

This instruction set applies to dollhouse kits made from 7/99 until 12/09. Look at the date stamped on the kit box to determine when the kit was packed

Read the instructions all the way through and test the parts for identification, to see how they fit, and to plan ahead for the finishing materials you have chosen.

Many of the pieces in this kit are easiest to paint before gluing them together, especially if they are different colors. Paint the exposed surfaces of the trim, Gingerbread, Windows, Porch Parts, and the Door before assembly; but you must not sand or paint the gluing surfaces. Planning makes the project easier!



*The Peaches 'N Cream (#450)
Exterior View*



*The Peaches 'N Cream (#450)
Interior View*

Congratulations on your purchase of a *Walmer* Dollhouse by *Real Good Toys*. Your Dollhouse has been precision made in Vermont with meticulous care by our craftspeople using only the finest quality materials.

This dollhouse will last for years, even generations, if proper care and attention is given during assembly. Take your time during assembly and be sure to read the instructions completely before you proceed.

Check all parts and packs against the parts list before beginning construction to identify the parts and to make sure you have everything. If you need replacement parts be sure to include the exact name and measurements taken directly from the parts list.

Assembly Notes:

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

Supplies:

White glue	Pencil
Masking tape	Sandpaper: 100 grit and 320 grit
Nail Set or Awl	'Light' Spackle

Don't be stingy with glue or tape. Use generous amounts of glue. Always wipe off excess glue immediately.

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

Always test fit (no glue) parts before final assembly. Sand any rough edges before gluing.

Check all the joints to be sure everything is tight or straight. If more tape or a helper is needed, it's good to know that before the parts have glue on them.

Make sure everything is straight and flat as the glue dries... That's the shape that will be permanent. Make all joints flush. Keep surfaces and edges square.

#455 Exterior View

The optional Gable Wing that is featured at the right can be attached to either side of the Peaches 'N Cream dollhouse. The Gable Wing kit #455, is available as a separate purchase, see your Real Good Toys' miniature dealer for more details.



Painting: Use high quality semi-gloss latex enamel, sanding between coats with 320 grit silicone carbide sandpaper. Avoid old gloppy paint and poor quality paint brushes. Do not paint surfaces to be glued.

After assembly but before any outside details are attached, repair any defects, fill the nail holes, sand carefully with 320 grit silicone carbide sandpaper, then re-paint. Sometimes a 3rd coat is necessary.

When nailing the side and front panels to the floors, be very careful of the nail placement; use a straight edge to line up the middle nail in each row of nails.

Always check the inside of the joint for a crooked nail before the nail is driven all the way in.... then you can grab it with pliers if it's necessary to pull it out.

Drive the last bit of the nail in with a hammer and nail set or awl to leave the nail head a little below the surface. Then sand the and fill the nail hole with 'light' spackle or wood putty. Sand again when the fill is dry, and paint when you paint the wall.

Options:

A wide variety of materials and accessories are available to help you achieve your dream house.

The following is a partial list of accessories available through your *Real Good Toys'* miniature dealer.

- #450SS Shingle & Siding Pack
- #455 Gable Wing
- #SC Copper flashing
- #T10 Turntable
- #EL66 EZ Punch and Electrification Helper Set
(The EZ Punch piercing tool punches holes making nailing, screwing, and setting electrical parts easier.)



#455 Interior View

Parts List:

“SP” Walls for Smooth Plywood kits only:

- (1) 1110 Front Wall: (1/4) 17³/₄ x 22¹/₂
- (1) 1113 Gable Front Triangle: (1/4) 5 tall x 10 base
- (2) 1054 Side Wall: (1/4) 23³/₄ peaked x 11³/₄

“MM” Walls for Milled MDF kits only

- (1) 1110 Front Wall: (1/4) 17³/₄ x 22¹/₂
- (1) 1113 Gable Front Triangle: (1/4) 5 tall x 10 base
- (2) 1054 Side Wall: (1/4) 23³/₄ peaked x 11³/₄

All kits:

- (1) 1053 Base Floor: (1/4) 22³/₃₂ x 11³/₄
- (1) 1050 Second Floor: (3/8) 22³/₃₂ x 11³/₄, Stair hole
- (1) 1052 Third Floor: (3/8) 22³/₃₂ x 11³/₄
- (1) 1070 Porch Floor: (1/4) 21⁷/₈ x 4¹/₂
- (1) 1071 Porch Roof: (1/4) 21⁷/₈ x 5
- (2) 1060 Partition: (1/4) 9³/₈ x 8¹/₈
- (1) 1066 Stair Base: (1/4) 11⁵/₁₆ Tip-to-Tip x 2¹/₄
- (1) DS6 Gingerbread (1/8) 6¹/₈ x 19¹/₈
- (1pk) 3014 Shaped Balusters (12)
- (11) 5040 Stair block: (3/4 x 3/4 L) 2¹/₄
- (1) 1112 Front Roof: (1/4) 23¹⁵/₁₆ x 9⁵/₈, Gable Cutout
- (1) 1114 Rear Roof: (1/4) 23¹⁵/₁₆ x 2
- (2) 1114B Rear Eave: (1/4) 2¹/₈ x 6⁷/₈
- (2) 1116L&R Gable Roof: (1/4) 8⁵/₁₆ Tall x 5⁹/₁₆ Top

