REAL GOOD TOYS
Quality Miniature Houses · 10 Quarry Hill · Barre, Vermont · 05641

• IMPORTANT •
DO NOT USE THE PLAN BOOK INSTRUCTIONS

As you assemble this kit, DO NOT USE THE PLAN BOOK INSTRUCTIONS. While the finished product is the same, this kit is an adaptation of the Houseworks 3-in-1 plan book dollhouse. **You will only be successful by following the attached instruction pages** 1 thru **5.** Your completed dollhouse is compatible with the Houseworks architectural components listed in the plan book on page **27.**

Your dollhouse kit is made of the finest quality materials available, handcrafted in Vermont with pride by REAL GOOD TOYS. **Enjoy!**

This Dollhouse shell is Real Good Toys' adaptation of the Houseworks 3-in-1 plan book dollhouse. Real Good Toys developed this house kit to be compatible with the Houseworks architectural components listed in the plan book:

Georgian Accessories   Page 27

and the #6011 french door.

As you assemble this kit, please don't be confused by the shell as described in the plan book. While the finished product is the same, this kit is different from the plan book and these instructions should be used exclusively for the shell.

You may have chosen finishing touches such as wallpaper, flooring or wiring. Plan ahead to determine which stage of assembly is the easiest for adding these things.

We recommend that you try a dry run for each section before final assembly to check parts, to see how they locate and to understand the assembly. Then you can comfortably start out again, following the instruction steps - this time - using glue and nails. This dry run will help you avoid mistakes. In the dry run steps, you will understand the overall plan of your dollhouse and how it will work for you.

Finally, as you go along, don't hesitate to stop working on your house for any reason. This house will last you a lifetime. It is too worthy to rush.

Supplies, Tools, Tips and Techniques

A. Nails. For the house body, 1" panel nails (also called "ring nails") are the best fastener. These are available at any hardware store. They are usually colored and are made specifically for attaching paneling to walls.

B. Whenever possible, mark a butt joint on the panel through which the nail will pass first, then remove the panel and PREPUNCH nail holes from the back side, on center, between marks. This gives a perfectly centered nail in the joint when nailed through hole from the front and reduces "split out" when final nailing and gluing are done. To PREPUNCH a hole, drive a nail through the panel from the back side and then pull the nail back out.

C. Glue. White or yellow glue works best. When applying the glue, squeeze the excess air out of the top of the glue bottle before turning it over. Then when you release pressure from the bottle at the end of a dab or line of glue, the bottle will suck the remainder of the stream of glue back in rather than running it all over your work. Between steps, go back and clean up glue after gluing and nailing.

D. A Paintbrush in a water cup may be pinched dry and used to wipe up excess glue.

E. The stair, window and door holes have rounded corners which must be squared. Use a knife, file, or very fine bladed saw and work from the surface inward on both sides to avoid "split out".

F. A Utility knife with a new sharp blade is safer and easier to use than a jack or kitchen knife for trimming, customizing and cutting.

G. Sandpaper. Use 100 or 120 Grit. Sand off any rough edges before assembly.

H. Hammer (some people prefer tack hammers). Sand the striking surface to reduce bending nails.

I. Brad Pusher or pliers give more control for small nails than a hammer, and without impact. Set nails the last little bit with a nail set and hammer after the glue is dry.

J. We have found that sometimes assembly is easier with two people. So, try to have someone around to give you a hand when you need it.

K. Finally, be sure to follow the instructions exactly when they require keeping things "Square". It is VERY IMPORTANT. If you don't quite understand how to do it, ask someone who does.

House Body

Base floor 31-1/8" x 14-1/2"
Middle floor 31-1/8" x 14-1/2" with stair hole
Top floor 31-7/8" x 16-7/8"
Rear wall 20-3/4" x 31-7/8"
2 - Side wall 20-3/4" x 14-1/2" with window openings
Back roof 33" x 12-1/2"
Top front roof 33" x 1-7/8"
2 - Side triangle 8-7/16" tall
2 - Attic partitions 8-7/16" tall x 10-1/4"
2 - Foundation 31-5/8" x 2-5/8"
4 - Foundation 14" x 2-5/8"
4 - Dividers 10" x 14-1/2" with door opening
Divider 10" x 9-1/2"
Divider 10" x 5-1/2" with door opening
Divider 10" x 8-5/8" with french door opening
Upper stair blind 8"
Lower stair blind 2½"
4 - Eave returns 3/8" x 1/2" x 2-1/4"
9 - Hinges and 36 - screws

