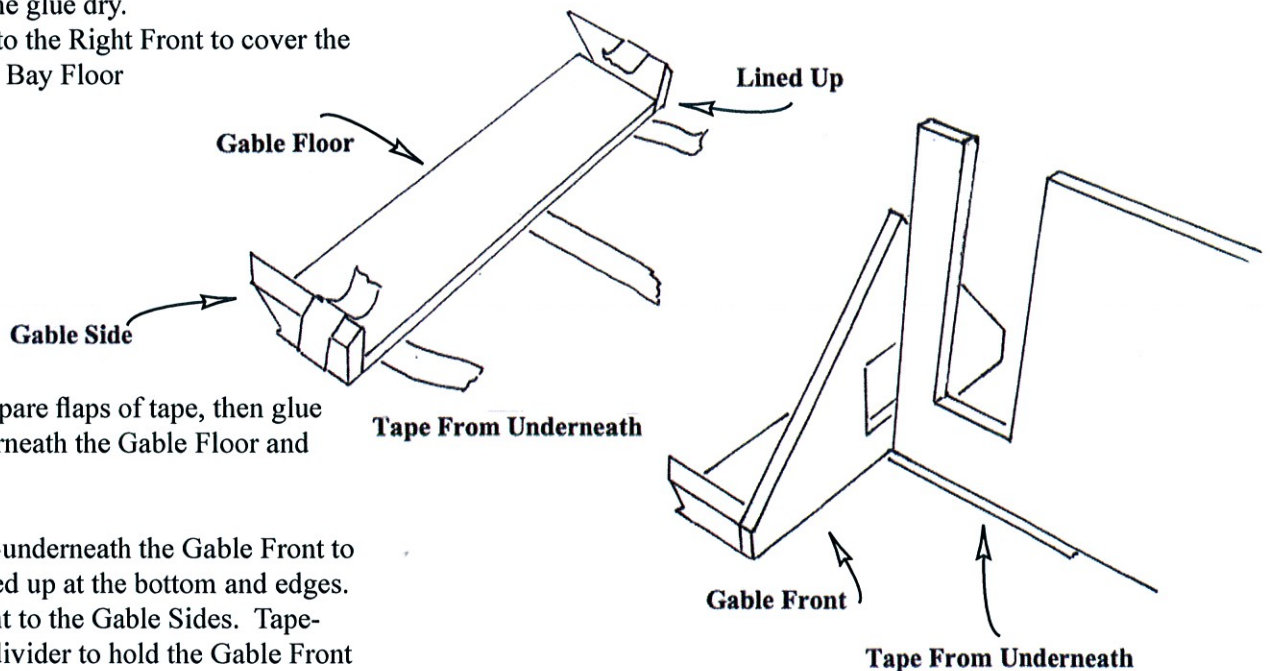


16. Glue and tape-from-underneath the remaining Bay Floor to the Right Front, lined up with the bottom edge of the 2nd floor cutout, and centered side-to-side on the cutout

(the 'bottom edge of the cutout' is the top edge of the crosspiece between floors).

In the illustration, the work is happening in the 2nd floor cutout. There are 2 Porch Triangles being used to wedge the divider tight into the opening for an even better fit. Let the glue dry.

Glue the Bay Blind to the Right Front to cover the clapboard below the Bay Floor



17. The Gable: Prepare flaps of tape, then glue and tape-from-underneath the Gable Floor and Gable Sides.

Glue and tape-from-underneath the Gable Front to the Gable Floor, lined up at the bottom and edges. Tape the Gable Front to the Gable Sides. Tape-from-underneath a divider to hold the Gable Front straight as the glue dries.

18. **The Bay Ceiling:** Prepare flaps of tape, then glue and tape-from-underneath the Bay Facia Sides to the Bay Ceiling, lined up at the top and back edge (the top is down in this illustration)

Glue and tape-from-underneath the Bay Facia Front to the Bay Ceiling/Bay Facia Sides, lined up at the top and ends.

19. **The Balcony Ceiling:** assembles the same as the Bay Ceiling using Balcony Ceiling, Balcony Facia Sides, and Balcony Facia Front

20. **The Porch Roof:** Glue and tape together the Porch Roof Front and the Porch Roof Sides, using the Balcony Front as a spacer. Tape firmly, then turn the assembly over and tape the other side. Make sure the surfaces are flat.

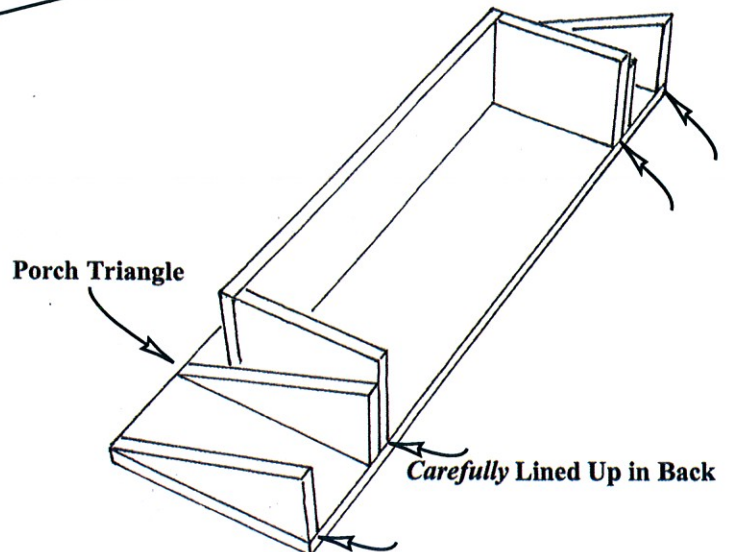
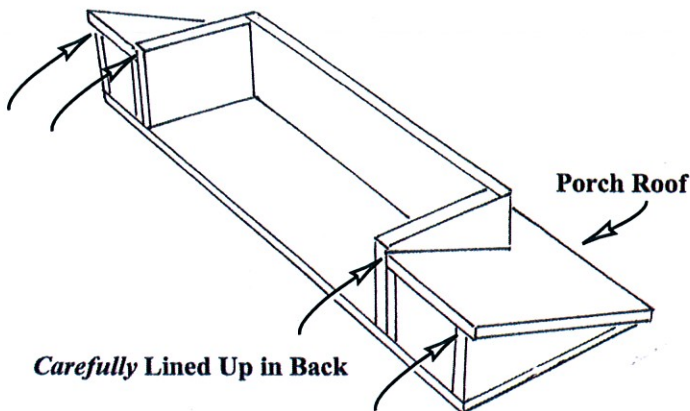
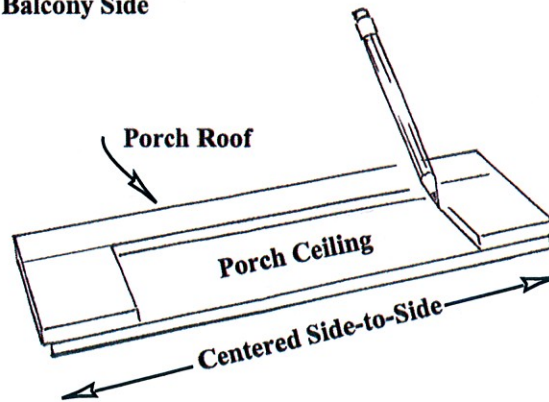
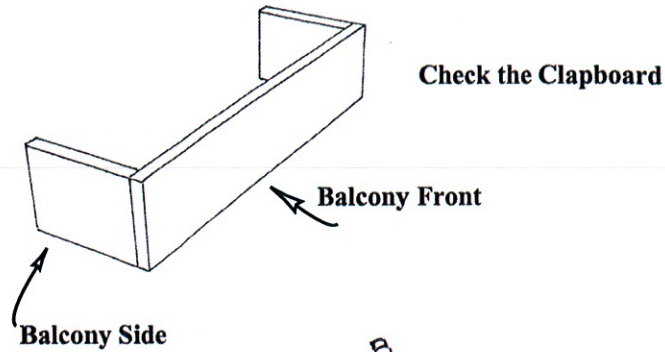
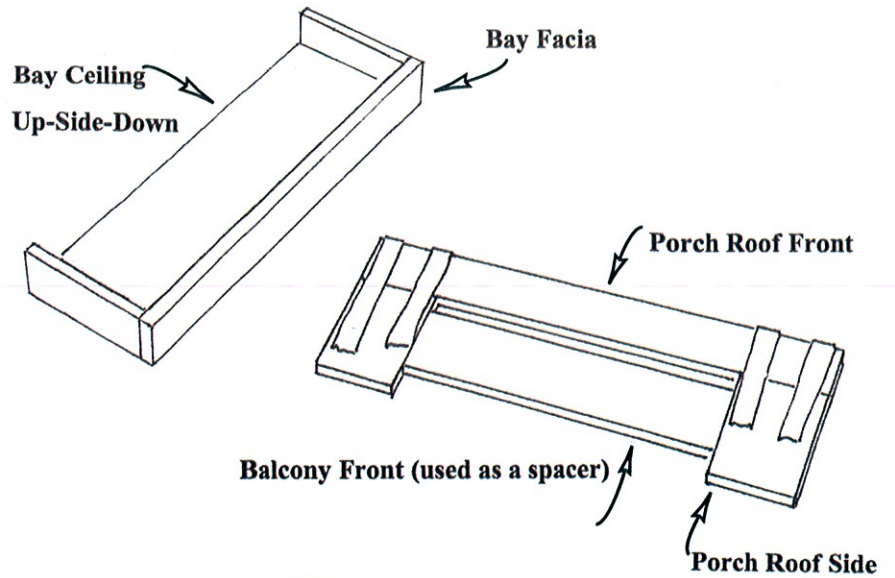
21. Glue and tape together the Balcony Front and Balcony Sides (check the clapboard profile). Use a divider to hold the parts square as the glue dries.