Porch Longs Bundle

- (1) DS7A Scallop Trim: 23¹/₂
- (1) 1552 House Beam: (3/8) 9¹/₁₆ x 21, Bev.
- (1) 1555 Porch Beam: (3/4) 3⁴/₄ x 21, Bev.
- (1) 1523 Underframe: (1/2) 1/2 x 21⁷/₈

Longs Pack:

- (2) 1510 Underframe: (1/2) 1/2 x 22³/₃₂
- (1) 1551 Ridgepole: (3/4) 3/4 x 22³/₃₂
- (2) 1563 Comer Strip: (7/16) 7/16 x 17¹⁹/₃₂
- (2) 1511 Underframe: (1/2) 1/2 x 10³/₄
- (1) 1530 Stairs Side Board: (1/8) 1¹/₈ x 12¹/₄
- (1) 1531 Gable Trim Strip: (9/16) 1/8 x 10⁵/₈ Approx.
- (6) 1572 Gingerbread Backer/ Glue Strip (3/16 x 3/16) 6

Stubby Pack:

- (1) 1585 Apex Block: Triangular
- (5) 1524 Underframe: (1/2) 1/2 x 4

Lilliput Window Pack #WX (5 Bags):

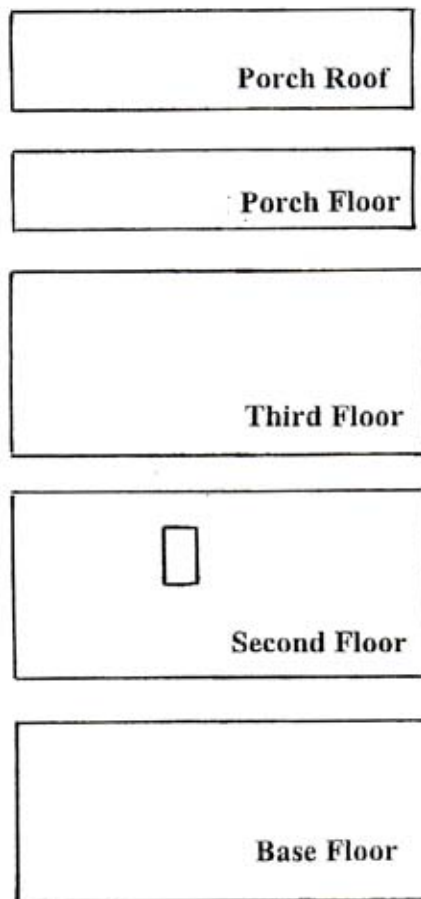
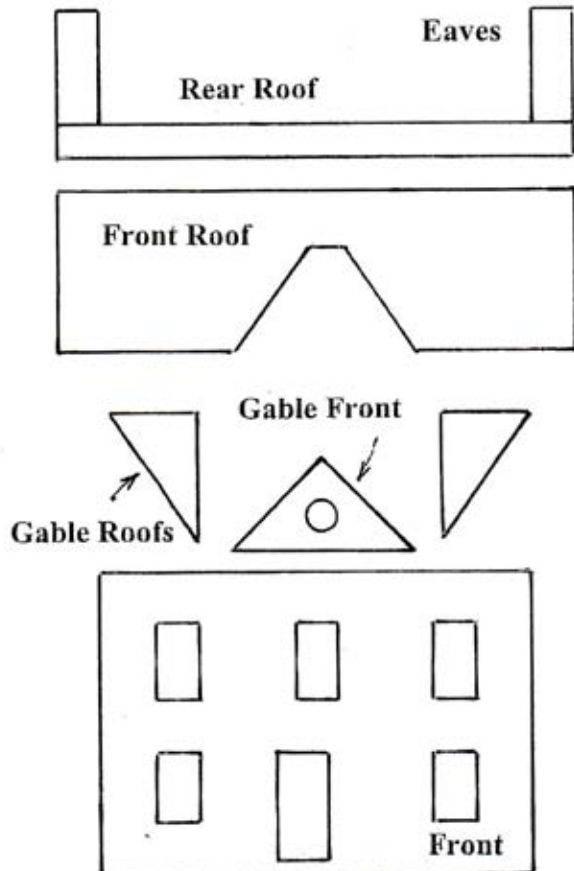
- (2) Shutters: (3/16) 1³/₁₆ x 4¹/₂
- (2) Lintels & Sills: (1/4) 3/8 x 3
- (2) Shutter Spacers: (3/16) 3/16 x 4¹/₂
- (2) Interior Side Trims: (3/16) 3/8 x 5³/₁₆
- (2) Interior Top & Bottom Trims: (1/8) 3/8 x 2¹¹/₁₆
- (1) 6 over 6 Silkscreened Window

Door Pack (Boxed):

- (1) 1015 Door
- (1) 2018 Octagon Window
- (1) Pack of Nails
- (1) 1018A Landing Raised Panel: (3/16) 2 x 2³/₄
- (1) 1018B Landing Raised Panel: (3/16) 2 x 3⁷/₈

