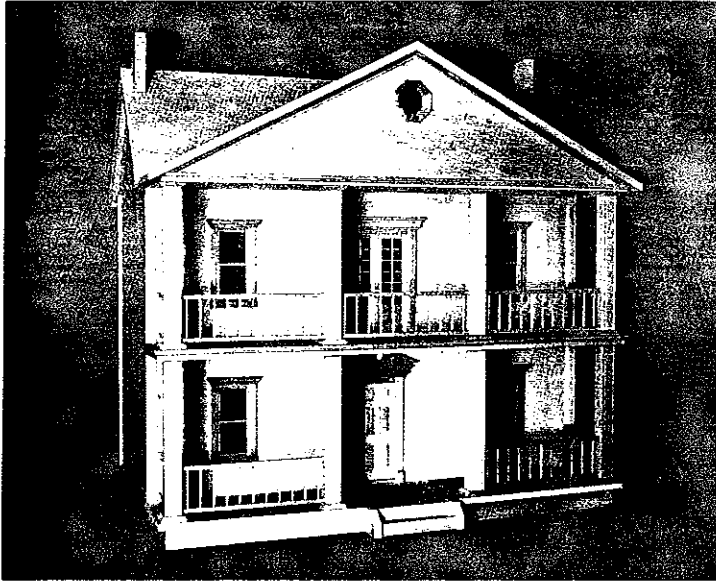


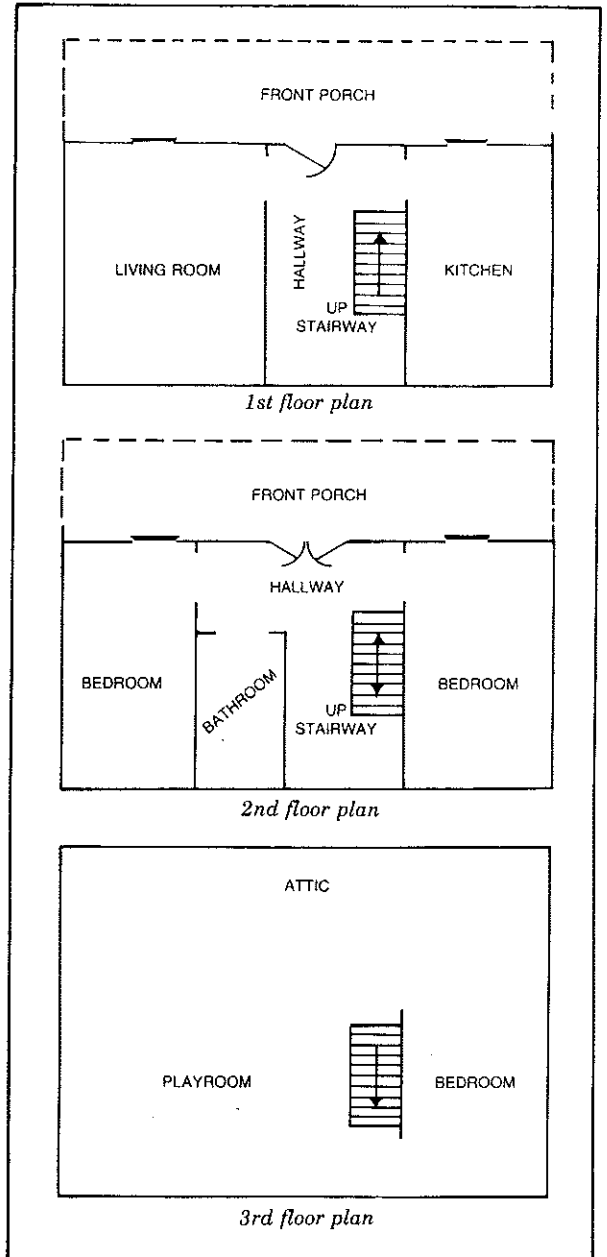
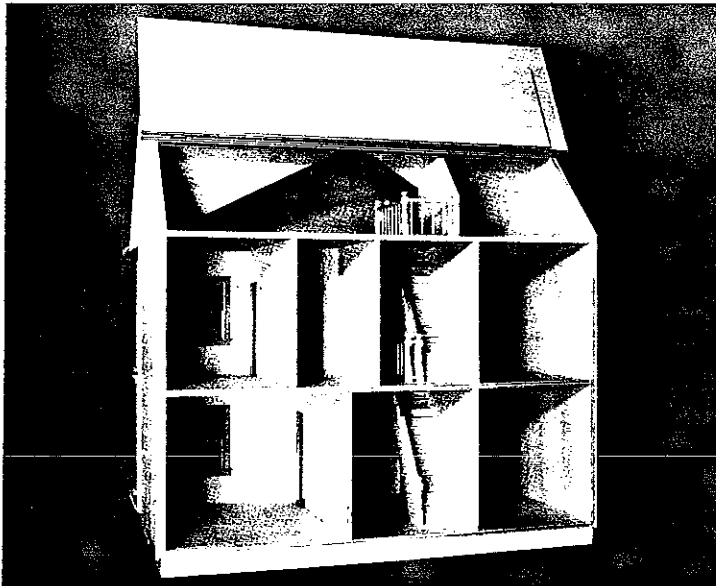


"THE COLLECTOR SERIES" Southern Dynasty House Kit

KW182 R



24" D × 32" W × 32" H



An impressive full colonnaded southern mansion from the Greek Revival Era. Features include precision cut parts, quality cabinet grade 3/8" plywoods with pine trims. Foundation, windows, door, stairways and railings are pre-assembled as well as some other parts. Interior doorways cut from room to room. Fully illustrated instructions. House kit comes complete as shown in photo. Shipping weight is 50 lbs.

HOFCO HOUSE, INC. • 1 COUNCIL DRIVE • WOODSBORO, MD 21798 • 301-898-7834

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We reserve the right to change or improve as we deem necessary to keep our products at their best.

2 - General Directions

Please read through each assembly direction and examine the corresponding diagrams thoroughly before applying glue or nailing. This allows you to become familiar with the construction techniques.

Apply glue moderately to all parts to be joined together including those that are nailed. Nail wherever you think necessary. It is helpful to pre-drill nail holes if you have a problem in keeping the nails straight! Don't worry about any exposed nails in your house. After the glue has dried, punch out any exposed nails. Glue alone will secure the two parts. The main function of the nail is to hold the two parts together while the glue dries.