22. Set the Porch Roof on the Porch Ceiling, centered side-to-side. Mark the interior perimeter. Glue the Balcony Front/Side to the Porch ceiling located by the marks and lined up at the back edge.

23. Glue two Porch Triangles to the Porch Ceiling and Balcony Walls. Glue two more Porch Triangles to the Porch Ceiling, lined up at the ends. Check along the back edge to make sure all of the Triangles are right-side-up. Let the glue dry.

Draw Shingle Lines on the Porch Roof (see pg. 4)

24. Glue and tape the Porch Roof to the Porch Triangles/Balcony, lined up at the back edge.



25. The Right Front: Glue and tape the Bay Walls to the Right Front and middle Bay Floor. Make sure the clapboard profile points down, and that the bottom of the base Bay Floor lines up with the bottom edge of the Right Front.

Measure from the Bay Walls to the edge of the Right Front at the bottom and at the top, and make adjustments until the measurements are the same. Add weights over the Bay Floors; let the glue dry.

26. The Balcony Roof: Glue the Balcony Triangles to the Balcony Roof Base, one lined up with each end, and one centered.

27. Glue and tape-from-underneath the Balcony Roof Base/Triangle set to the Balcony Roof, lined up on the angled edge and centered side-to-side.

28. The Dormer: Lay the Dormer Front face-down on the worktable. Test, then glue the Dormer Sides to the Dormer Front, lined up at the top and bottom. Use dividers to make sure the Sides are straight up-and-down as the glue dries.

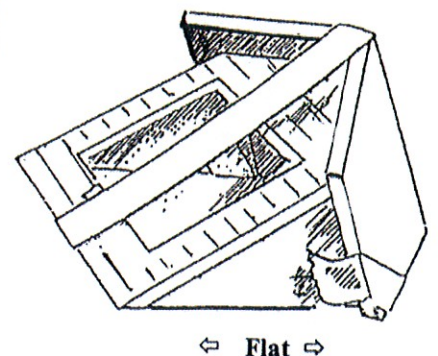
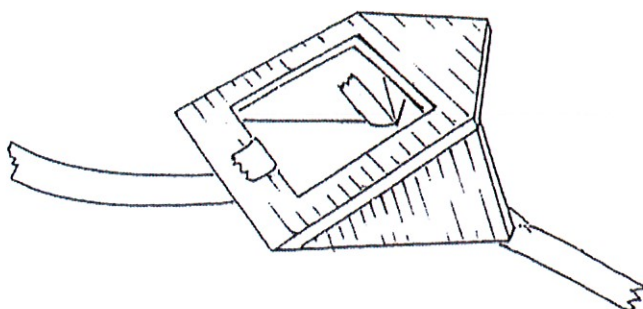
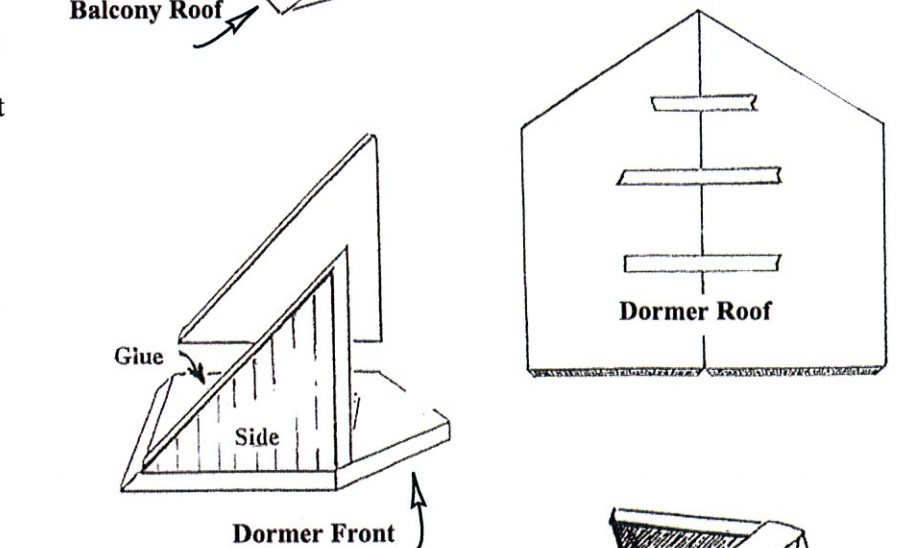
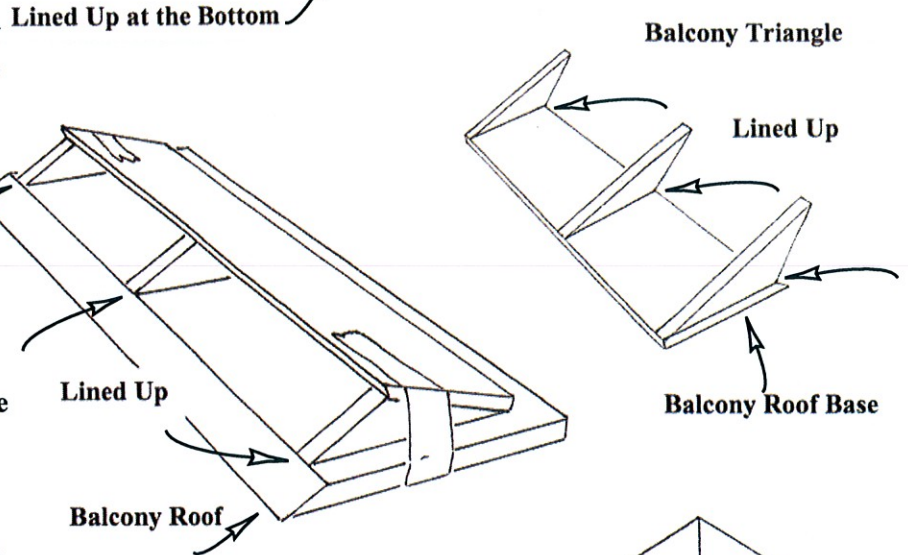
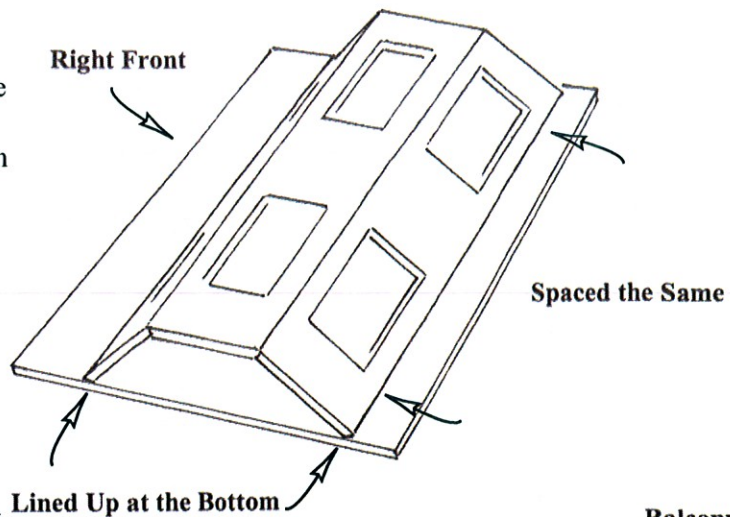
Now is a good time to finish painting the dollhouse (see the painting tips in "Getting Started")