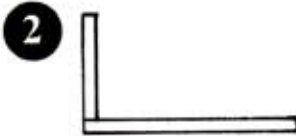
Posts & Rails Pack:

- (4) 1575 Posts: (1/2) 1/2 x 8
- (4) 1576 Rails: (3/8) 5/16 x 6



Assemble the Stairs:

1. Test the stairs on the Stair Base to see how they fit. Spread three fat lines of glue the length of the Stair Base.
2. Glue the Steps to the Stair Base. The bottom and top steps are flush ("flush" means forming a continuous unbroken surface) with the ends of the Stair Base as shown (Illustration #1A).
Before the glue dries, make sure all of the steps line up and are spaced evenly. Let the glue dry.
3. Glue the Stair's Side Board to the assembly for support (Illustration #1B).
4. Glue together the Landings (from the Door box) to make a right angle. (Illustration #2)



Assemble the Underframe:

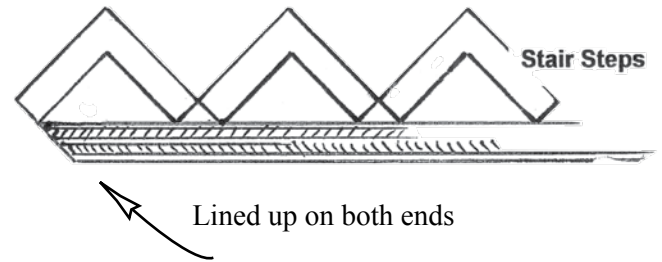
Pro Tip: When attaching the Base Floor to the Underframe, check to be sure the best side of the Base Floor is facing up (this is the surface that will be visible when your dollhouse is completed).

1. Glue and tape together the Underframe perimeter. The long underframes overlap the short underframes (Illustration #3).
2. Glue, weight, and tape the Underframe assembly to the Base Floor, lined up at the edges. Set aside to dry.

Attach the Sides:

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

1. Without glue, test the Base Floor assembly along with the Sides to check the fit. The Sides are lined up at the front, back, and bottom edges of the Underframe (Illustration #4).
2. Spread glue along the ends of the Base Floor/Underframe. Nail through the bottom Sides into the Underframe. Use a straight edge to position the middle nail(s). Remember to check for a mis-aimed nail while the nail head is still sticking out.



1

A

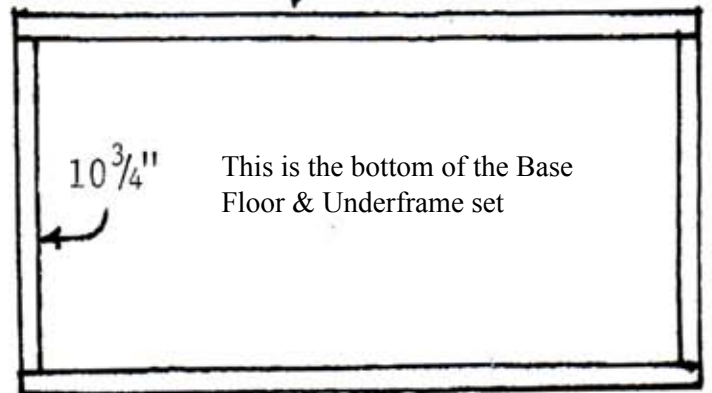


B



$22\frac{3}{32}$ "

3



4



3. Without glue, temporarily tape the Front panel in place to hold the housebody square. Without glue, set the Partitions on the Base Floor to locate the position of the Second Floor.

Spread glue on the ends of the Second Floor. Glue the Second Floor in place, (the stair hole is closer to the Front panel and Left Side, as seen from the back of the house).

Nail through the Sides into the Second Floor (Illustration #5).

4. Remove the Partitions used in step 3 and set them on the Second Floor to locate the position of the Third Floor. Glue and nail the Third Floor in place following step 3.

5. Attach the Front to the housebody. Note the position of the stair hole. Lay the housebody on its BACK on a flat surface (Illustration #6). Temporarily set dividers above and below the Second Floor to keep it straight.

Spread glue on the front edges of the Side panels, Floors, and Underframe. Set the Front panel into position on the housebody, flush at the sides and bottom edges.

Tape the Front securely to the Sides, and nail through the Front into the Underframe and Floors to hold everything tight as the glue dries.

6. Glue and nail the Ridge Pole ($\frac{3}{4}$ " x $\frac{3}{4}$ " x $22\frac{3}{32}$ "). between the pointed ends of the Side panels, lined up along the edges.

Housebody Roof:

1. Without glue, test the fit of the Front Roof on the house, flush along the upper edge of the Ridge Pole and centered side-to-side. Glue, tape, and nail (2" from the ends) the Front Roof to the Ridge Pole. Glue and tape the Front Roof to the top edge of the Sides.

Glue and tape the Gable Front on the top edge of the Front Panel as shown in Illustration #7. Make sure the Gable Front remains straight as the glue dries.