Yorktown - Colonial Front

Front roof 33" x 11" with dormers
Top step 3/4" x 2-1/2" x 6"
3 - Step 3/4" x 1-1/4" x 6"
2 - Support 3/4" x 3/4" x 2-1/4"
2 - Support 3/4" x 3/4" x 3"
2 - Support 3/4" x 3/4" x 3-3/4"
Left upper front 10-3/8" x 20-7/16" with 2 windows
Left filler strip 1-1/8" x 18-15/16"
Left lower front 1-1/2" x 20-7/16" with window, door & notches
Right upper front 10-3/8" x 11-3/8" with window
Right filler strip 1-1/8" x 9-7/8"
Right lower front 11-1/2" x 11-3/8" with window & notches
4 - Side Blocks 3/4" x 3/4" x 10-3/8"

Georgian Porch

2 - Floor 13" x 5"
1 - Ceiling 13" x 4-1/4"
1 - Balcony floor 13-1/2" x 13-13/16" beveled
1 - Balcony face 13-1/4" x 1"
2 - Balcony side 3-15/16" x 1"
2 - Column header 12-5/8" x 1-1/4"
2 - Upper header side 2-13/16" x 1-1/4"
2 - Lower header side 3-9/16" x 1-1/4"
16 - Column blocks 1-1/8" x 1-1/8"
1 - Foundation 12-1/2" x 2-9/16"
2 - Foundation 4-3/4" x 2-9/16"
1 - Foundation floor 11-3/4" x 4-3/4"
4 - Column (lower) 8-1/2"
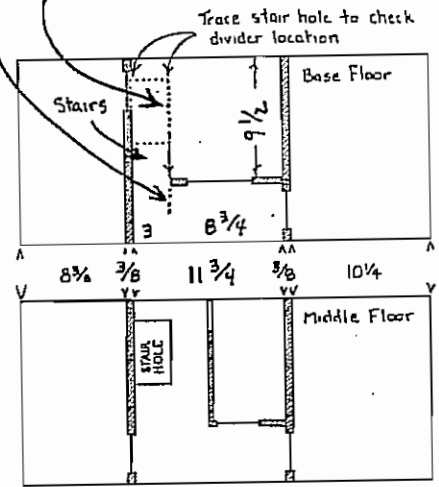4 - Column (upper) 8-7/8"

Houseworks "3-in-1" House Body
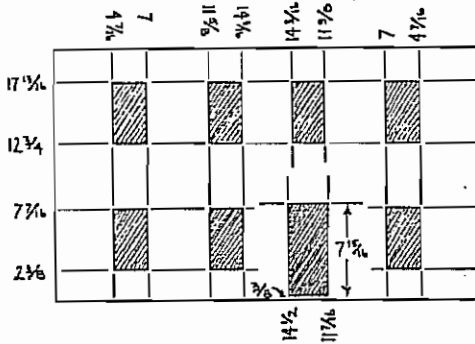
Layout divider location for Base and Middle floors.

A. Glue and nail one side panel to the base floor (side panel overlaps the floor). The 2-3/8" window space is at the side panel bottom edge. Repeat for the other side panel. Use an assistant, or the middle panel for support.

B. Set dividers against side panels to locate the middle floor. Make sure stair hole is in proper position. Glue and nail.

C. Before attaching rear panel you may wish to prepunch a nail hole for the middle floor center by tracing its location and driving a nail through, then pulling it out. Do this with the house on a <u>flat</u> surface with dividers in place. Attach rear panel. Glue and <u>nail</u>.