Paint the walls, fronts, dormer, balcony, gable, ceiling/facia sets (not the Balcony Facia outside surface; it will be covered up), and paint or stain the Porch Floor. Plan ahead so that paint is dry when you want to attach a painted part. Paint the undersides of ceilings and the edges of the roofs. Do not paint the foundations yet.

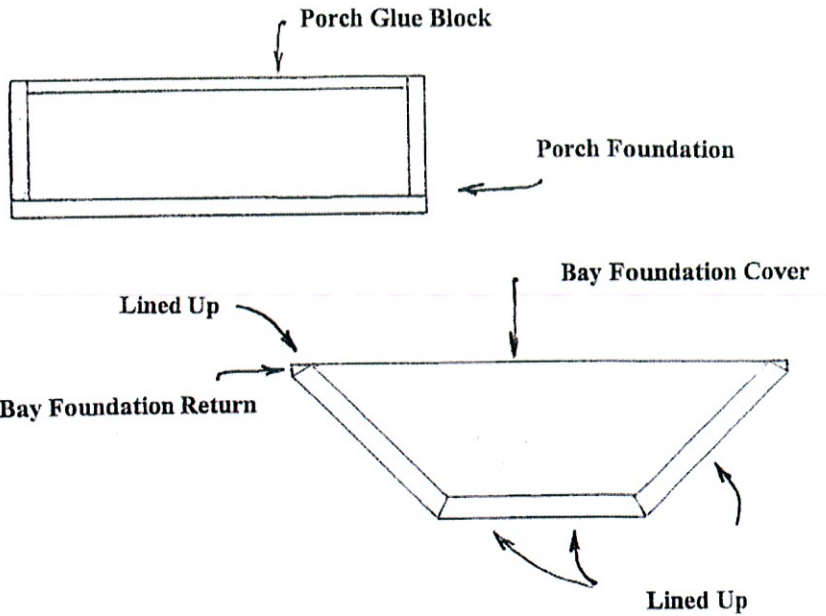
29. Transfer Shingle Lines onto the Dormer Roofs (see page 4). Tape and glue together the Dormer Roofs at the peak.

Prepare flaps of tape on the points of the Dormer Sides, then glue and tape-from-underneath the Dormer Roof to the Dormer Front/Sides.

Make sure the back edges of all the parts are flat on the worktable as the glue dries.



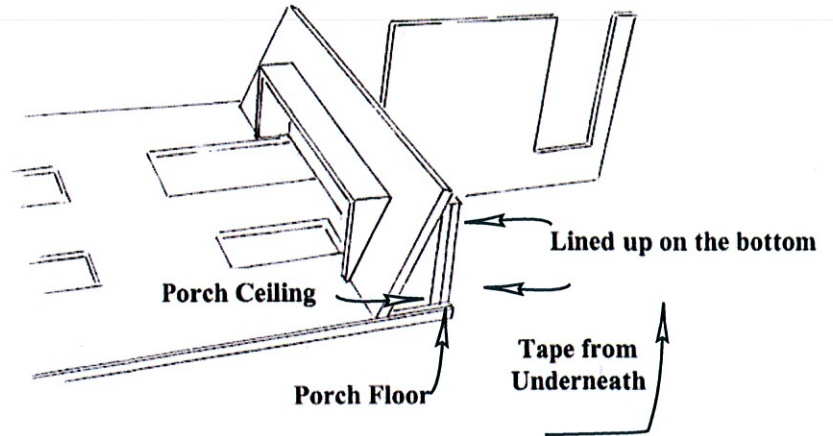
30. **The Porch Foundation:** Glue and tape together the Porch Foundation set. Glue and tape the Porch Foundation Cover to the Porch Foundation Set, lined up all around.



31. **The Bay Foundation:** Tape together the Bay Foundation Set. Test the set with the Bay Foundation Cover to make sure you have the Bay Foundation Returns aimed the right way. If they don't line up on the ends, turn the Returns over and test the cover again. Glue together the Bay Foundation and Cover lined up all around. Glue the Bay Glue Block to the Bay Foundation and Cover, lined up at the back edge.