Read the "Time Saver Assembly and Decorating Tips for the Customized Home" before beginning the basic construction. You will save yourself time and money in later improvements. Assemble your house in the order suggested for a professional collectors item. Have patience and your efforts will be forever rewarded. Thank you again for buying a HOFCO HOUSE product.

Sincerely,



Robert C. Holweck, President

3 - Assembled Foundation & First Floor/Side Walls - Parts A & B

Note: Temporarily set all pieces in place before applying glue to become familiar with the instructions!

A-Place side wall on the top edge of foundation and against the side edge of the first floor. The front and back edges of the side wall and first floor are to be even.

B-Glue, square, and nail the side wall into the side edge of first floor using 1" nails. Set other side wall in place in the same manner.

Please note: The 1" gripping nail is used only when the 1" smooth nail cannot pull the two parts firmly together.

4 - Front Wall - Part E

A-Place front wall on foundation and against the front edge of first floor with the outside edges even with the side walls.

B-Make sure that the Front Wall is flush with the Side Walls from bottom to top. This is very important for your second and attic floor to fit properly.

C-Glue, square, and nail the Front Wall into the front edge of the Side Walls using 1" nails.

5 - Second Floor - Part C

Note: It is most important to keep floor aligned properly to assure a square house. Temporarily lay floors in place before installing. Make sure bottom of floor is resting flat on top of all partitions. Tap nails in straight to prevent splitting floors!

A-Place partitions against each house wall. The partitions will serve as temporary supports and as a height gauge.

B-Examine diagrams of Second Floor to make sure the stairway opening is installed in the proper location. **THIS IS VERY IMPORTANT!**

C-Mark with a pencil on the outside of Front and Side Walls where the nails will hit the center of the floor.

- 5 - D-Place the Second Floor with the stairway opening somewhat towards the right side as you look at the rear of the house. Stairway opening in floor should measure about 4 1/2" from the rear and about 4 1/2" from the front of the house.
E-Apply glue to all contacting edges and nail using 3/4" and 1" nails.
- 6 - Attic Floor - Part D
A-Place partitions against the Side Walls. The partitions will serve as temporary supports and as a height gauge.
B-The top of the Front Wall will support the Attic Floor.
C-Mark with a pencil on the outside of the Side Wall and on the top of the Attic Floor over the Front Wall where the nails will hit in the center.
D-Place Attic Floor with the stairway opening somewhat towards the RIGHT side as you look at the rear of the house. The opening will be in line with the second floor stairway opening. Stairway opening in floor should measure about 4 1/2" from the rear and about 10 7/8" from the front of the house.
E-Apply glue to all contacting edges and nail using 3/4" and 1" nails.
- 7 - Partition - Part F3
Note: Use your square and ruler on all partitions. Stairway area partitions should be placed as shown. All other partitions should may be placed to meet your individual needs. Nail only if necessary! Instructions are given looking at the rear of the house.
A-Glue a F3 partition on the first floor with the doorway opening to the FRONT of the house and to the RIGHT of the stairway opening.
B-Glue a F3 partition with a doorway opening to the FRONT of the house and about 9" to the LEFT of the other first floor partition. For a larger living room this partition may be omitted.
C-Glue a F3 partition on the second floor with doorway opening to the Front of the house and to the RIGHT of the stairway opening. This will be in line with first floor partition.
D-Glue remaining F3 partition with doorway to the FRONT of house and about 12 1/2" to the LEFT of the other F3 second floor partition.
- 8 - Partitions - Parts F1 & F2
Note: You will notice that the doorway in the smaller bathroom partition is 3/8" off center. This is to allow for the thickness of the larger partition. When assembled the doorway will be centered.
A-Pre-assemble the bathroom partitions by gluing and nailing the doorway partition to the side edge of the larger partition.
B-Temporarily slide the pre-assembled partitions in place. Do NOT install until you have finished decorating.
- 9 - Front & Rear Upper Roof with Reinforcement - Part J
A-Position pre-assembled roof on house side walls to become familiar with proper alignment.
B-Apply glue to all contacting edges.
C-Set in place and nail using 1" nails.
- 10 - Side Wall Trim - Parts Q1, Q2, Q3, & Q4
Note: On all 3/16" thick trim use 1/2" nails.
A-Glue and nail parts Q4 flush with the rear side face of side wall.
B-Glue and nail parts Q1 flush with upper back angle of side wall butting against part Q4 and upper back roof.
C-Glue and nail part Q3 to the side edge of front wall and flush with the face.
D-Glue and nail part Q2 flush under front roof and butting against parts Q1 & Q3.

- 11 - Porch Floor (First Floor) - Part H
 - A-Place porch floor on the foundation tightly against and centered with front wall.
 - B-Glue and nail using 1" nails.
- 12 - Front Wall Trim (First Floor) - Parts R1 and R2
 - A-Glue and nail one R1 part flush with the left side face of a Q3 part.
 - B-Use the other R1 part as a height gauge for the longer R2 part.
 - C-Glue and nail placing the R2 part on the top edge of the attached R1 and flush with the Q3 part. Place nails about 6" apart using R1 as a height gauge.
 - D-Glue and nail the second R1 part flush with the right side face of a Q3 part.
- 13 - Porch Post and Base Assembly - Parts O & P
 - A-Apply glue to one post end.
 - B-Center post base on post end pressing firmly.
 - C-Allow to dry.
 - D-Nail using 1" nails.
 - E-Repeat the procedure for the other end of post.
- 14 - Porch Floor (Second Floor) - Part H
 - A-Place porch floor on the top edge of part R2 tightly against and centered with front wall.
 - B-Use the pre-assembled porch post as a temporarily height gauge.
 - C-Glue and nail porch floor using 3/4" nails by nailing through porch floor into part R2.
- 15 - Installation of First Floor Porch Posts - Pre-assembled Parts O & P

Note: Posts must be evenly aligned for later installation of porch railing!

 - A-Apply glue at both ends of post.
 - B-Beginning with the outer posts, place them flush with the front and side corner edges of first and second floor porches.
 - C-Nail through second floor porch into the porch post using 1" nails.
 - D-Nail at an angle through post base into first floor porch using 3/4" wire brads.
 - E-Using the Front Porch Rail as a spacer, position the two remaining posts and install as above.
- 16 - Front Wall Trim (Second Floor) - Part R1 & R2
 - A-Follow the procedures in Step 12.
- 17 - Attic Floor Edge Trim (notched) - Part U **READ CAREFULLY. DO NOT NAIL OR GLUE UNTIL YOU ARE SURE OF PLACEMENT.**

Note: These two trims are designed to extend your attic floor and to make it in line with your porch floors. The trim is 3/8" thick...the same thickness as your attic floor.