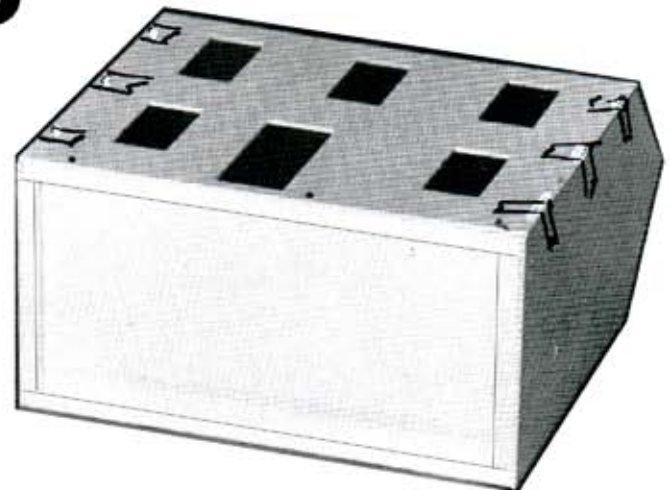
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Note the Position of Stair Hole



Note: The Front Panel Does Not Get Attached Until Step 5.

6



7

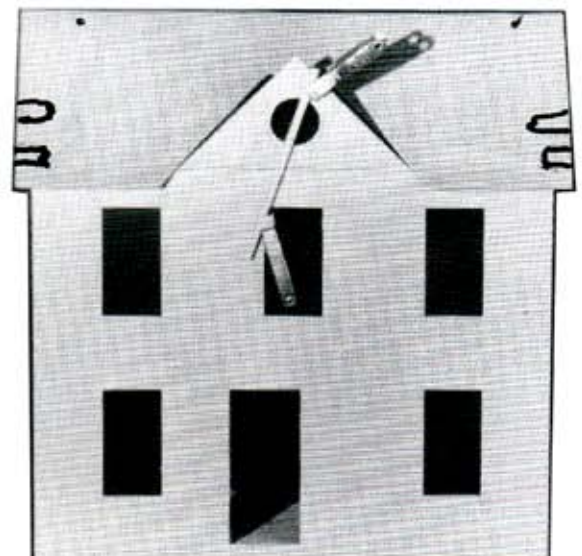
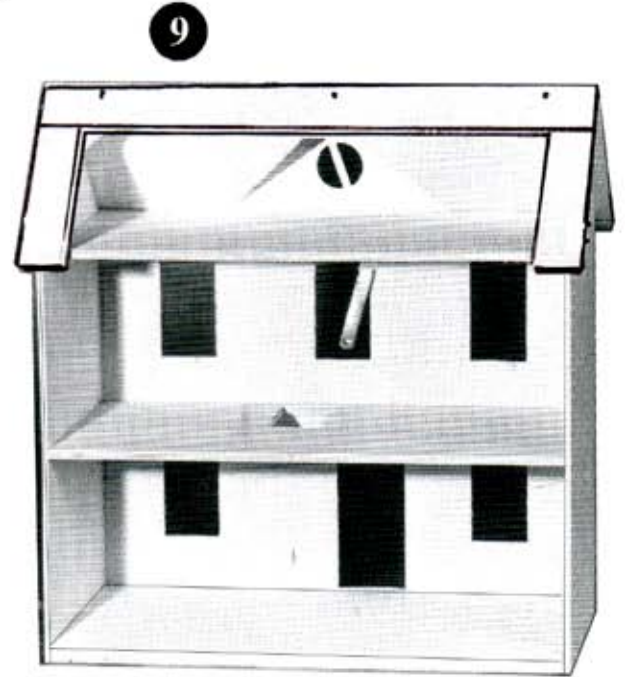


Illustration #7 Shows a Straight Stick Being Clamped (or taped) to the Front & Gable Front to Hold the Gable Front Straight as the Glue Dries.

2. Without glue, test the fit of the Rear Roof on the house, flush along the upper edge of the Ridge Pole and centered side-to-side. The edges at the top of the Front Roof and Rear Roof form a "V" (gluing surface for the Peak Gingerbread) (Illustration #8).

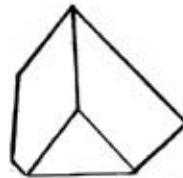


Glue, tape, and nail the Rear Roof to the Ridge Pole and upper edges of the Sides (Illustration #9).



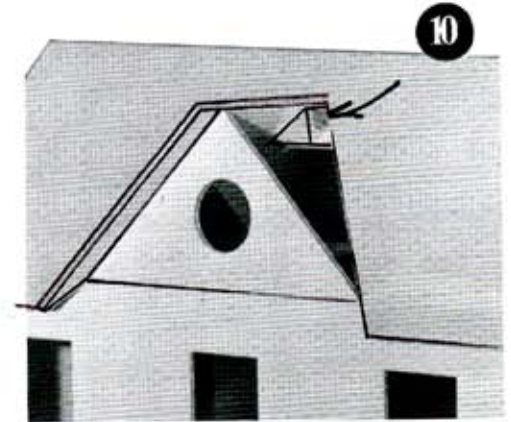
3. Glue and tape the Eaves to the Rear Roof and to the upper edges of the Sides (Illustration #9). Check the overhang to make sure it is even top-to-bottom.