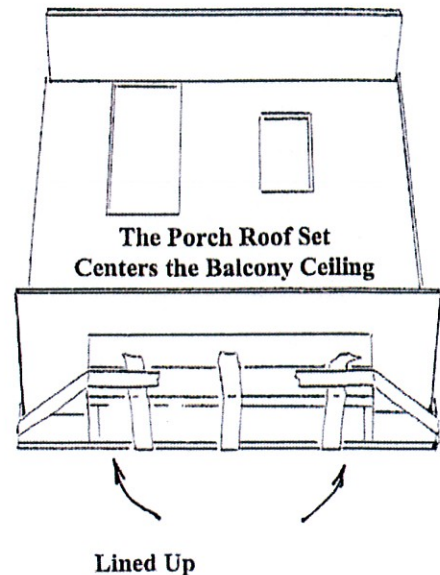
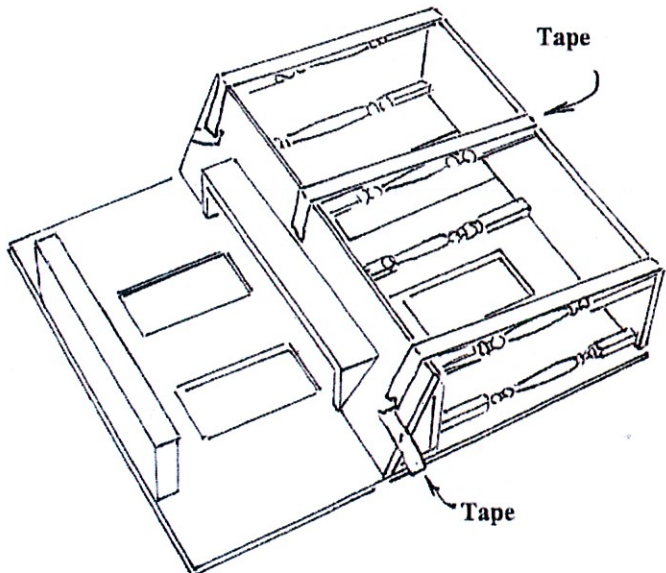
32. **The Left Front:** Glue and tape-from-underneath the Porch Floor to the Left Front, flat and lined up all the way across at the bottom, and centered side-to-side using the Porch Ceiling/Roof set as a guide. Tape from underneath a divider (or several) to hold the Porch floor straight.

Temporary use of the Porch Ceiling to locate the Porch Floor



33. Glue and tape-from-underneath the Balcony Ceiling Set to the top edge of the Left Front, lined up at the top, and centered side-to-side. Use the Porch Roof/Balcony Wall set to help center the Ceiling set side-to-side. Use dividers to hold the Balcony Ceiling straight as the glue dries.

34. Glue, tape, and weight the Porch Roof/Balcony Wall set to the Left Front using the 9/16" Turnposts to space the Porch Roof set and straighten the Porch Floor as the glue dries.



**The Left Front *continued*:**

- 35. Glue and tape the Balcony Facia Covers to the Balcony Facia, lined up on top
- 36. **The Right Front:** Flatten the corners of the Bay to leave a 1/4" flat for 1/4" Stripwood (step 50). Use sandpaper wrapped around a block, or a flat file.
- 37. Glue and tape the Bay Ceiling/Facia set to the Right Front, lined up on the top edge, and centered on the Bay Walls. Use dividers to hold the Bay Ceiling straight as the glue dries.

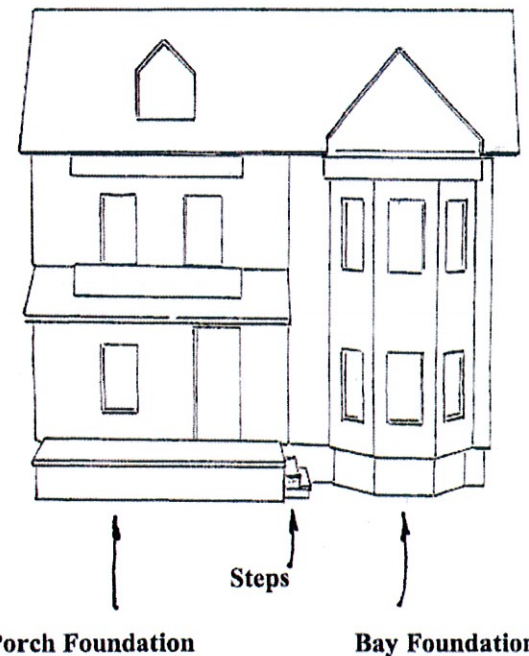
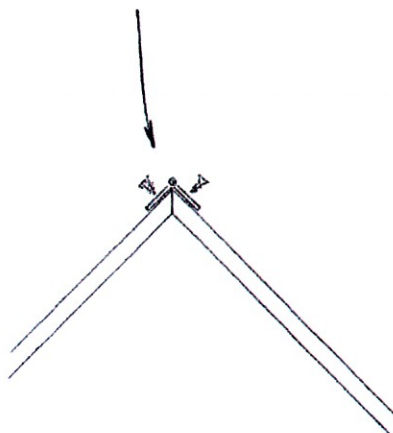
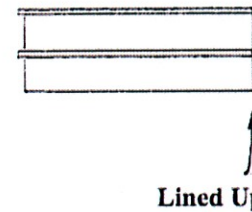
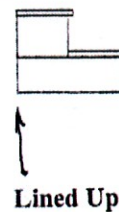
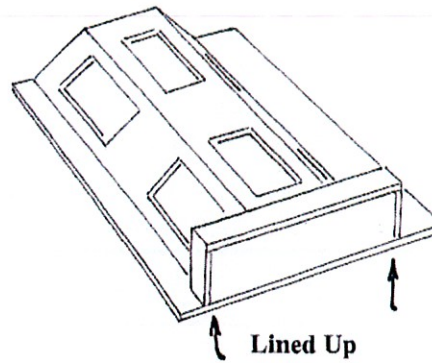
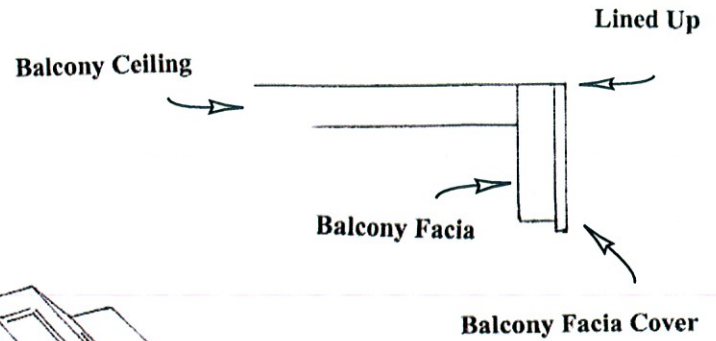
**Attach the Fronts (a two person job):**  
 Attach the hinges and hang the fronts using the screw holes from the "Attach the Hinges" section (pgs. 4 & 5).

- 38. Glue and tape-from-underneath the Porch Foundation set to the house foundation, centered under the Porch Floor.

Glue and tape-from-underneath the Bay Foundation set to the house foundation, centered under the Bay Walls.

**Now is a good time to paint the foundation**

- 39. **The Front Steps:** Glue together the Steps, lined up at the back and sides. Glue Treads to the Steps lined up on the right side, and overhanging on the left and front edges. Glue the Steps to the foundation after painting.
- 40. **The Front Roof:** Tape the Front Roof to the Rear Roof. Lay the Roof Hinge on the peak with the hinge's pin up. Punch holes, then screw the Hinge to the Roofs.