 - A-Examine the notch on the trim and see that the notch will fit next to the top side edge of the side wall.
 - B-Glue and nail using 1" nails through the trim into the side edge of the attic floor. Please make certain the trim is flush with the front edge of the attic floor.
- 18 - Installation of First Floor Porch Posts - Pre-assembled Parts O & P
 - A-Follow the procedures in Step 15.
- 19 - Front Wall Roof Support - Part I **READ CAREFULLY. BE SURE OF PLACEMENT.**
 - A-Place Front Wall Roof Support on the front edge (NOT ON TOP) of the attic floor.
 - B-The Front Wall Roof Support should be flush with the top front outer edge of the attic floor edge trim to allow the side front roofs to lay evenly.
 - C-Glue and nail through the Front Wall Roof Support into the attic floor using 1" nails. The Front Wall Roof Support will overhang below the attic floor about 1/16".

20 - Right & Left side Front Roof - Parts L & M

Note: As always temporarily place parts in place!

A-Lay both sections of roof in place butting top angles firmly together at peak.

B-Remove and apply glue to all contacting edges.

C-Replace and again align in place. Nail using 3/4" nails.

21 - Rear Lower Roof with Reinforcement - Part K

A-Position Rear Lower Roof with Reinforcement with about a 1/16" space between the Rear Upper Roof.

B-Position three hinges evenly across the flap starting about 1 3/4" in from both ends. Center the middle hinge.

C-Punch screw holes with a nail and screw hinges in place.

22 - Porch Step & First Floor Porch Edge Trim - Parts N, S1, & S2

A-Glue and nail parts S1 on the side of the first floor porch.

B-Using the parts S2 to center the porch step with the front door opening, glue and nail the porch step.

C-Glue and nail the S2 parts onto the front edge of the first floor porch.

23 - Second Floor Porch Edge Trim - Part T1 & T2

A-Glue and nail parts T1 on the side of the Second Floor Porch.

B-Glue and nail the part T2 onto the front edge of the Second Floor Porch.

24 - Front Wall Roof Support Trim - Parts W1 & W2

A-Glue and nail parts W1 under the overhang of the right and left side front roofs.

B-Glue and nail part W2 on the front lower face of the front wall roof support.

25 - Bottom Roof Edge Trim - Part X1 & X2

Note: These trims have an angle on the side edge. This will line up with the bottom edge of the plywood roof. The bottom edge of the roof is also angled. When the two meet it will create a 90° angle to line up with the side roof edge trim.

A-Place parts X1 on the bottom edge of the plywood parts L & M to form a 90° angle. Glue and nail.

B-Place part X2 on the bottom edge of the plywood part K to form a 90° angle. Glue and nail.

26 - Side Roof Edge Trim - Parts Y1, Y2, Y3, & Y4

Note: This trim is placed on the side edge of the roof.

A-Select and place trims at the edge of the roof extending beyond the roof bottom edge trims.

B-Glue and nail in place.

C-Sand smooth the excess overhang in the same profile of the roof bottom edge trim.

27 - Chimney - Part V

A-Generously glue angled bottom of chimneys and position in place at top of roof approximately 3/4" from side edge of roof.

28 - Attic Partition - Part G

A-Glue partition to the right of stairway opening.

29 - Nail-setting

A-Inset nails with a nail punch.

B-Check inside of house for any exposed nails. Punch out and remove any nails that are exposed.

C-Fill all holes with standard wood putty.

D-Sand smooth with sandpaper. Be sure to sand with the grain of the wood.

*** SPECIAL NOTE: This is the best time in the construction of your house to do the following...Paint, clapboard siding, shingle, brick, decorate, etc. for both inside and outside the house. If you wish to do this at a later time you may continue with building your house. Please use silicone rubber sparingly to glue your stairways, railings, windows, and doors. You will need to remove them at a later time to finish decorating. Silicone rubber cement is available at your miniature dealer.

30 - Dentel Trim - Parts 1, 2, 3, 4, 5, 6, 7 & 8

A-Place on house as shown in diagrams.

B-Glue and hold temporarily in place with masking tape or use Quick Grab Glue.

31 - Side & Front Porch Rail - Parts 9 & 10

A-The diagrams show the placement of the porch rails. Remember to use silicone rubber to glue your stairways, rails, windows and doors to be able to remove them at a later date to paint and decorate.

B-Glue assembled rails in place.

32 - Stairways

Note: It is easier to decorate the interior before the installation of the stairways.

A-Apply glue to side and bottom of stairway.

B-Set in place and allow to dry.

33 - Stairway Rails

A-Glue the bottom of stairway railing newel post and place the bottom newel post on the house floor.

B-Place the top newel post on the top tread of the stairway.

C-Align the newel post with the side edge of the stairway risers not the treads.

34 - Second Floor Interior Rail - Part 11 and Second Floor Spacer Newel Post

A-Assemble spacer newel post to the ends of the second floor interior rail.

B-Glue the spacer newel post against the stairway railing newel posts.

35 - Short & Long Attic Floor Rail/Parts 12 & 13/Spacer Newel Post/Newel Post

A-Assemble the spacer newel post to one end of part 13.

B-Assemble newel post to both ends of part 12.

C-Glue about stairway opening with the spacer newel post up against the stairway railing newel post.

36 - Windows and Doors

Note: Paint windows and doors before you glue them in place or glue them with silicone rubber so you can remove them at a future date.

A-Glue lightly the corners of the window and door frames. Position them in place. Please DO NOT nail! Allow to dry using masking tape or lay house on its back then use weight to hold them in place.

*** Please visit your local Hofco House, Inc. dealer for more information and great ideas. **

"Time Saver Assembly and Decorating tips for the Customized home."

Siding: Hofco products.. C1202 to C1205 Sheets. It is easier to install the siding before you install the windows, doors, porch and porch posts. Butt Siding up against trims on house when you come to a window or door opening bring siding flush to edges then place window or door over the opening. Do not try to cut siding to fit around windows and doors it's too difficult. When siding the porch areas, make sure your trims are in place before you begin. Do siding until you reach the porch roof support trims, then install porch roof and posts and continue assembling your house.