D. Glue and nail top floor on top edge of sides and rear. Overlap ½" at rear and 1-½" at front (away from stair hole).

E. Glue and tape triangles to outer edges of top floor. Use dividers to hold them square while they dry.

F. Attach rear roof and top front roof as shown with attic partitions in place. Make sure eaves are even.

G. Tape front roof in place, then mount hinges as shown in illustration #1 on page 3.

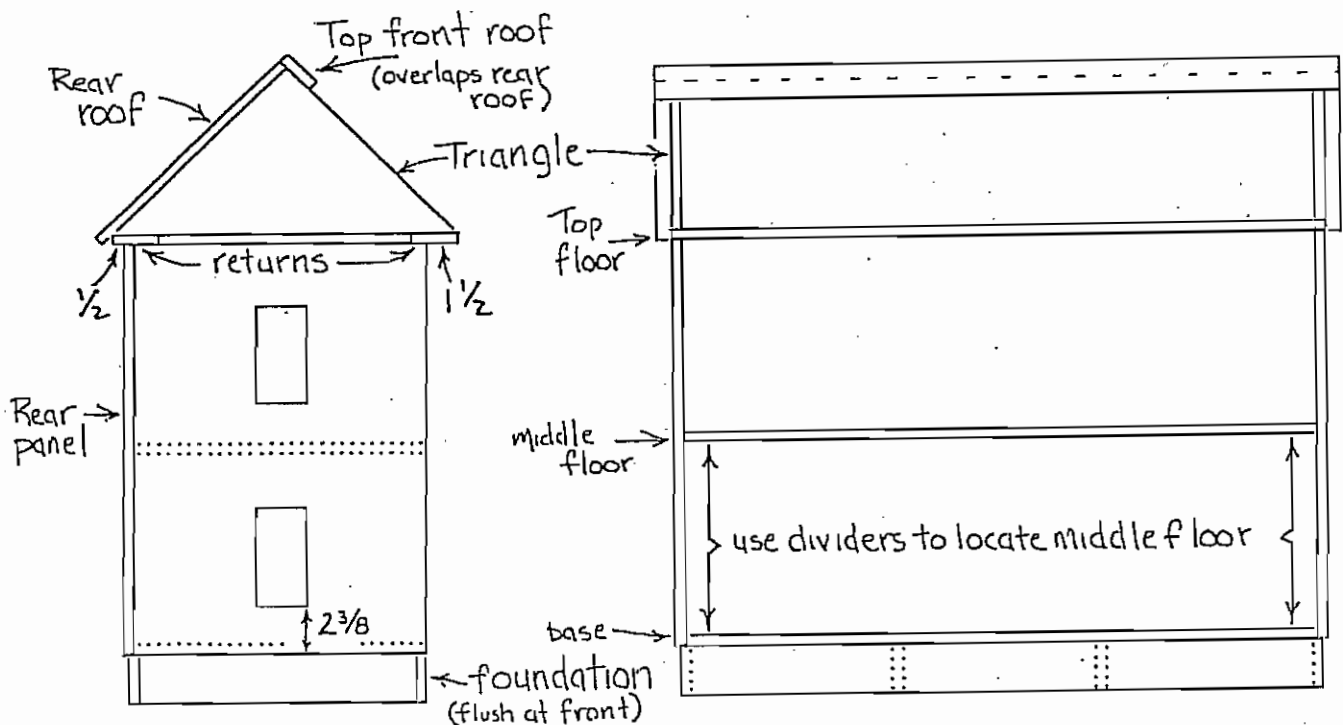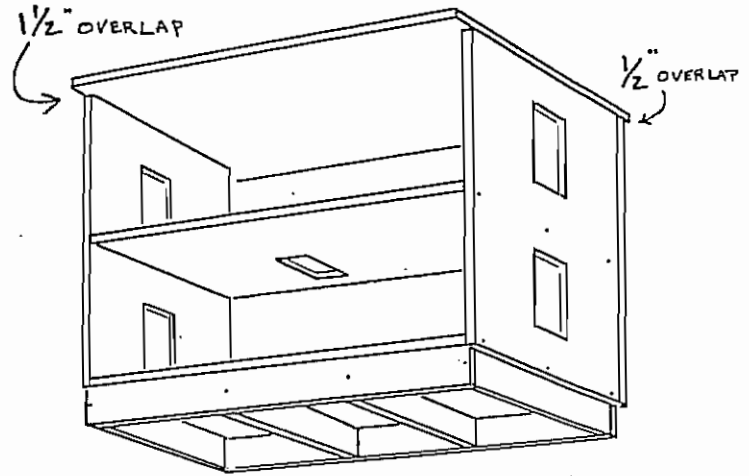Lower stair blind
(only used with
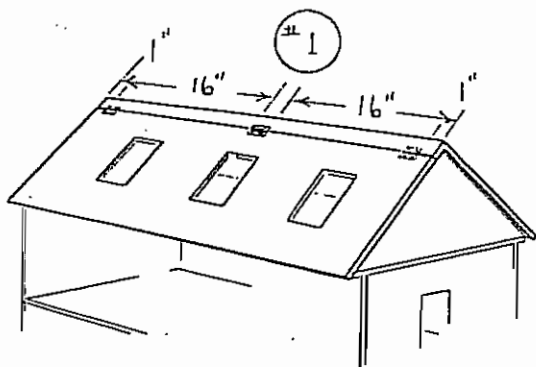Houseworks's stairs)

