

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.

**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.

Preview the Overview (page 4) to plan and organize your build; this helps make it fun and fulfilling.

**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 will be ready when you need them



#JM 1601 the Jamestown



#JM 1603 the Oak Hollow



#JM 1605 the Stockbridge



#JM 1602 the Foxcroft Estate



#JM 1604 the Charlotte



Each is available as a "Shell":  
without Windows, Door, or Shutters

#### Supplies:

Paint: Interior semi-gloss latex paint... Everything gets at least one coat before assembly - get the paint now.

Paintbrushes 1" or 2" foam brushes for each color, 3" foam roller for interior painting

Sandpaper: 320 grit, 3-5 sheets

Glue: Aleene's Tacky Glue for the dollhouse, Solvent-Based panel cement for shingles

Masking tape: 3/4" or 1"

Wiring: it's easiest to install some parts during assembly... order wiring supplies now.

Wallpaper paste: Roman's "Border" Paste or Grandma Stover's

Not suitable for children under 13 years of age  
California 93120 compliant for formaldehyde phase 2

**Options:** (for a full listing, see [www.realgoodtoys.help](http://www.realgoodtoys.help))

**Exterior:**

Additions, Dormers, Porch  
Exterior Paint Color:  
see [www.realgoodtoys.help](http://www.realgoodtoys.help) for suggestions

**Accessories:**

- Gingerbread
- Flower Boxes and Trellis
- Foundation Stucco Grit
- Octagonal Shingles
- Coach Lamp
- Turnposts and Spindles

**Interior:**

- Wiring
- Wallpaper or Liner Paper
- Interior paint color:
- Ceilings
- Painted walls
- Interior trim
- Flooring:
  - Faux-wood finish (do it now)
  - Applied wood, tile, or carpet
  - Painted floors
- Interior Doors
- Banister & Landing Rails
- Baseboard and Crown



T10 Turntable  
T250 Decked Turntable  
ET250 Wired Turntable



Real Good Toys' #7999  
*the Bigger Best!* Wiring Set



A Doghouse for your Dollhouse

**Split Octagonal Shingles**

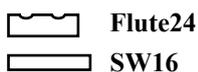


**Shingle Dye**



Dye1: Reddish-Brown  
Dye3: Dark Grey

**Trim and Stripwood**



**Doors**

I often enlarge an interior door opening to fit the #6022

Exterior

Interior



#6022

#1015



P1600 Porch



**Wallpaper**



P2000  
HH444

RGT8  
Spindle



6803 Banister & Landing Set

2) #4017 Pine Stair, Banister, & Landing Sets

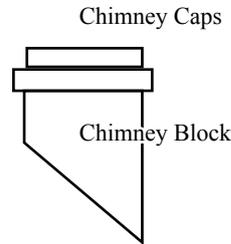
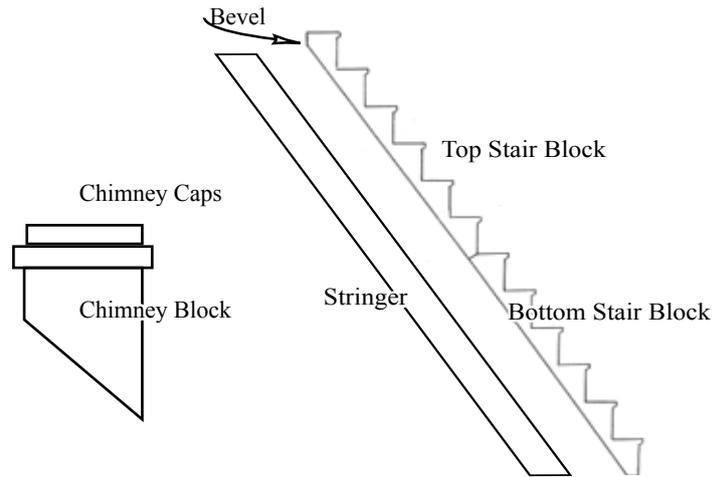
Identify the parts: Measure each part and find it on the parts list, then label it with pencil or a sticky note. Labeling the parts will help you use the same names that are used in the instructions.