Wiring: Wiring can be started after your house main construction is completed. Plan out how many lights, switches, and wall outlets you are going to use. Make sure your wiring kit is large enough to do the job. Be extremely neat and thorough so that your lights will work for years to come, problems are too difficult to fix once house is decorated. Also, tape wiring does not cover up as easily as it is supposed to. It shows through paints and thin wall papers. Try using thick paint or busy and thicker paper.

Floor coverings: Hofco product ... C1233 Pine Flooring Strips. There are numerous types of floor coverings that can be used. Keep in mind that any product you use thickness should be considered and what effect it could have on overall finishing of house. We strongly suggest that you work around such obstacles as porch posts, partitions and stairways.

Wall Papering: Begin wall papering after wiring, ceiling and flooring are finished. Average house room requires 3-4 sheets. Paper over interior doorways then cut out when paper has dried. Cut paper 1/16" smaller on all sides than wall to be covered do to stretching of papers. Trims will hide any areas wall paper does not cover perfectly.

Masonry: Real bricks, slate and stone are available for houses. These products are difficult to work with and messy because of grouting, but can create a home to be admired by everyone. Try it on the foundation area first, then continue on if you don't find it too difficult. Simulated look alikes are available also and look just as good and are easier to apply. Stucco is the best all around decorating tool. With any product you use keep in mind that thickness and weight and the effect it might have on overall finishing of house.

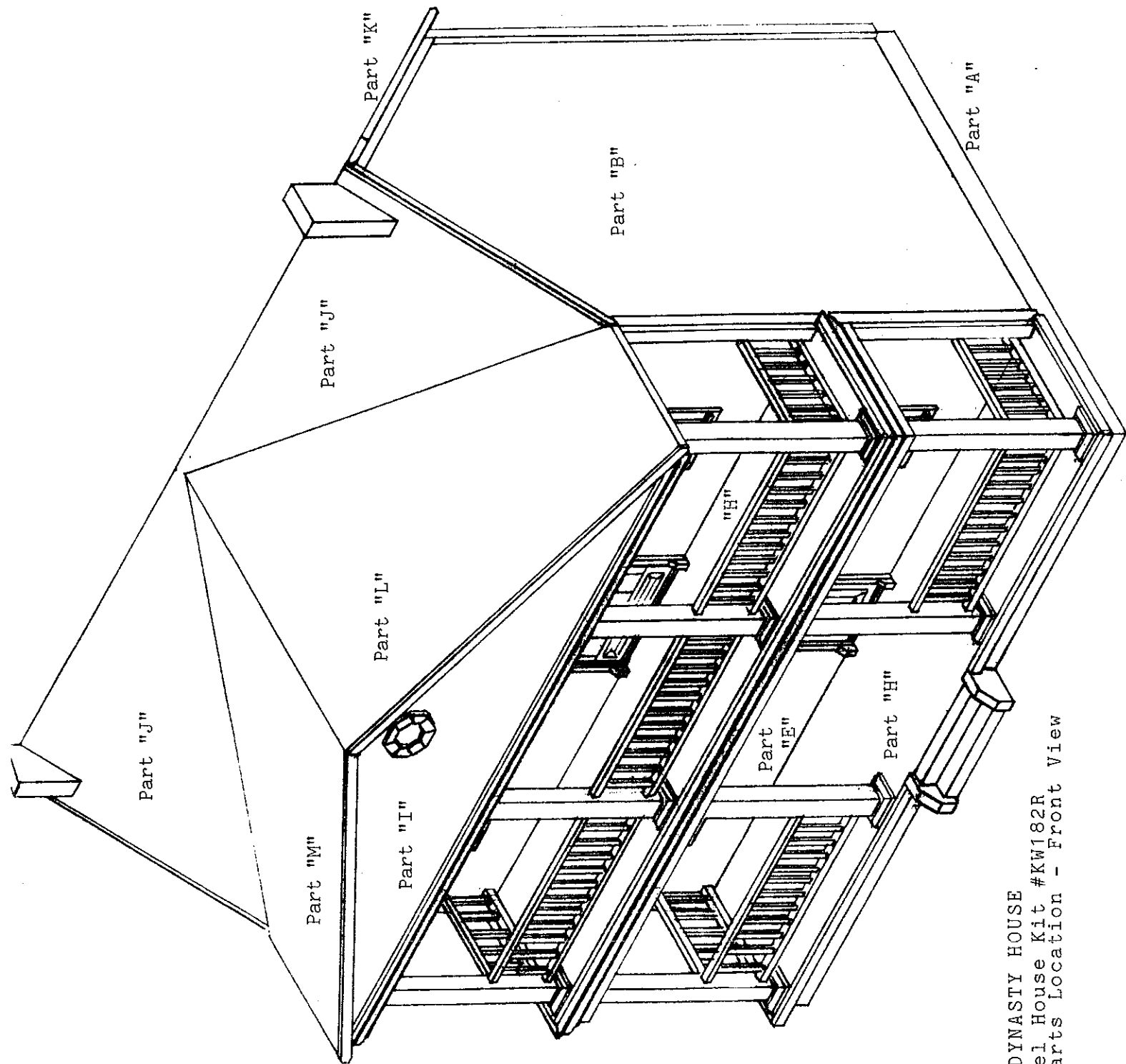
Dustproofing: For rear opening houses use Hofco products C1270 single edge and C1271 double edge brackets. Use Plexi-glass to provide a see-through cover for house. Install brackets first, then have hardware store cut it to your precise measurements.

Painting & Staining: Use regular interior or exterior latex paints. For staining we suggest Min Wax Oil stain. Note: use flat paints because gloss or semi-gloss leaves a sticky looking surface. If using any exterior colors be careful as some outdoor paints do not dry properly indoors. Prime entire house with the same color paint you are using as your finishing coat or a light colored paint. Special primer is not needed. After prime coat has dried, sand lightly until surface is smooth. Make sure house is free of dust before applying finished coat. Do a NEAT job, a sloppy paint job can ruin the effect of your entire house. Use paint chip charts at paint dept. to help you in color selections. As for staining, we suggest that window panes door panels, stairways and interior rails and interior doors and interior trims be stained. This makes for workable windows and doors and also gives your house an expensive look. Staining can also be used in place of floor products.