Upper stair blind

Trace stair hole to check divider location

Base Floor

Stairs

9½

3   8¾

| 8¾ | 3/8 | 11¾ | 3/8 | 10¼ |

Middle Floor

STAIR HOLE

Locate dividers before assembly

4⅞ 7 11⅝ 7⅜ 14¾ 11⅝ 7 4⅞
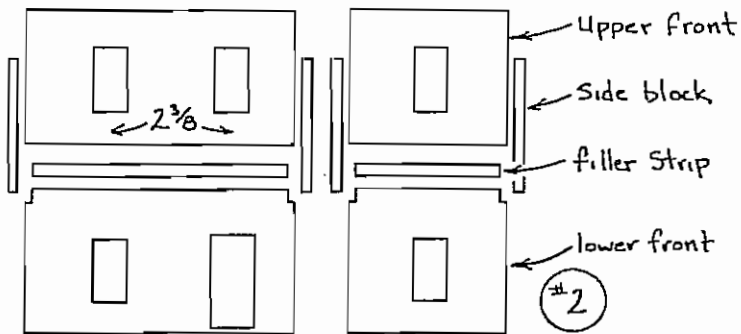
17¹⁵⁄₁₆

12¾

7⅞

2⅜

7¹⁵⁄₁₆

3/8

14½ 11⅝

If you wish to have windows and door in the rear panel, you may cut them using this pattern, or order the "Houseworks three-in-one cut rear panel" through your dealer or from Real Good Toys.
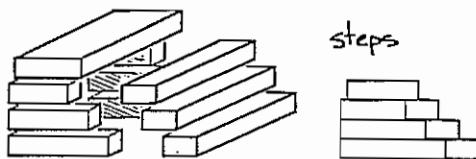
1½" OVERLAP

½" OVERLAP

Top front roof
(overlaps rear roof)