4. Without glue, set the Gable Roofs on top of the Gable Front. The Gable Roofs form a "V". Carefully remove the Gable Roofs one at a time. On the Front Roof Panel lightly trace the location of where the inside of the Gable Roofs touched the Front Roof (Illustration #10). Glue the Apex Block inside the tracing on the Front Roof. (Illustration #11). Let the glue dry.



5. Glue and tape the Gable Roofs to the Apex Block and the upper edges of the Gable Front and Front Roof.

Note: The Position of the Missing Edge is in the Lower Corner.



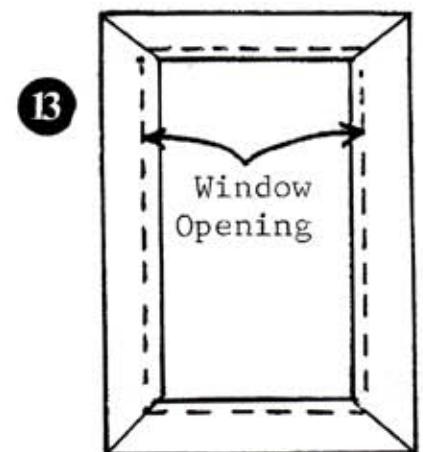
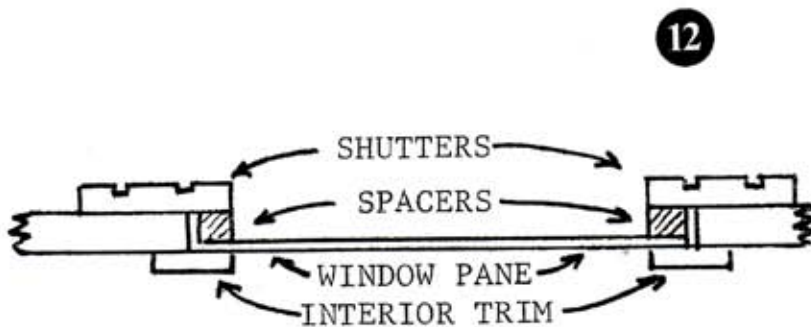
**Assemble the Shutters and Shutter Spacers;
Assemble the Interior Window Trim:**

1. Glue a Shutter Spacer ($\frac{3}{16}$ " x $\frac{3}{16}$ " x $4\frac{1}{2}$ "), flush along the back edge of each Shutter as shown. The Shutter Spacer holds the Window Pane in place against the Interior Window Trim (Illustration #12 & #13).

Note: If you intend to install clapboard siding on your house you must use the Oversized Shutter Spacers supplied in the siding kit.

2. Make sure the corners of the window cutouts are square and clean. If they are rounded, trim or file them square.

Install the Window Pane and Interior Window Trim *after* interior finishing is done (electrification, paint, wallpaper, etc.).

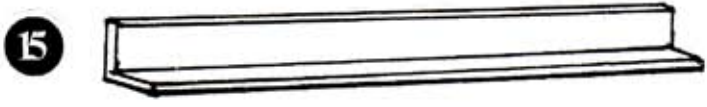
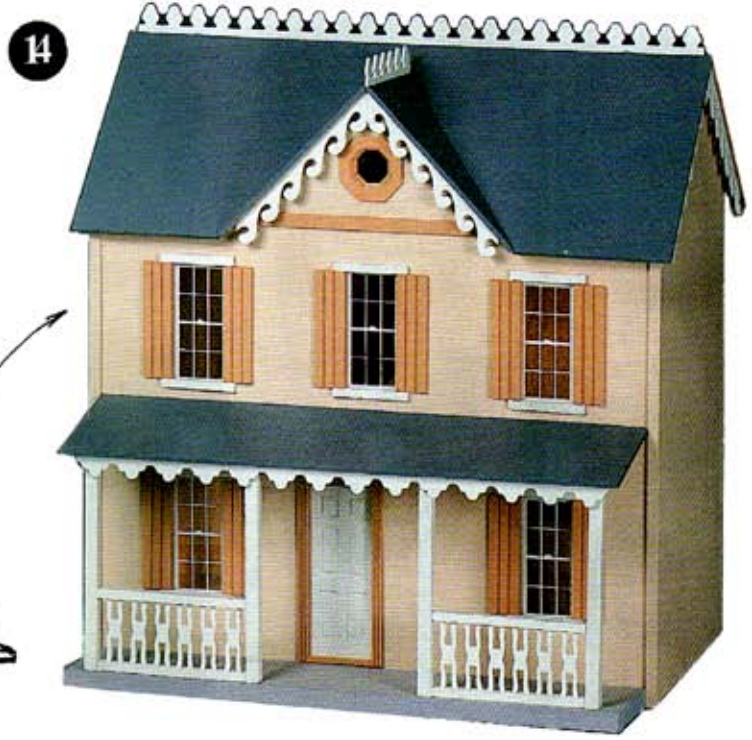