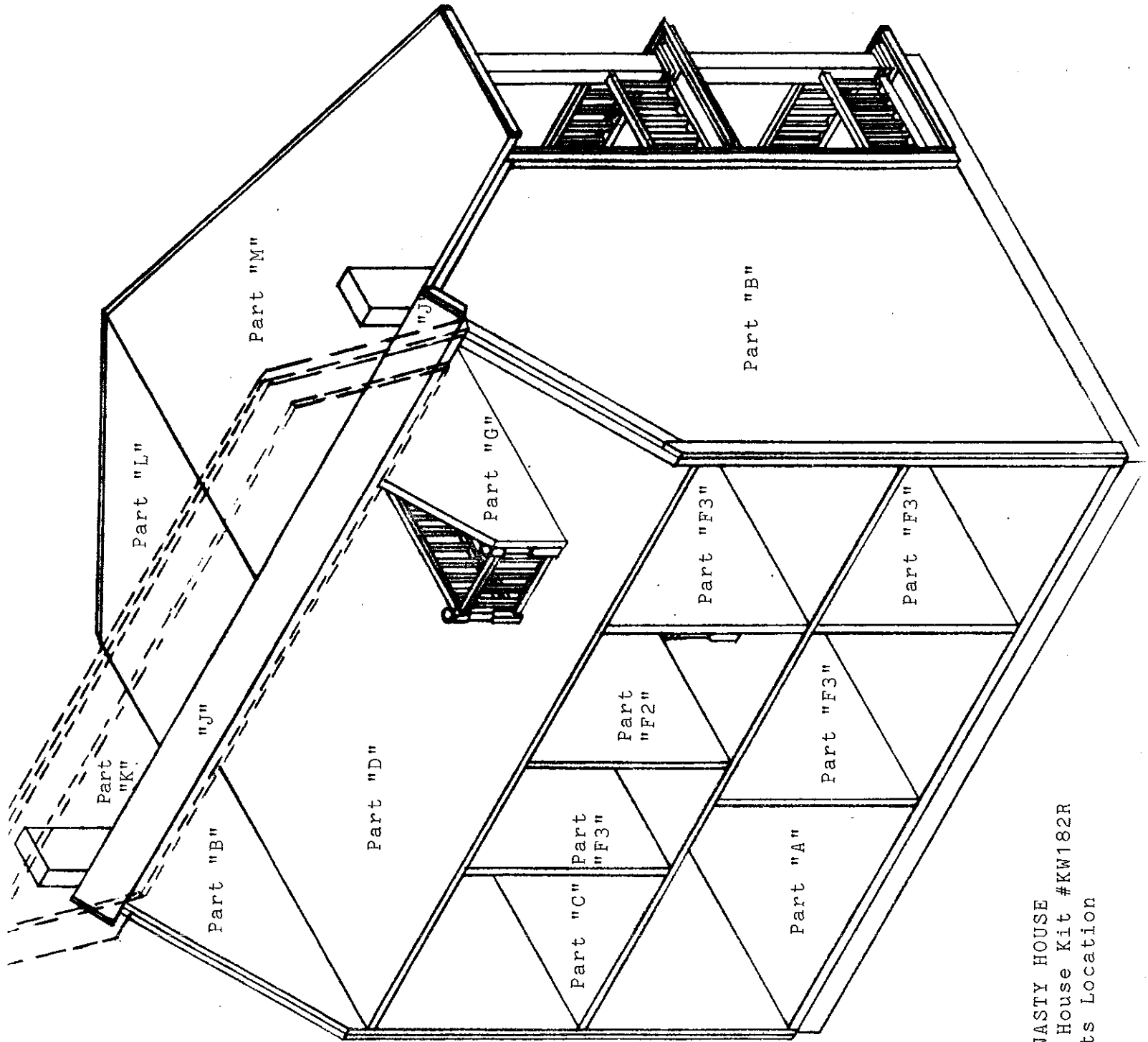
Roofing: Hofco Products..C1301 to C1306 Square, Fishscale and Octogon Shingle. C1221 Roof Cap and C1207 and D2521 roof edge trim. There are many different kinds of roofing products available for your house. Cedar Shakes, which are listed above, are easy to use and look great. Cedar shakes can be painted or stained or just natural. Real slate, tin, copper, ceramic tiles and asphalt are also available.

Order of Decoration: 1- Assemble and side house. 2- Install electrical lighting system. 3- Paint, stucco or paper ceilings. 4- Lay and finish hard wood floors and other types. 5- Wall paper walls. 6- Paint or stain all interior trims, stairways and doors and rails then put in place. 7- Shingle after painting if using cedar shakes. Painting of exterior of house can be done any time after siding is completed.