Shell Parts: Measurements listed are for parts identification only

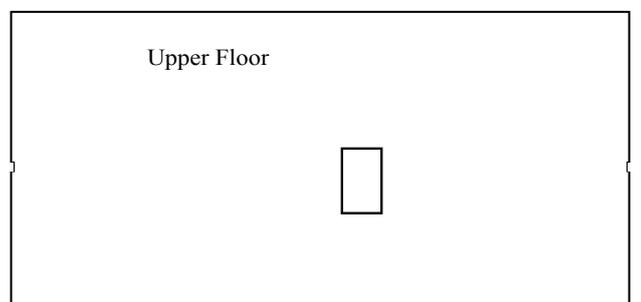
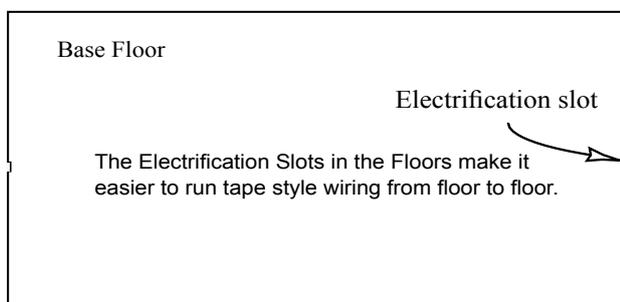
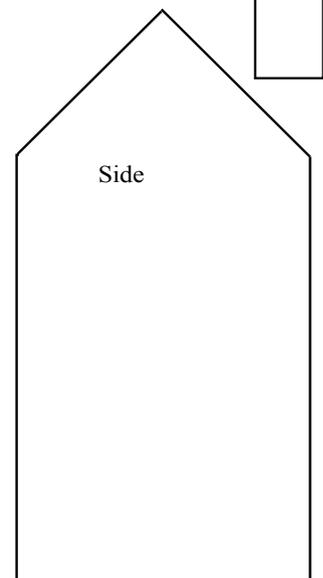
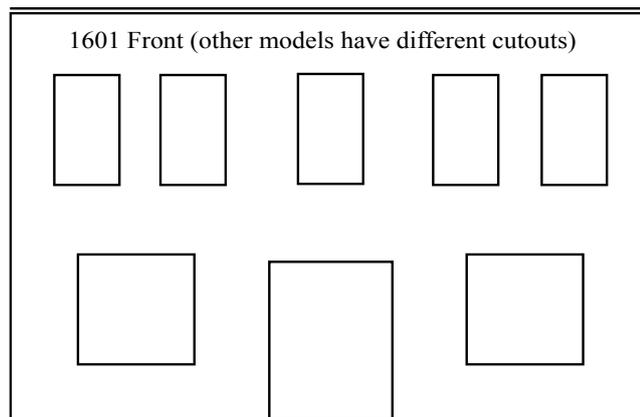
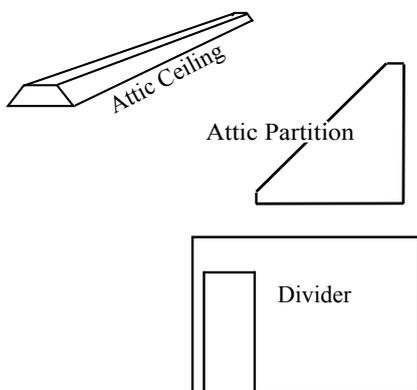
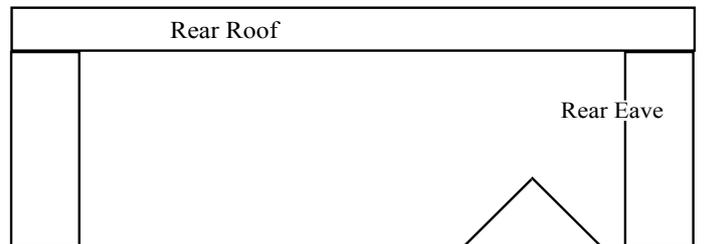
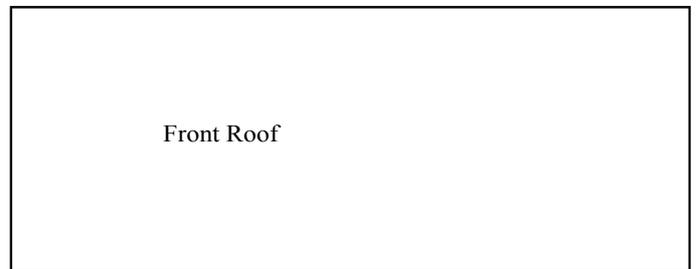
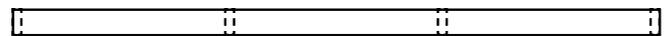
- (1) Front: (3/8Milled) 197/8 x 31, Window and Door cutouts
  - J0721 1601 Front
  - J0722 1602 Front
  - J0723 1603 Front
  - J0724 1604 Front
  - J0725 1605 Front
  - (2) J0727 Side: (3/8Milled) 273/4 x 153/4, Peaked.
  - (2) J0735 Attic Partition: (3/8) 8 tall x 85/8 base
  - (1) J0730 Attic Ceiling: (3/8) 301/2 x 11/2, angled
  - (2) J0729 Upper Floor: (3/8) 301/2 x 157/8, Stair hole
  - (2) J0736 Front/Back Foundation: (3/8) 301/2 x 11/4 Grooves
  - (4) J0737 Middle Foundation: (3/8) 151/8 x 11/4
  - (1) J0731 Front Roof: (1/4) 34 x 127/8
  - (1) J0733 Rear Roof: (1/4) 34 x 2
  - (2) J0732 Rear Eave: (1/4) 105/8 x 3
  - (4) J0734 Divider: (3/8) 9 x 153/4, Door cutout
  - (1) J0728 Base Floor: (1/4) 301/2 x 157/8
  - (1) E3638-950 Shingles: may be packed in two bags
- box
- (1) J0738 Front Step, Bottom: (3/4) 211/16 x 93/4
  - (1) J0739 Front Step, Top: (3/4) 17/16 x 71/4, dado
  - (2) J0740 Chimney MidCap: (3/8) 15/8 x 27/8
  - (2) J0741 Chimney TopCap: (3/8) 11/4 x 21/2
  - (2) J0742 Chimney Block: (1/4) 21/2 x 4, Angled
  - (2) J0743 Stripwood, Back: (7/16 x 3/32) 203/8, Angled
  - (2) J0744 Stripwood, Front: (7/16 x 3/32) 20, Angled
  - (2) E9801 Bottom Stair Block: (6Step) 21/4
  - (2) E9802 Top Stair Block: (6Step) 21/4, Bev.
  - (2) E9803 Stringer: (1/8 x 13/16 mdf) 107/8, Angled