Rear roof

Triangle

Top floor

returns

½   1½

middle floor

Rear panel

2⅜

use dividers to locate middle floor

base
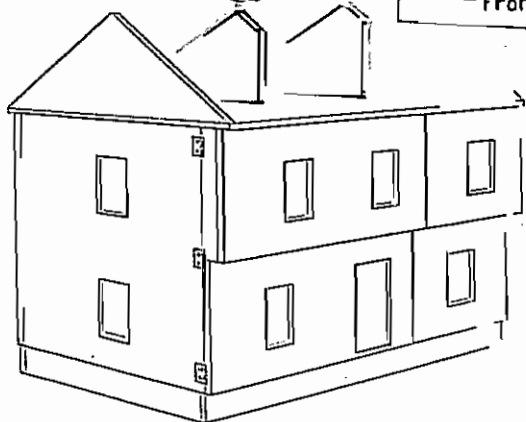
foundation
(flush at front)
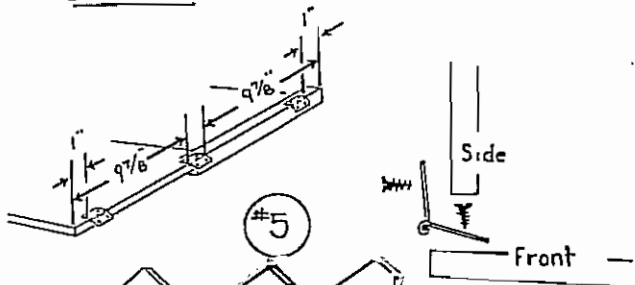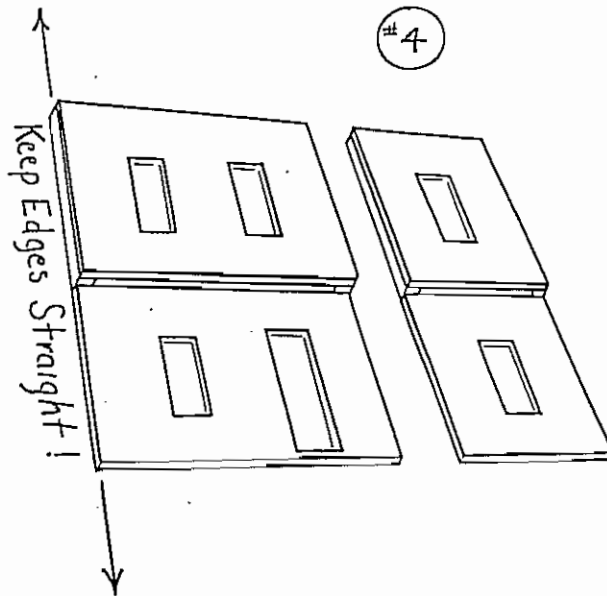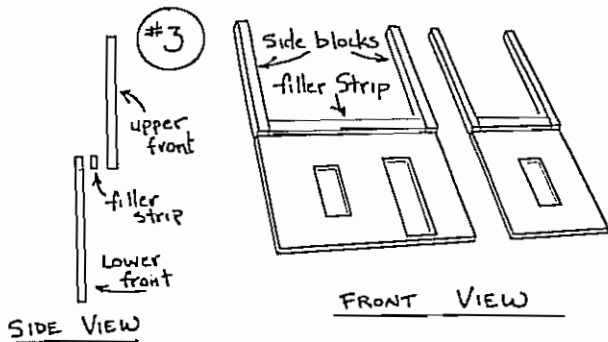
Yorktown - Colonial Front