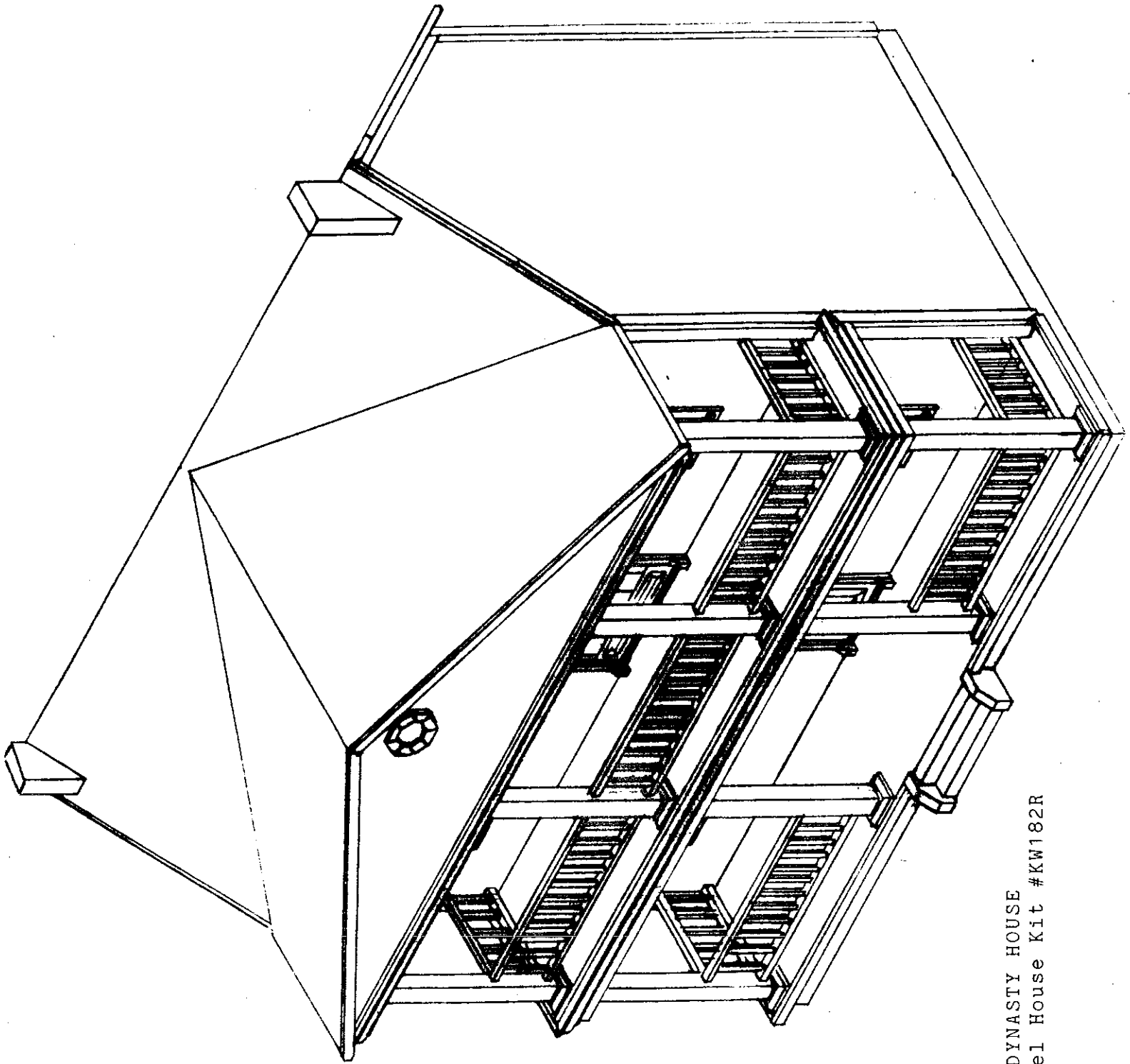
* * * Please visit your favorite dealer for more information & Accessories to complement your house.



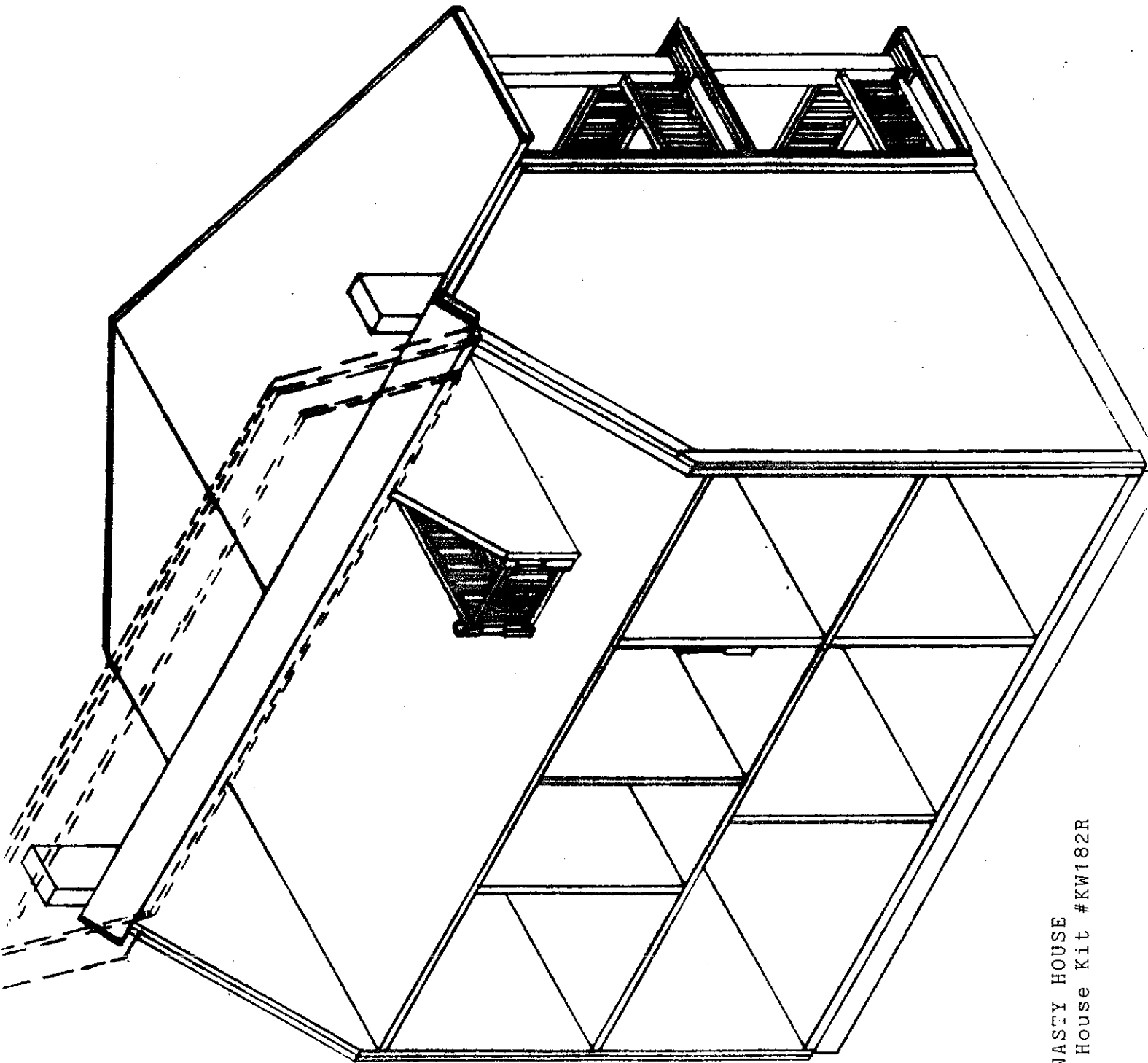
SOUTHERN DYNASTY HOUSE
Scale Model House Kit #KW182R
Plywood Parts Location - Front View