Windows, Shutters, and Door are optional and are packed separately

Drawings are not all the same scale



Front/Back Foundation



## Overview of the Build:

Details of each step will be expanded along the way, but lots of folks like to see how it all fits together before they start

Identify and label all of the parts  
 Paint everything one coat  
 Option: Faux-wood floor finish on the floors  
 Sand everything until the paint is smooth, transparent, and some of the wood is showing through  
 Build the housebody up to the Roof  
 Second-coat the Walls  
 Mark, paint, and attach the Roofs  
 (don't glue on the Rear Roof yet)  
 Optional: Start the wiring  
 Foundation  
 Install the Dividers  
 Optional: Finish the wiring  
 Assemble and finish painting everything else  
 Finish the Attic - attach the Rear Roof  
 Finish the outside  
 Finish the inside

**Wiring?** [www.realgoodtoys.help](http://www.realgoodtoys.help)

Click the buttons "**JM1600**" and then "**Wiring**" for wiring information specific to this house.

### Assembly Tips:

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 housebody assembly. **Make sure everything is straight and flat as glue dries...** That's the shape that will be permanent.

Slideshows, demos, useful links, details, and photos are all at:

[www.realgoodtoys.help](http://www.realgoodtoys.help)

**Glue the shingles on** with glue that doesn't have any water in it! If the glue says "water clean-up", it will curl the wooden shingles. Look carefully at the glue you intend to use to be sure it is solvent-based, or use hot-melt glue (use the high temp version and watch out for the burns). I use a "Sub-Floor Adhesive" glue which comes in a caulking-gun tube at the hardware or building supply store. It says "Caution: Flammable" on the front, and that's how I am sure it is *solvent based*. Check ingredients and warnings!