A. Assembly of front panels — lay the assembled house body face down.
Then lay out parts as per illustration #2 on top of the rear panel of the house body so that the parts will be assembled square and will fit properly on the front.
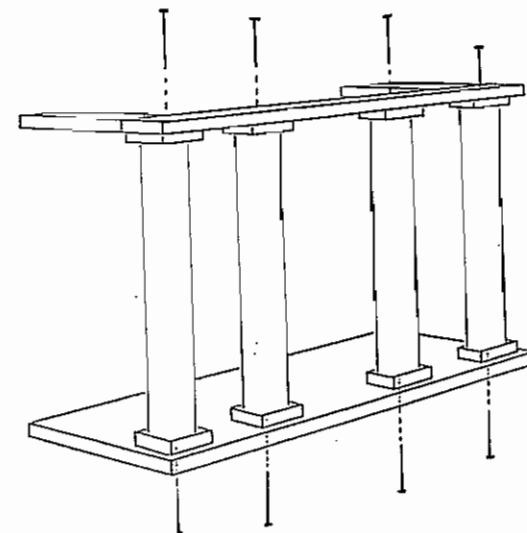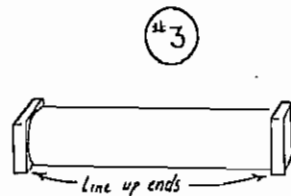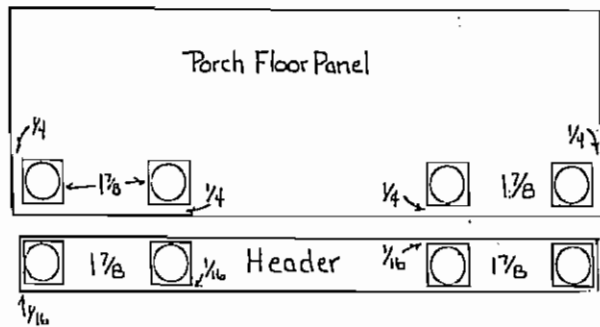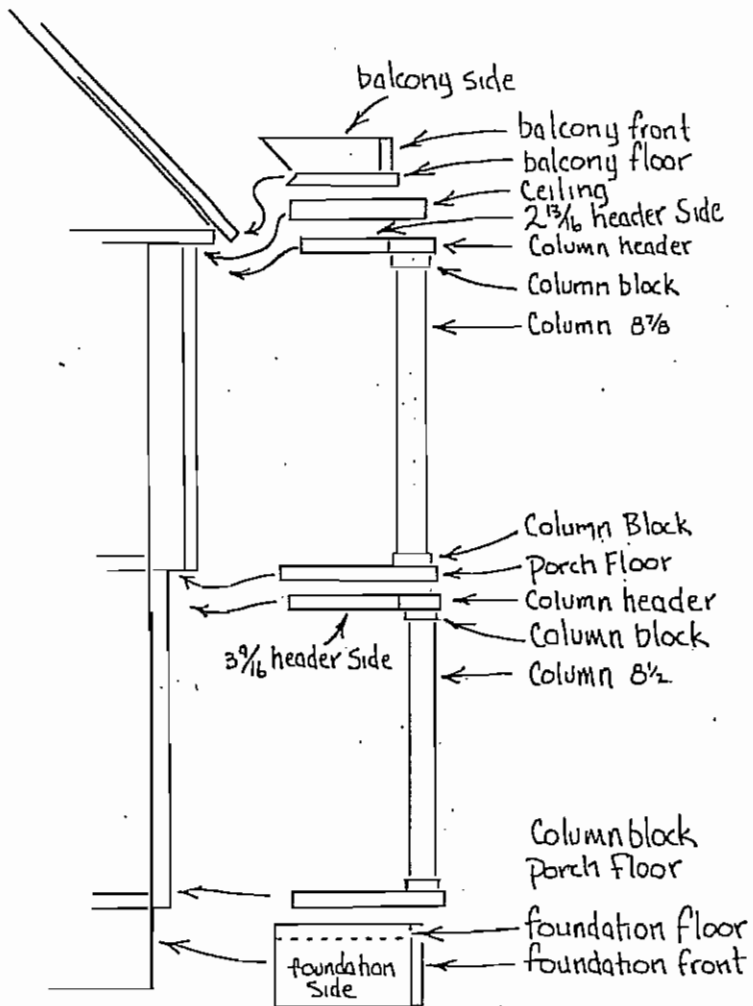
1. Glue filler strips to lower fronts between notches and flush at the top edge — illustration #3.
2. Glue side blocks into the notches as in illustration #3, let the glue set.
3. Glue and nail on the top fronts (flush with the filler strips bottom edge as in illustration #4).
   - Window space is 2-3/8" at the bottom.
   - Keep the side blocks positioned.
   - Be sure the edges of the panel assemblies make a straight line.
4. Let dry.
5. Nail through back of lower front into filler strip.

B. Hinges

1. Hinges are screwed to the inner face of the front assemblies, pin down, 1 inch spaced from top and bottom edge, and 1 centered (9-7/8") as in illustration #5.
2. Mount front panel on house body — keep panels up for swing clearance at the bottom

C. Steps — assemble as per illustration #6

balcony side

balcony front
balcony floor
Ceiling
2¹³⁄₁₆ header Side
Column header
Column block
Column 8⅞

Column Block
Porch Floor
Column header
Column block
Column 8½

3⁹⁄₁₆ header Side

Column block
Porch Floor

foundation floor
foundation front

foundation
Side

Porch Floor Panel

¼   ¼
¼ ←1⅞→ ¼   ¼ 1⅞
1⅞ ⁵⁄₁₆ Header ⁵⁄₁₆ 1⅞
1⁵⁄₁₆

#3

Line up ends

Georgian Porch

A. Columns
   .1. Sand edges on the column blocks.
   2. Glue columns to blocks, centered. Check to ensure blocks are lined up. illustration #3
   3. Let dry.