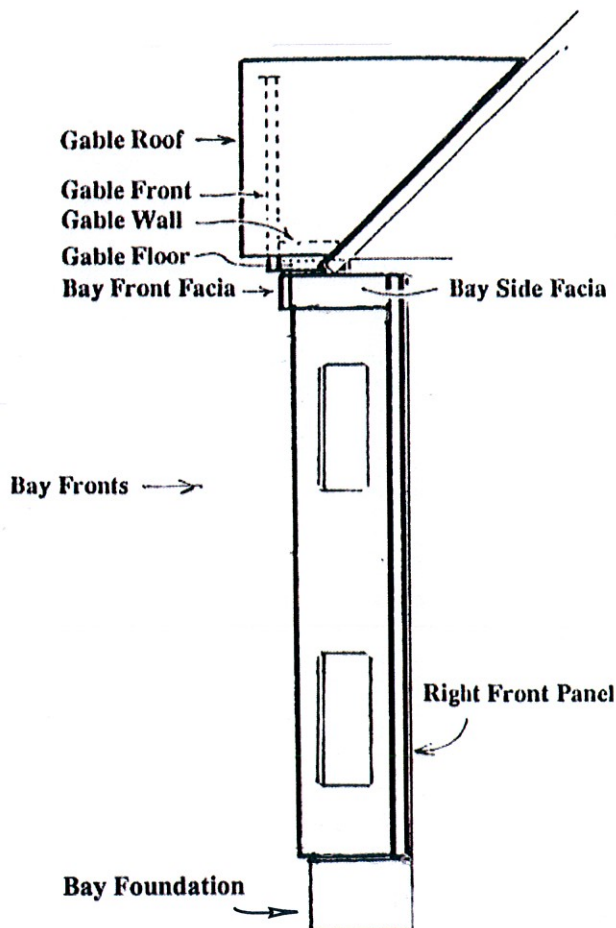
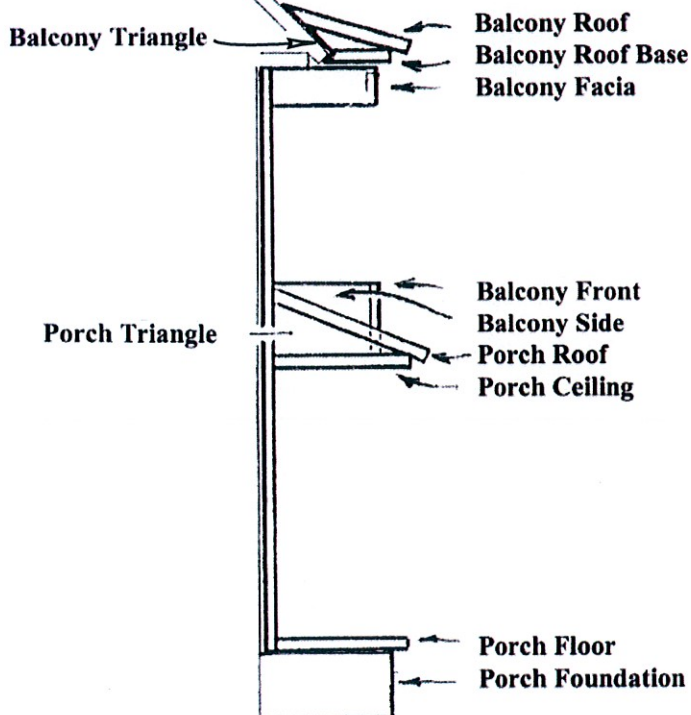
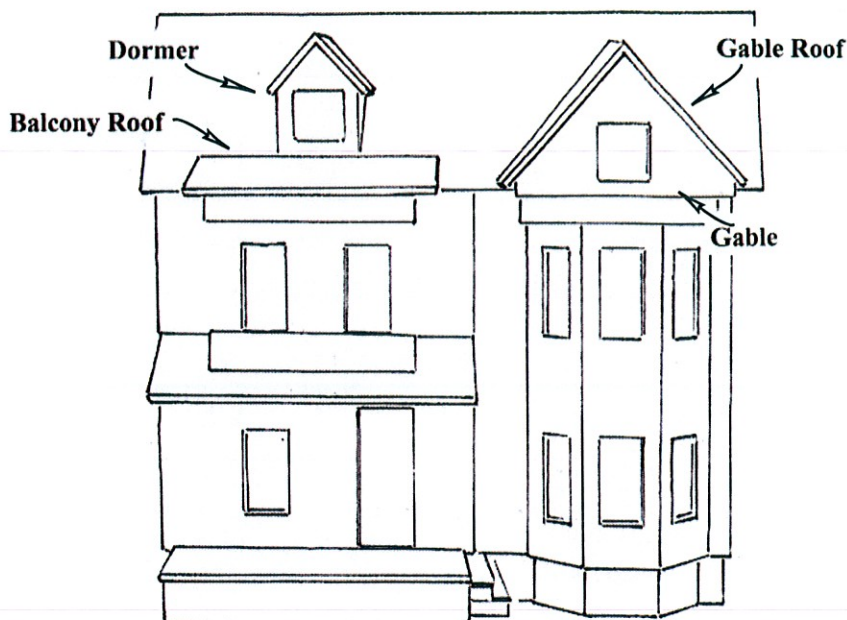


41. Glue and tape the Balcony Roof set to the Front Roof centered side-to-side over the Balcony Ceiling. Support the Balcony Roof Base with shingles on the Balcony Ceiling to hold the Balcony Roof Base flat. Do not get glue on the Balcony Ceiling.

42. Glue and tape the Dormer to the Front Roof, lined up with the hole, and straight up-and-down.

43. Glue and tape the Gable Set to the Front Roof. Support the Gable Floor with shingles on the Bay Ceiling to hold the Gable Front straight up-and-down. Do not get glue on the Bay Ceiling. Builder's note: If the Front Roof sags in the middle, the Gable Floor may hit the Top Floor which keeps the Gable Sides from making a good joint with the Front Roof. If this happens, support the center of the Front Roof with shingles to lift it up into position for gluing.

Transfer shingling lines from the Front Roof to the Gable Roofs (see pg. 4). Tape together the Gable Roofs at the peak. Glue and tape the Gable Roofs together, and to the Gable Front, Gable Sides, and Front Roof. Check again to be sure the Gable Front is straight up-and-down as the glue dries.