**If you Wallpaper,** use Grandma Stover's [www.realgoodtoys.com](http://www.realgoodtoys.com) or pre-mixed Roman's "Border" paste.

Brush paste on the wallpaper, then the wall, and finally smooth the wallpaper into position.

**Taking things apart:** Heat softens glue. If you have to take things apart, warm the part in the oven at 170° for up to a half hour to let the heat get into the joint where the glue is. Don't let it get hotter than you can touch or the paint may scorch. Don't heat window panes. [www.realgoodtoys.help](http://www.realgoodtoys.help) has more info.

**When glue is drying,** skip ahead to up-coming assembly steps and prepare the parts that will be used

**Before you begin, read the "Finish the Inside"** section at the end of these instructions.

### Q: Can I wallpaper before I assemble the doll house?

A: Yes you can (it's your house!) Many experienced builders are advocates of papering before construction - I am not.

My biggest objection to papering first is that you are always too skimpy with glue so none will squeeze out and get on the paper. I try to use the amount of glue that fills the joint, so some will squeeze out in every joint and be wiped up. But wiping glue off of wallpaper leaves a streak, so the temptation is to go skimpy, and the joints aren't as strong.

Second, I can always tell a house that was pre-papered because the corners show a void instead of being continuous (see the slideshows about how to crowd the papers together in the corner... you can't do that with pre-papered walls).

Third, I have had to replace paper too often that has gotten damaged by glue or tape during construction... that wastes time and paper (\$) and can make it so you are left deciding whether to replace a damaged paper or letting it slide because you don't have any more of that pattern and you'll have to order it and that takes too much time (running out but then needing another piece is a distressing moment).

Finally, I don't find pre-papering to be faster. By the time I have done all of the extra planning that getting the papers in the right place requires, I have used up any potential advantage. I have great big blacksmith's hands, and papering in a finished house is easy for me.

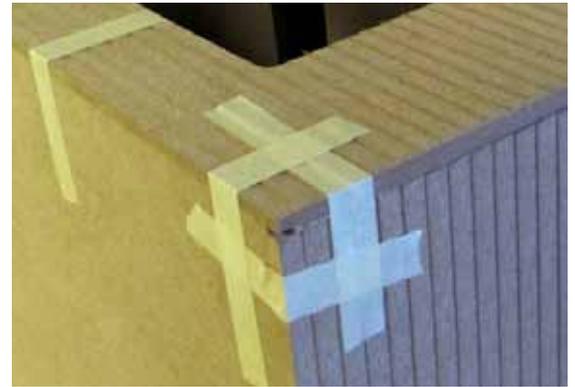
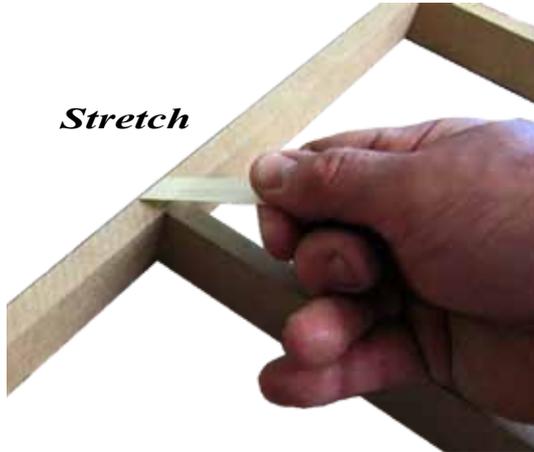
All that having been said, I do pre-cut the papers used in the attic before attaching the Roofs.

**Masking tape is a great universal puller for dollhouse assembly**, here's how to get the best out of it:

- Use a sticky yellow tape*, not the easy-to-remove painter's tape.
- Use enough tape* so you can start a distance from the joint and rub down several inches on the end, then...
- Stretch* the tape as you pull it across the joint.  **Rub** the tape down so it will remain tight while the glue dries.
- For more pull*, put on two thicknesses at the same time, or even three.