B. Floors (13" x 5")
   1. Lay out column location on each (2) floor and header. illus.#2
   2. Separate 2 lengths of column assemblies. Glue them in place (marked in layout) on the porch floors.
   3. Glue and nail header to top of columns.
   4. Nail through floor into columns.
   5. Lay unit on face and glue header sides to header. Short (2-13/16") header sides are on the long (8-7/8") column assembly. Longer (3-9/16") sides go with the shorter (8-1/2") columns.
   6. Let dry.

C. 1. Lay house on back.
   2. Glue ceiling to top of Left front panel, centered (9-7/16").
   3. Glue long-column assembly to Left front panel and ceiling.
   .4. Glue short-column assembly to Left front panel and floor of upper porch. Make sure columns line up with each other. Let dry.
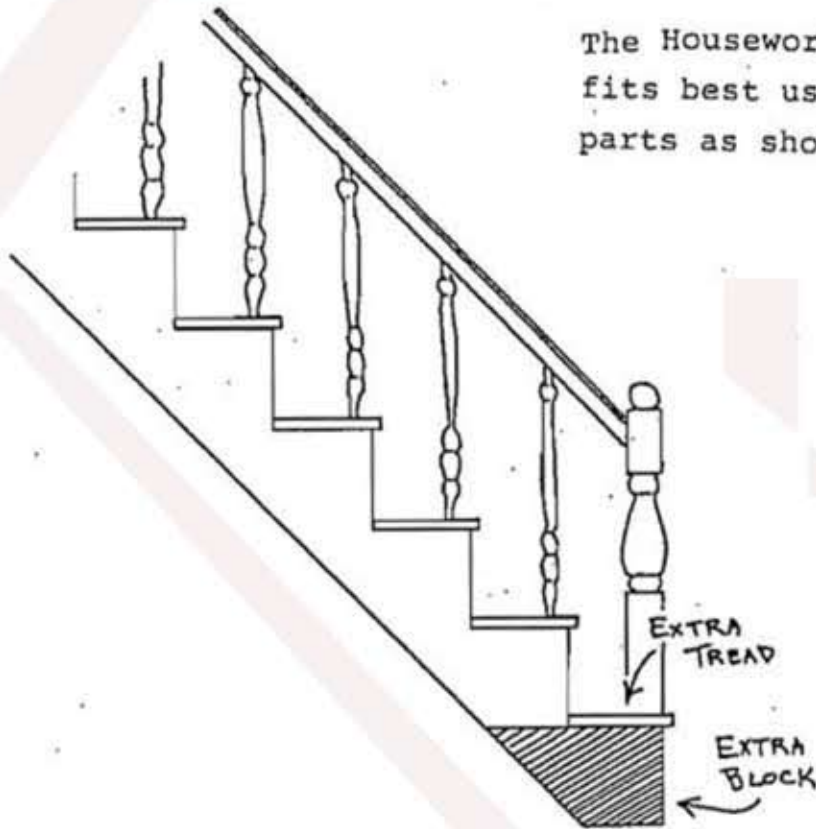
D. Assemble foundation and glue to house foundation. Let dry.

E. Stand house up.
   1. Glue balcony floor (13-1/2" x 3-13/16" beveled) to the house roof in its rest position. Protect the porch ceiling with Saran Wrap.
   2. Glue the balcony sides and face in place to the house roof and the balcony floor. Let dry.

The Houseworks Stair Set #7000
fits best using these extra
parts as shown.

The "Extra Block" and
"Extra Tread" are included
in this shell kit. The
#7000 stairs are NOT part
of the shell kit.

EXTRA
TREAD

EXTRA
BLOCK

4. MOVING ON

☐ A. A little twist or spring in the hinged
panels can be controlled with a cabinet door
magnet available at your local building supply
store.

☐ B. Use your Planbook only as a guide for the
finish work on the dollhouse. The Houseworks
Component Set for this house contains finish
materials listed on Page 27 of the Planbook.

These materials, as well as 1/16" x 1/2" stripwood,
are available at your miniatures store and may be
used for a great finished dollhouse.

☐ C. **REAL GOOD TOYS** recommends the
use of "Quick Grab Cement" for gluing on
clapboard. **Do not use** water-based glue.

☐ D. Finally, the passageway from the center
front to the center rear room will accept a
Houseworks #6011 French Door.

Housework's
Stairs

Upper stair blind

Lower stair blind