44. **Interior Finishing:**

Our pro finishes the interior of a few houses each year. Here's the order that he follows for tackling the interior finishing:

- Paint the Ceilings
- Dividers (see the Divider illustrations)
- Electrical wiring (he only uses **tape** style)
- Stain the floors
- Wallpaper (use "Yes" brand paste)
- Carpeting
- Stairs
- Molding and trim

**Install the Dividers**

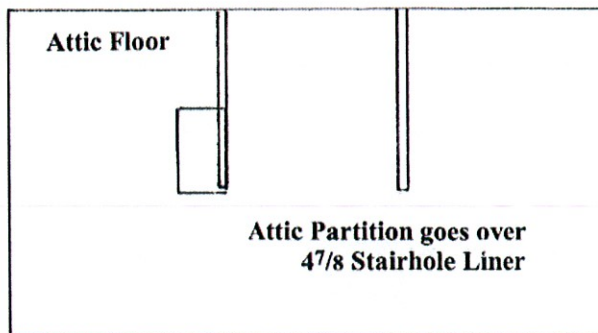
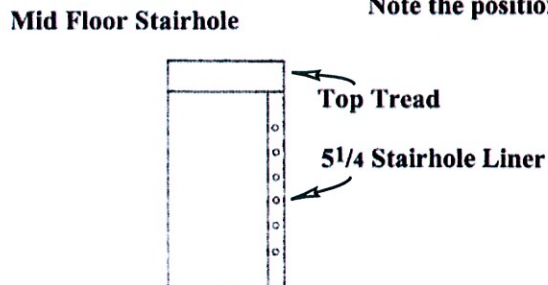
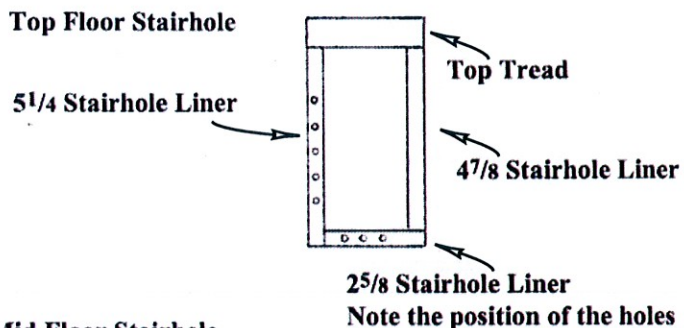
Dividers can be moved, cut-up, eliminated, or re-arranged to many different interior patterns. Play with the Dividers and choose a floor layout that YOU like.

Note that one Attic Partition goes over the 47/8 Liner in the Top Floor stair hole. Wait to install that Attic Partition until the Stairhole Liners have been installed in the Top Floor stair hole.

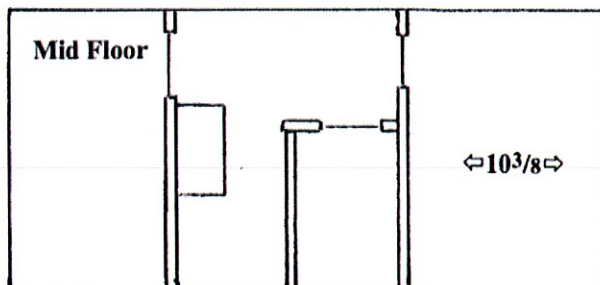
**Install the Stairs**

- a. Glue the Liners into the stair holes, flush to the floor surface. Glue one 5 1/4 liner into the middle floor opening, and one each: 5 1/4, 2 5/8, and 4 7/8 liners into the Top Floor opening. The 2 5/8 Liner's holes are offset as shown.

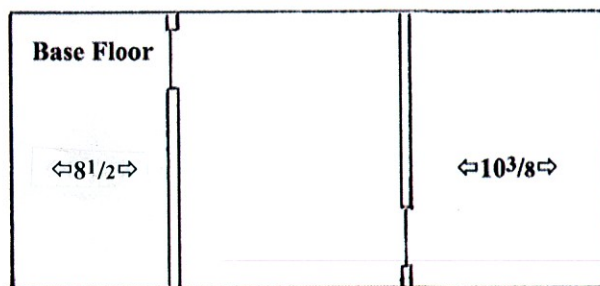
Glue one Attic Partition in place, covering the 4 7/8 Liner



Front

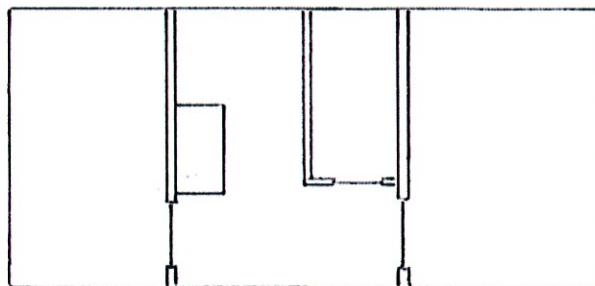


Front



Front

**Alternate layout for Mid Floor**



**Install the Stairs Continued:**

b. Set a Stair Base in place in one stair hole, touching the Divider, and one Stair-Tread-thickness below the floor surface.

Test the Top Tread on the top step.

Take note of the places you will put glue when permanently installing the stairs.

Glue the Stair Base in place. Glue the Top Tread in place; to avoid warping the Tread, use only two dots of glue 1/4" or so from each end of the Tread. Make sure the Tread is tight to the Stair Base and to the Divider.

Glue the rest of the Treads to the Stair Base with the dowel hole away from the wall.

Repeat the process for the other staircase.

c. Glue a 2 7/32" Dowel in each hole of the Stairs and Liners. Cut dowels to fit shorter spaces at the top of the stairs. Cut and bevel one dowel to fit behind the stairs on the middle-floor landing.

d. Glue the Turnposts and Landing Rails for the attic in place, starting at the front-left corner. Wiggle and slide the rail across the Dowel tops as you coax each rail into position, and as you adjust the Dowels in the rail's groove.

e. Glue the 4 5/16 beveled Landing Rail to the back of the 2nd floor stairs, and onto the Dowels in the middle-floor liner.

Glue a 2 7/8 Turnpost to the floor and to the rail.

f. Without glue, check the positioning of the Banister on the staircase Dowels. The blunt end of the Banister touches the bottom of the next higher floor's Liner, and the end with two bevels fits against a 3 1/2" Turnpost (glued to the floor).