Install the Door, Windows, & Exterior Trim:

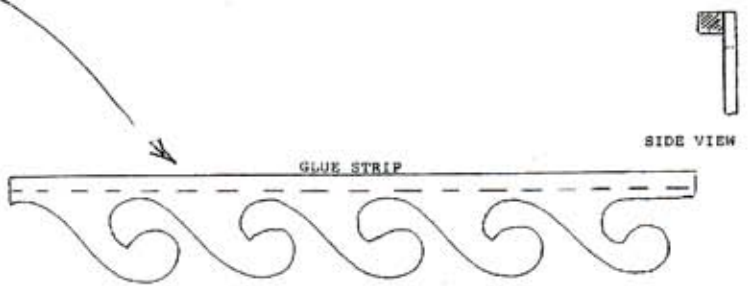
- 1. Install the Door from the exterior.
Note: There are separate frames for the interior.
- 2. Glue the Octagon Window into the opening of the Gable Front.
- 3. Place the Window Panes in the openings (with the "locks" up), resting on the Interior Frames. Glue the Shutters and Lintels in place (Illustration #14).

Attach the Outside Corner Molding & Gingerbread Trim:

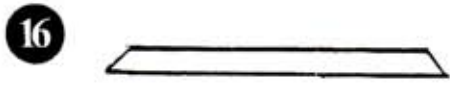
- 1. Glue the Corner Molding to the front corners of the house (Illustration #15).



- 2. Glue and Tape Gingerbread Backing to the back of each Eave Gingerbread. Let the glue dry. Glue and tape the Eave Gingerbread in place (see the photograph).
- 3. Spread glue in the "V" s formed between the roof panels. Set the Peak Gingerbread into the "V" s. Use tape to hold the Peak Gingerbread straight as the glue dries (see the photograph).

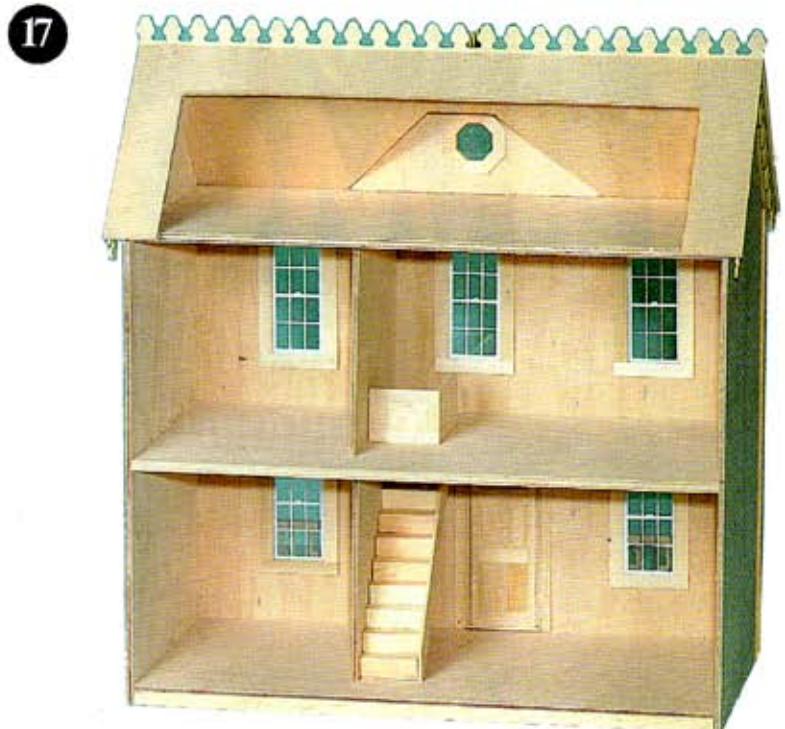


- 4. Glue the Gable Trimstrip across the joint under the Gable Front (Illustration #16).



- 1. **Install the Partitions & Stairs (on the 1st and 2nd floors):** Glue the partitions in place, to the left of the stair openings, and up against the front panel.
- 2. Spread glue along the edges of the stair assembly (from page 4). Glue the assembly to the Base Floor, the Second Floor, and the Partition (see Illustration #17). Use tape to hold the assembly in place as the glue dries.

The Landing Rail assembly may be set temporarily or glued in place.



Porch Assembly:

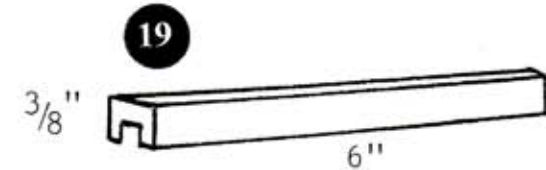
Each of the parts that are used for building the Porch should be painted ahead of time.

Preview: In this section, you will assemble and install the Porch.

1. Glue and tape together the Porch Underframe. The long underframe overlaps the short underframes (Illustration #18).

2. Glue, weight, and tape the Underframe assembly to the Porch Floor, lined up at the edges Set aside to dry.

3. **Assemble the Porch Rails:** Paint the Rails before assembly (Illustration #19). Wipe any paint out of the grooves, and do not paint the Rail ends at all.