SOUTHERN DYNASTY HOUSE
Scale Model House Kit #KW182R
Plywood Parts Location



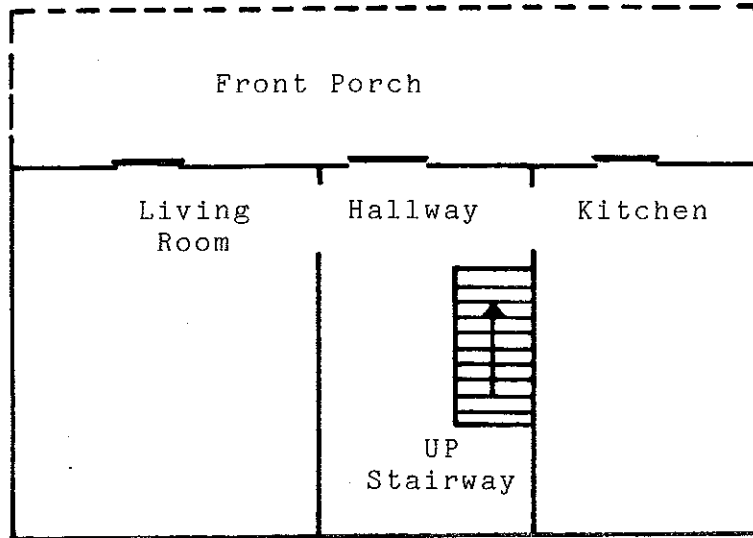
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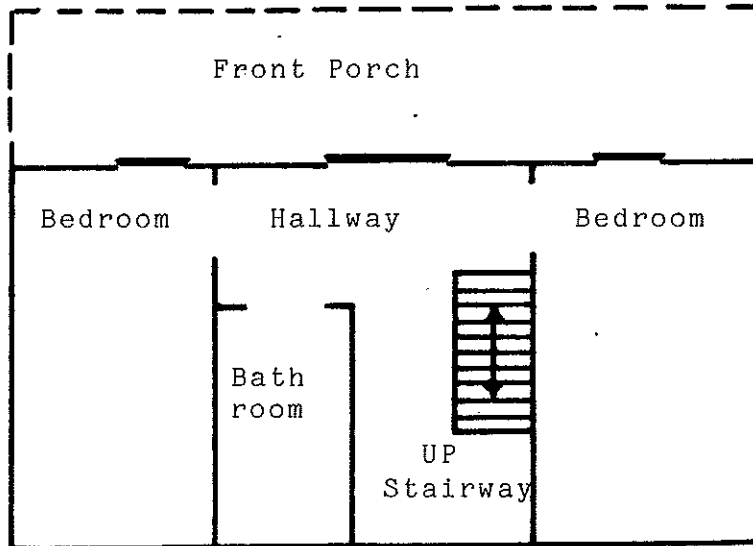
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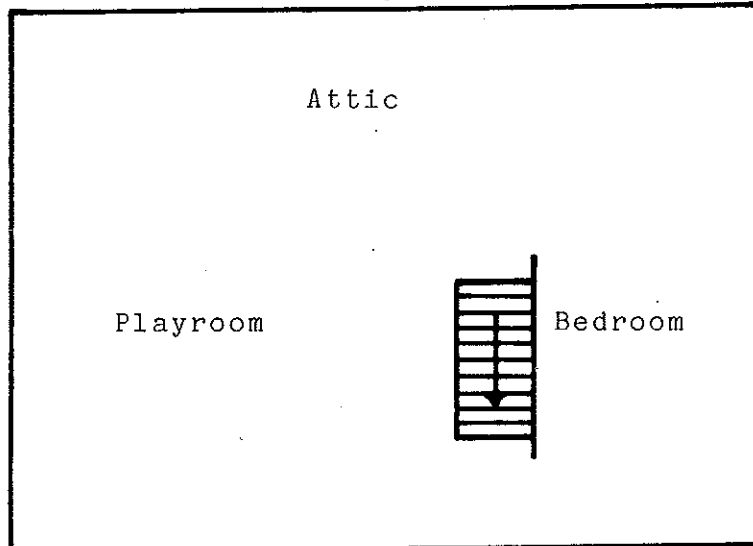
FLOOR PLANS