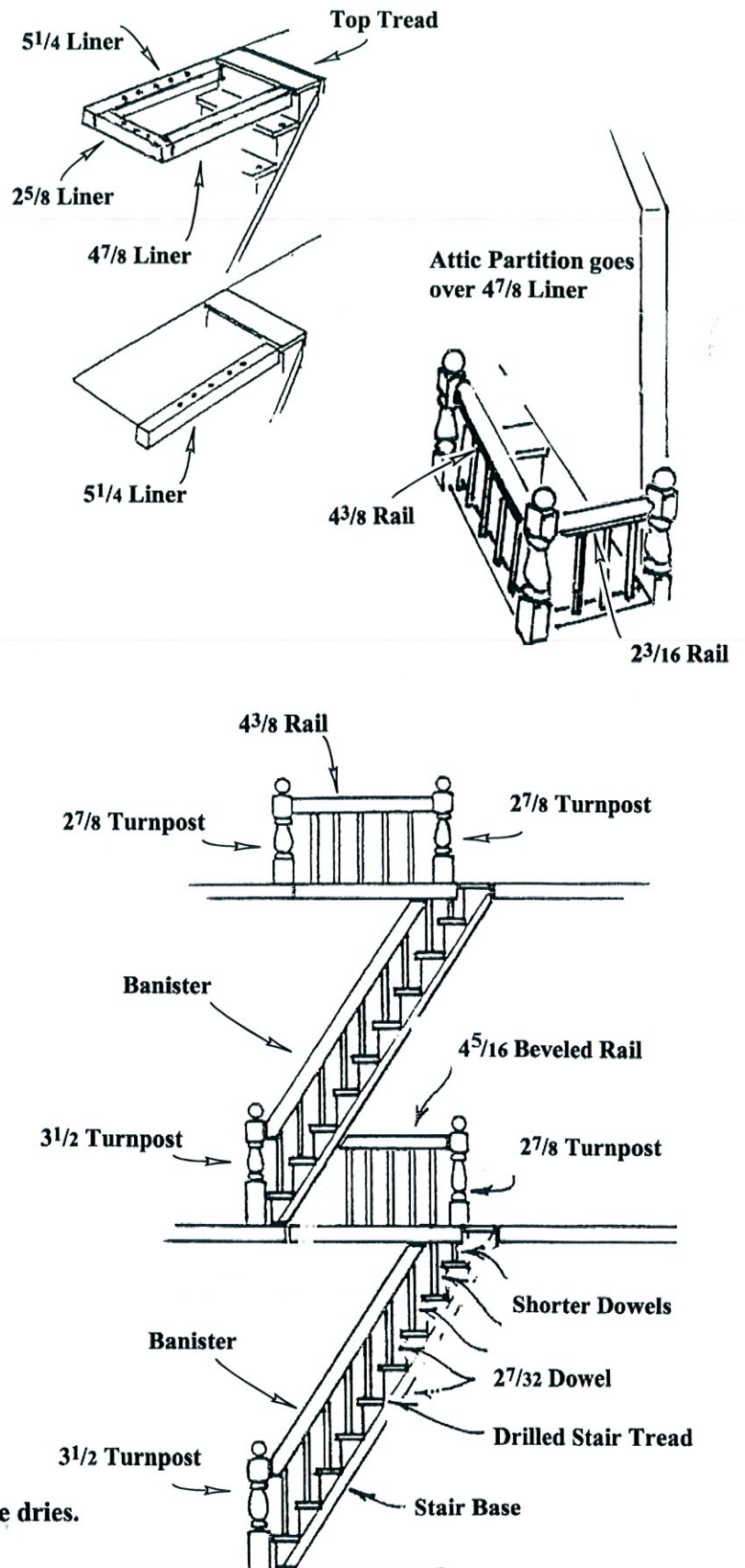
Spread glue in the groove of one Banister (if the glue is too runny, wait a bit for it to "tack"). Dab glue onto the ends and wiggle and slide the Banister into place glued to the Liner and Dowels, and with the Dowels straight.

Glue a 3 1/2 Turnpost to the floor and to the end of the Banister.

Adjust the fit of all the parts. Pinch the Dowels into the Banister's groove, and wiggle the Banister as you adjust it against the Liner and Turnpost.

**Everything must be in place and straight as the glue dries.**

Repeat for the other Banister.



45. Paint and install the Victorian Windows (Bay and Porch), Colonial Windows and Shutters (Balcony and Sides), and the Door.

46. Install the Magnetic Catch:

a. Open the Left Front Panel, and close the Right Front. Hold the magnet with the strike plate attached against the bottom of the middle floor behind the edge of the Right Front. Trace the slotted mounting holes.

Punch a hole in the center of each tracing.

Screw the magnet in place. Do not tighten the screws completely... they should hold the magnet firmly, but moderate pressure should the make the magnets slide on the screws.

b. Pull the magnet out to its farthest-out position allowed by the screw slots.

Stick the Strike Plate to the magnet with the dimples outward... toward the Right Front (the dimple will put a mark on the Front to show you where to attach the strike plate).

c. Push the Right Front to its closed position, pressing back the magnets. The final position for the magnets is now established and the dimple on the strike plate has marked the Front.

Carefully open the Front and tighten the magnet's screws. Check for the dimple mark... no mark? Try again with the screws tighter.

Screw the strike plate in place.

If the magnet is too powerful, put a few pieces of cellophane tape over the magnet to relax the hold.

47. a. Install the Porch Railings and Posts

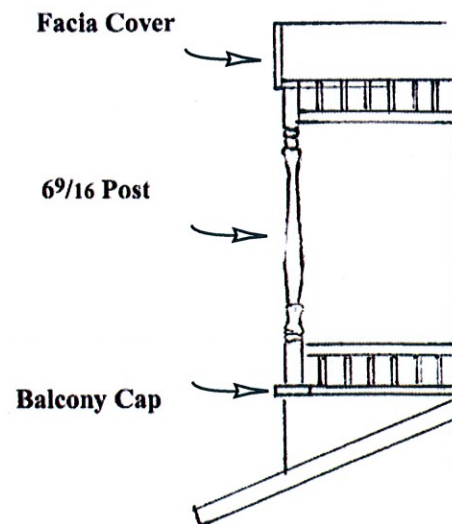
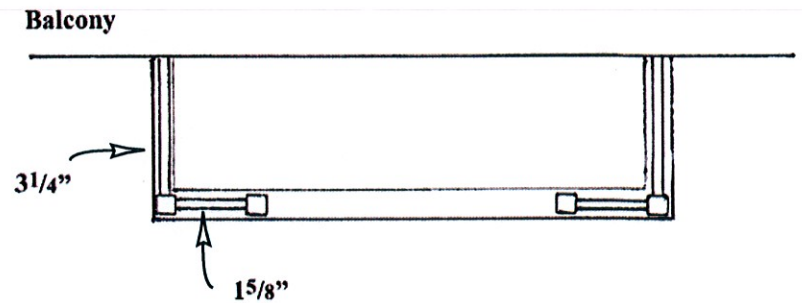
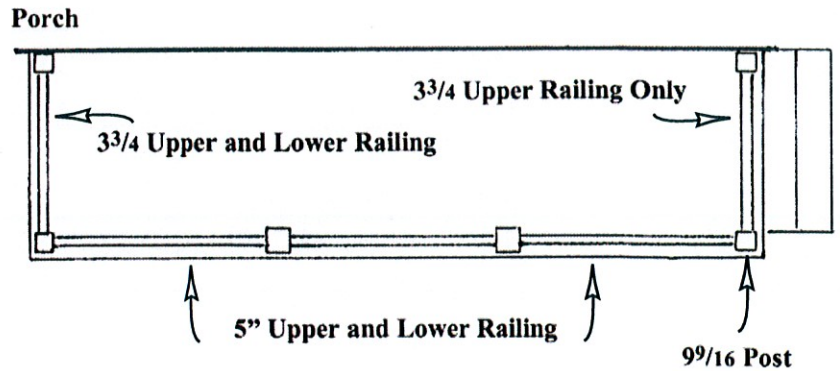
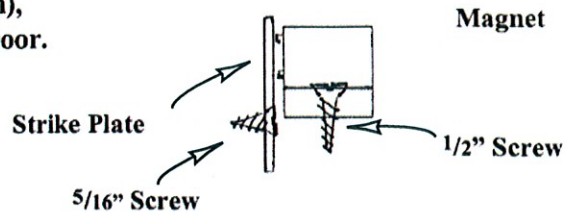
Set up the Posts and Rails without glue to see how the spacing works. The rear posts touch the wall. The Front posts are centered side-to-side. Glue the posts and rails in place starting at one rear corner, and working toward the opposite front corner. Use extra dowels to space the rails from the porch floor.

b. Install the Balcony Cap, Railings, and Posts

Glue on the Balcony Cap.

Test the Balcony Posts and rails. The Railings touch the wall. The Posts may be loose on top as long as they are glued to the Balcony Facia Cover. If the Posts are too tight, trim them to fit.