4. Spread glue in the grooves of one Rail for each assembly pair. Set six of the balusters into the grooves of the rail, spaced evenly. Be sure all the Balusters are even, straight, and square (Illustration #20).

5. Repeat step #4 for the second Rail of the assembly pair squeezing the Balusters in one at a time. Hold the Railing set in a square or lined up with the square edge of a piece of paper to make the Rail ends exactly line up. Final adjust the Balusters straight and square. Let the glue dry.

Attach the Porch House Beam & Porch Floor Mounting Blocks:

1. Lightly Mark the location of the Porch House Beam $9\frac{1}{2}$ " up from the bottom edge of the front panel. Without glue set the Porch House Beam on the Front panel, just above the $9\frac{1}{2}$ " mark and centered side-to-side (Illustration #21). The beveled edge is at the top angled "out and down" as shown.

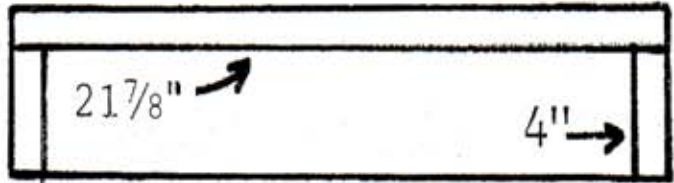
Glue the Porch House Beam in place.

2. Without glue, lay out three Porch Mounting Blocks (4" underframes) along the bottom edge of the front panel, spaced about the same as the window openings (Illustration #21).

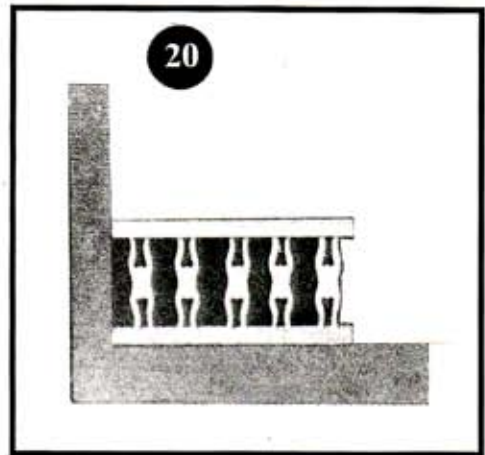
Glue the Mounting Blocks in place.

18

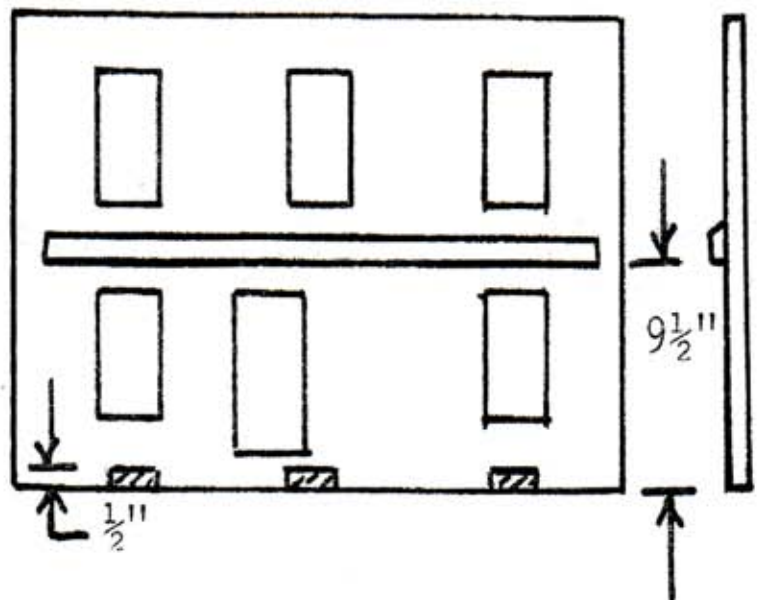
Porch Floor and Underframes Shown from the bottom



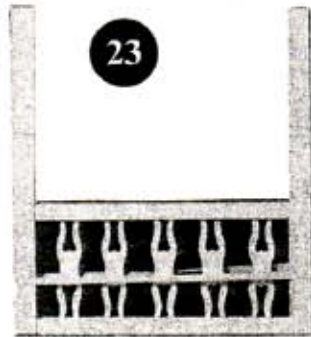
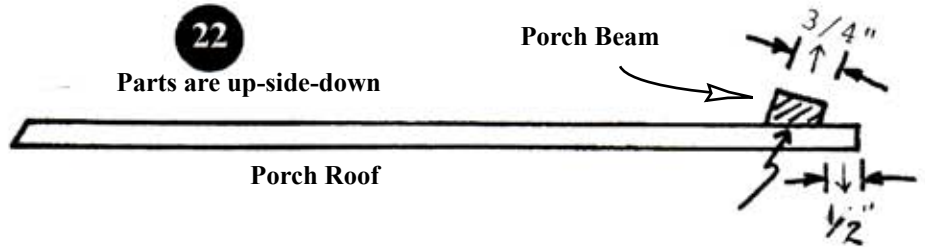
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21



1. Glue and weight the Porch Beam to the Porch Roof ($\frac{1}{4}$ " x 5" wide x $21\frac{7}{8}$ " long) as shown in Illustration #22.