1st floor plan



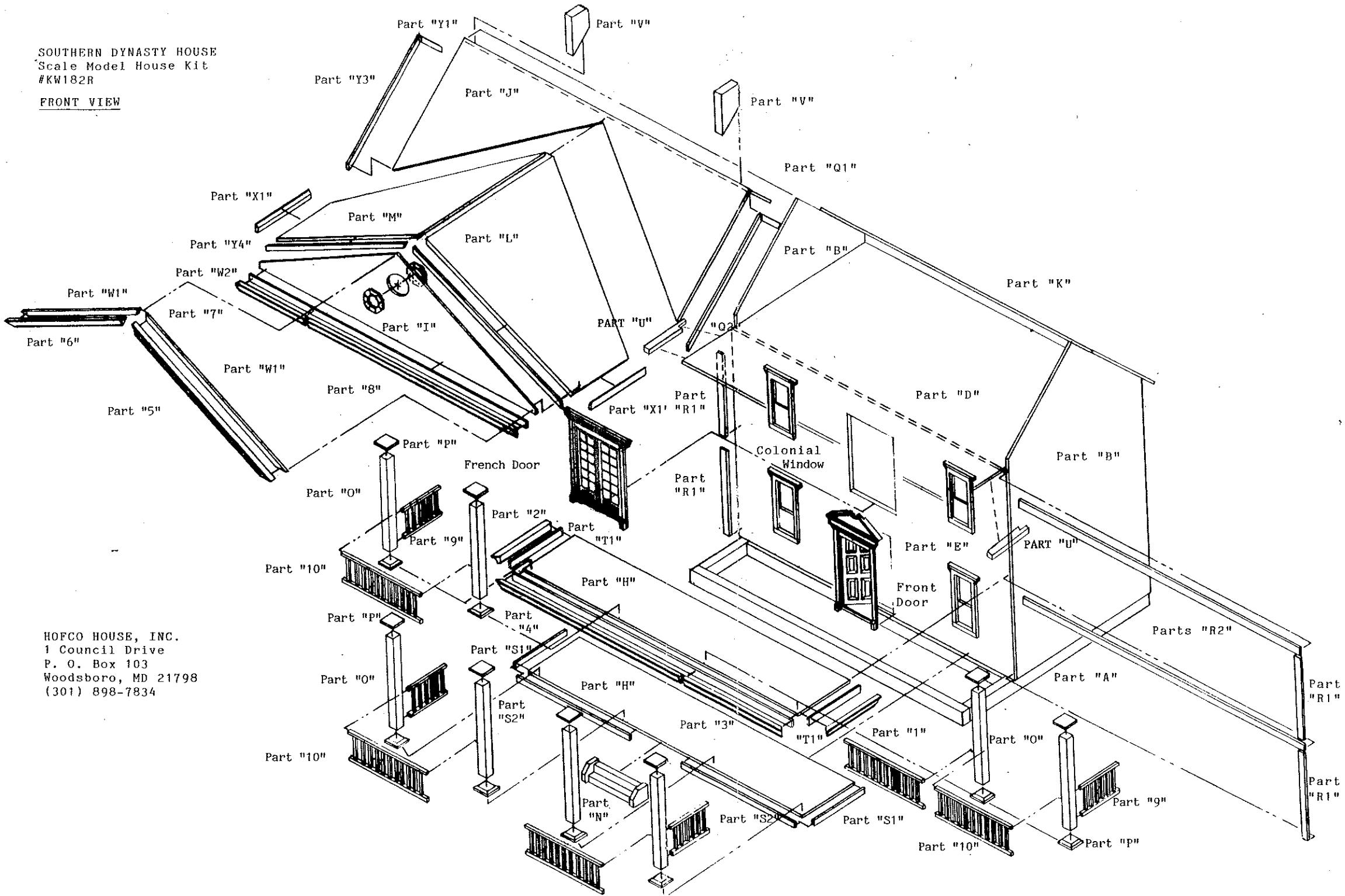
2nd floor plan



Attic floor plan

SOUTHERN DYNASTY HOUSE
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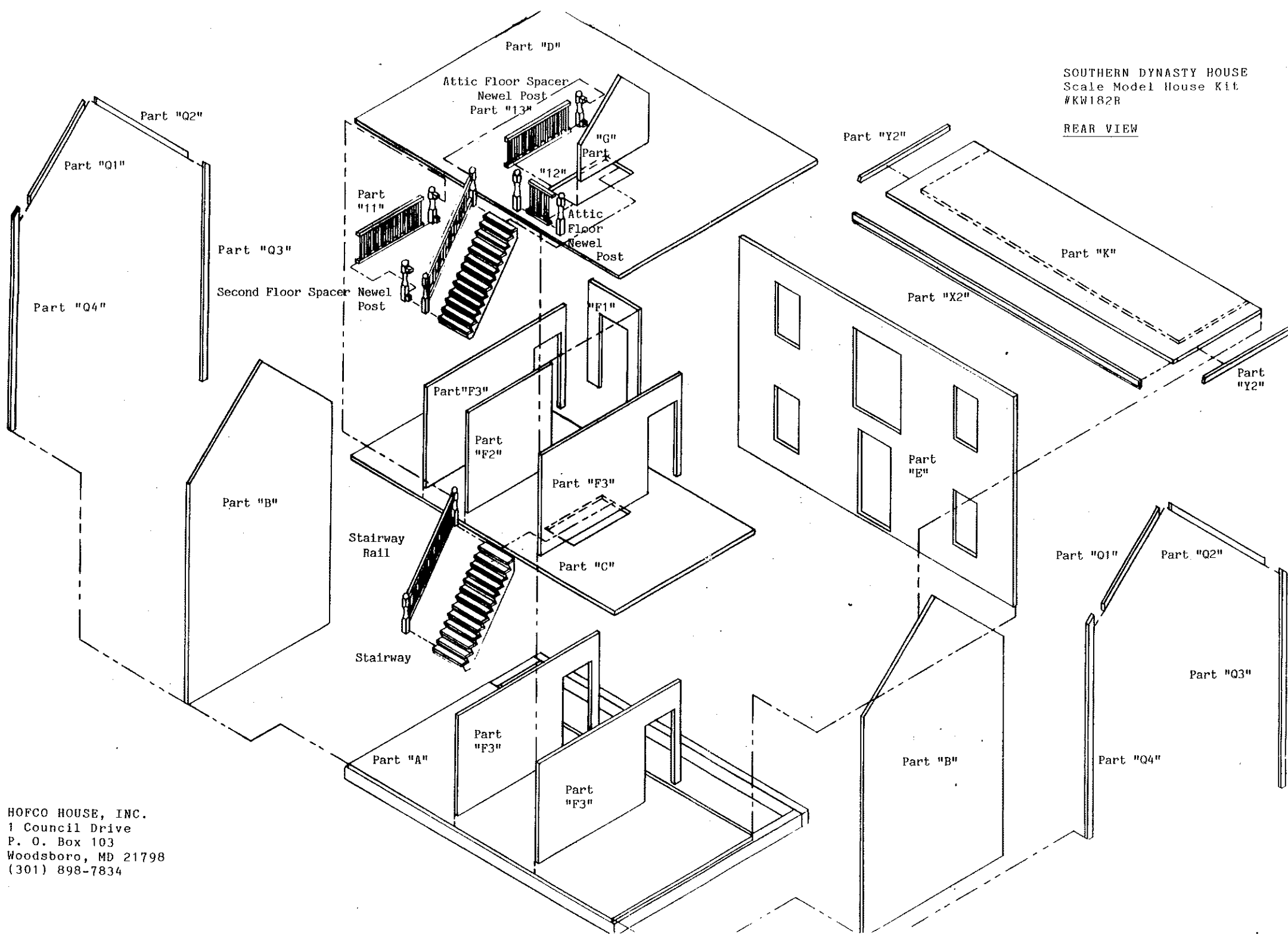
FRONT VIEW



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SOUTHERN DYNASTY HOUSE
Scale Model House Kit
#KW182R

REAR VIEW



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1 Council Drive
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Woodsboro, MD 21798
(301) 898-7834



Deed

Be it known to all persons that.....
is the proud owner of the Miniature House described here-in:

Style..... Name.....

Stories..... Rooms.....

Also that said house is free and clear from all liens and encumbrances.

The aforementioned house having been constructed by

on this the..... day of..... in the year.....; Title of

which has passed on the..... day of..... in the year.....

to.....

Witnessed:.....

Date:.....

**Seal or
Signature of
Builder**

Witnessed:.....

Date:.....

Record of Transfer:

From..... To..... Date.....

From..... To..... Date.....

From..... To..... Date.....