Glue the Balcony Railings and Posts together and to the Balcony Cap. The free end of the Dowels glues directly to the Cap or the bottom edge of the Facia..



48. Shingle The Roof

Our assembly pro uses *Real Good Toys'* shingle dye (available through your *Real Good Toys* miniature dealer) for the shingles on our show models. Dye shingles several days ahead of time so they will be completely dry when the time comes to attach them to the roof.

Glue: Use a thick panel adhesive such as Liquid Nails® available in a caulking gun tube at building supply stores. 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.

a. Apply a thin line of adhesive  $\frac{1}{8}$ " 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 is tight to 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.

c. 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  $\frac{1}{2}$  Shingle back and forth as you go up the roof.

Cut Shingles to fit in pairs in the valley. Cut the last row of shingles the right length ( $\frac{3}{4}$ " so that the reveal of the next row down will be the same as all the other rows (1"). Glue the last row of Shingles to the hinge.

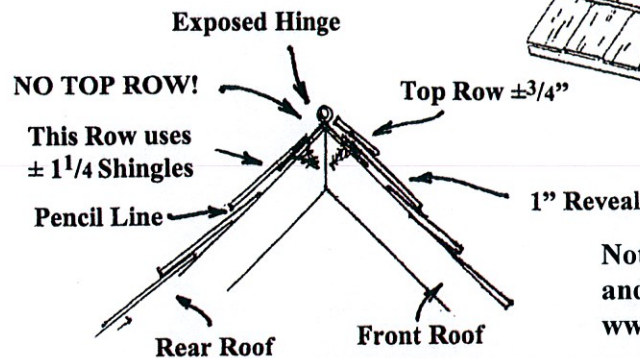
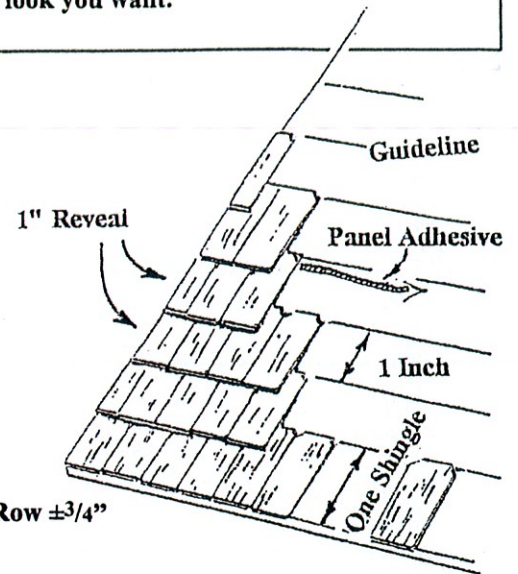
d. Shingle the Gable and Dormer Roofs, and the Porch Roof and Balcony Roofs. Always cut the top row the right length so the next row down will show 1" of shingle.

e. Shingle the Rear Roof. The top of the roof will be treated differently. **You must leave the space between the top of the screws and the barrel of the hinge exposed ( $\frac{3}{8}$ ") or the hinge will bind and the screws may pull out.**

Draw a light line  $\frac{1}{16}$  above the next to last row (the last row below the hinge). Measure the length from just below the line to the top of the screws. Cut 46 shingles to that length (approx.  $\frac{1}{4}$ ). Glue on this final row, just barely covering both the line and the screws.

(see diagram above)

**Builder's Note:** These shingles have one square end and one shaped end. The illustration shows the square end being glued in the down (revealed) position, but either end can be used for the look you want.



**Note:** there are shingling demos and copper valley demos on: [www.dhbuilder.com](http://www.dhbuilder.com)



49. **Cutting Trim:** Cut Trim with heavy shears, a miter cutter, or a fine toothed saw (such as X-Acto®) Cut it slightly overlength, then trim for a perfect fit. Cut the long pieces first; use up the leftovers for shorter pieces. Paint the Trim before gluing it to the house, (particularly if you plan on contrasting colors).

**Facia Trim:** Cut, paint, and attach trim for the Facia. Cut the front trim long enough to cover the side trim. Attach the 1/2" trim before cutting the 1/4" trim.

**Dormer Trim:** Cut Dormer trim following the diagrams, side Trim first. Glue the Dormer Trim in place.

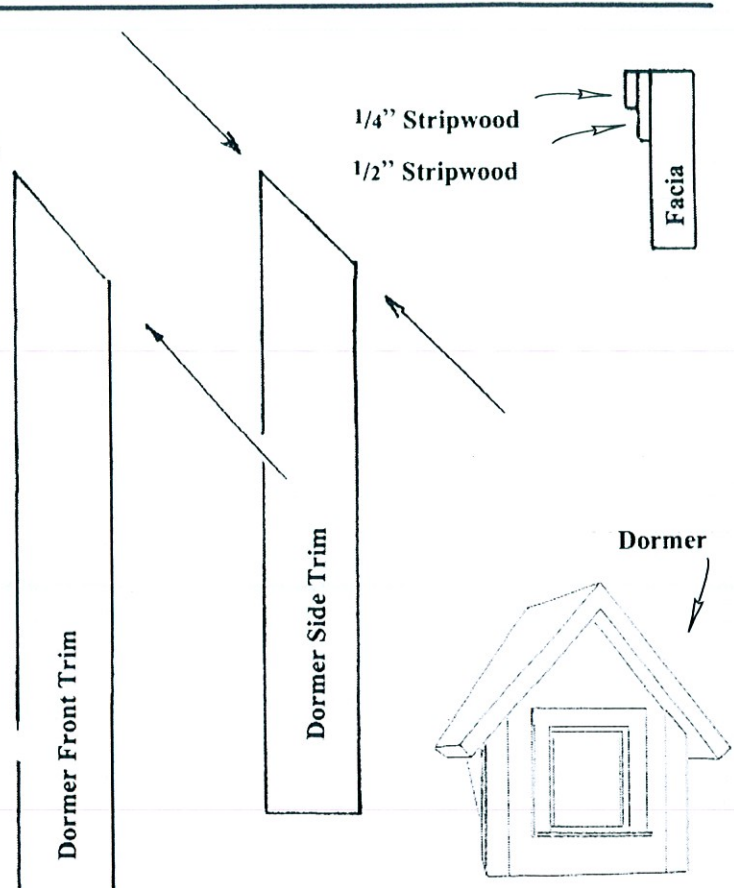
**Gable and Attic Trim:** Glue the pre-cut Attic Trim to the Sides. Do not get glue on the Front Roof. Glue the pre-cut Gable Trim to the Gable. Cut and glue in place 1/2" Stripwood to the Gable Side. Cut the 3rd piece of Gable Trim to use the mitered end and complete the trim on the Gable Front.

50. **Straight Trim**

Bay Return Stripwood is wedge shaped to fit into the space where the Bay attaches to the Right Front. Test, then glue in the Bay Return Stripwood.

Glue 1/4" Stripwood to the Bay.

Glue 1/2" Stripwood all around the housebody. Glue one piece of 1/2" Stripwood to the Right Front, offset to cover the seam between the Fronts.



The Dollhouse part of your project is now done  
**Enjoy the Rest!**