1. **Assemble the Porch Posts and Rails:** Glue and tape the ends of the Rails to the Porch Posts ($\frac{1}{2}$ " x $\frac{1}{2}$ " x 8), flush at the bottom and centered front-and-back (Illustration #23).

Make sure the assembly set is straight and square.

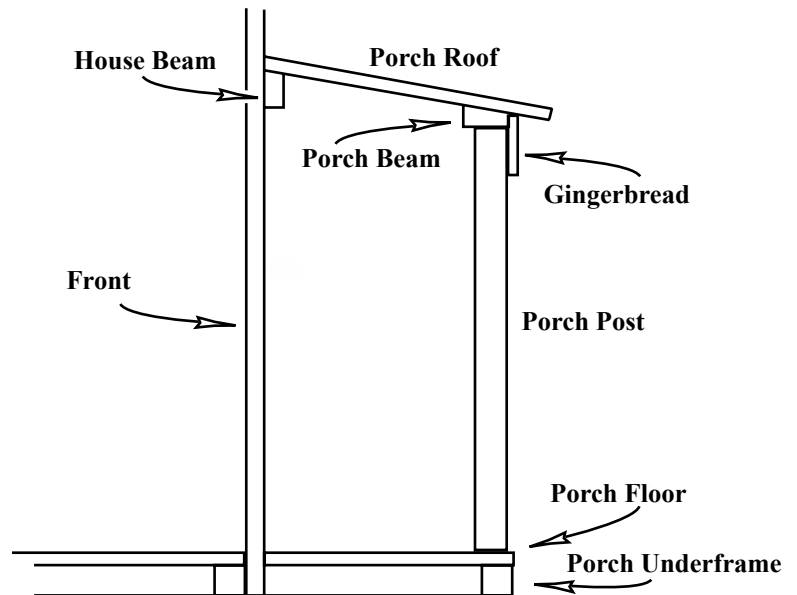
1. **Attach the Porch:** Glue, tape, and nail the Porch Floor to the Mounting Blocks, centered side-to-side.

2. Glue and nail the Porch Roof to the House Beam (Illustration #24), centered side-to-side

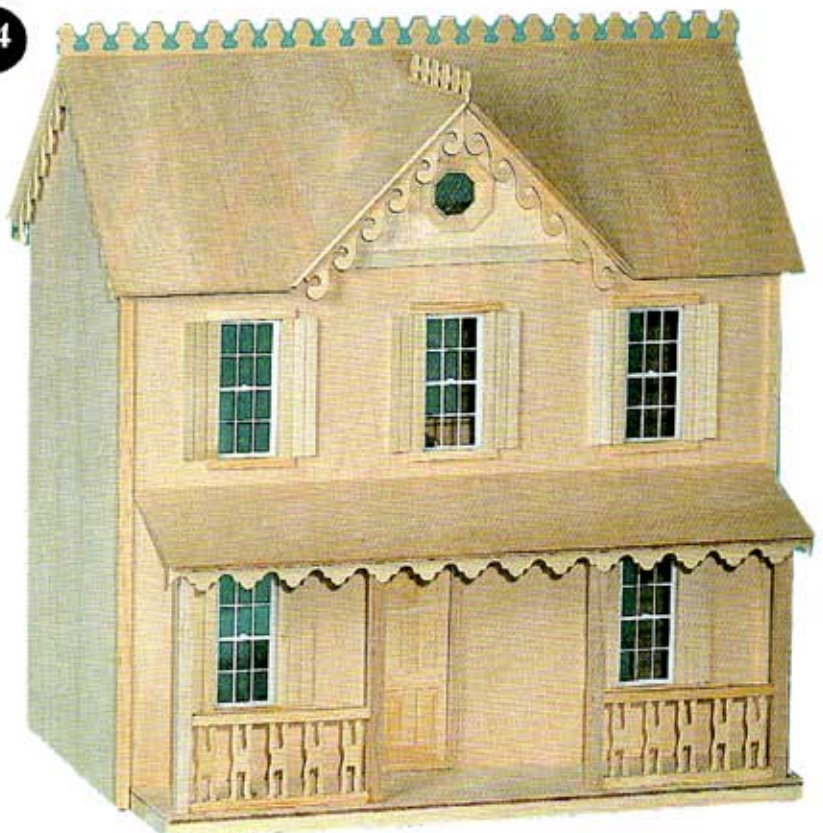
Set the rail and post sub-assemblies between the Porch Roof and Porch Floor for support.

3. Carefully remove the rail and post sub-assemblies. Spread glue on the top and bottom edges of the Posts. Set the sub-assemblies back in place under the Porch Beam. Nail through the porch Roof into the Porch Posts (check for mis-directed nail while the nail is still sticking up). Add weight to the Porch Roof as the glue dries.

4. Glue Gingerbread to the Porch Beam and Porch Posts.



24



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

ENJOY THE REST