Wood always reacts to uneven moisture from paint or from having one surface exposed to the open air and the other facing a table top. It is part of the dollhouse builder's art to straighten reactive wood as you are building, and masking tape is your first and best tool. Many layers of tape will tighten or flatten even the most misbehaving panel, and it's normal to stretch bands of tape all the way around the house to hold the joints tight as the glue dries.

Don't be shy when using masking tape!



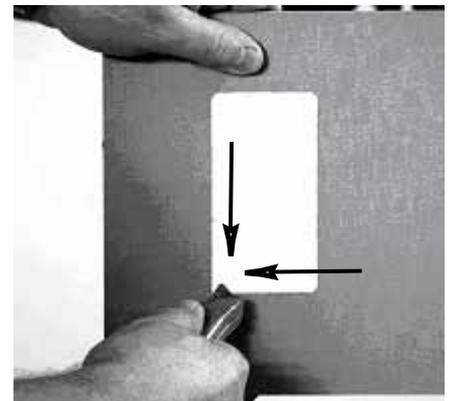
3-way tape on the corners

### 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.



A Double-Cut Coarse file is easier for many people to use when squaring the corners. Make several strokes from each direction in each corner and test the Window or Door to see how it fits.



**Stain the Shingles:** Our pro uses Real Good Toys' Shingle Dye (available at [www.realgoodtoys.com](http://www.realgoodtoys.com) or through your Real Good Toys miniature dealer) when dyeing the shingles for this house. Batch dye or stain the shingles several days ahead of time so they will be dry when the time comes to use them (instructions are with the shingle dye).



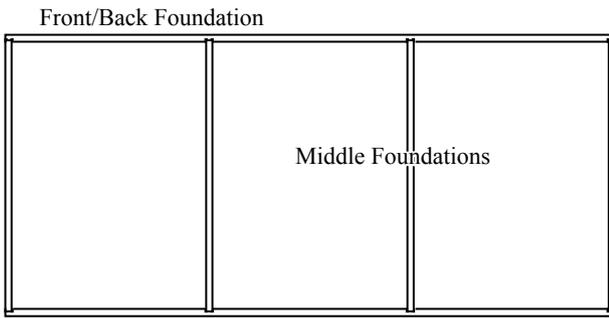
**Demos and slideshows are at: [www.realgoodtoys.help](http://www.realgoodtoys.help)**

Can I do it differently? *Yes you can - but:*

The information on these pages is offered as "best practices" advice, and it is what we do when we build this house. But if you are customizing or have something else in mind, go ahead!... just test-ahead to make sure your planning includes *everything!*

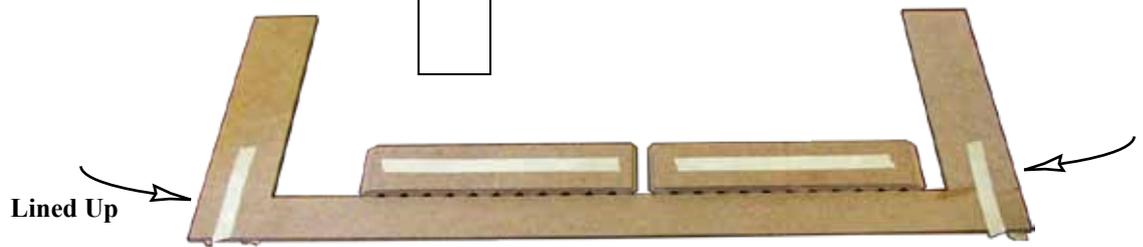
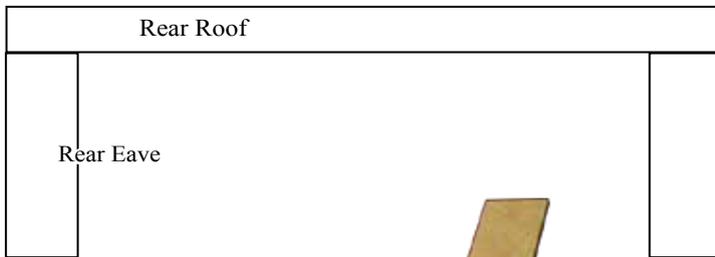
### B. Pre-Assembly

Glue and tape together the Foundation set.



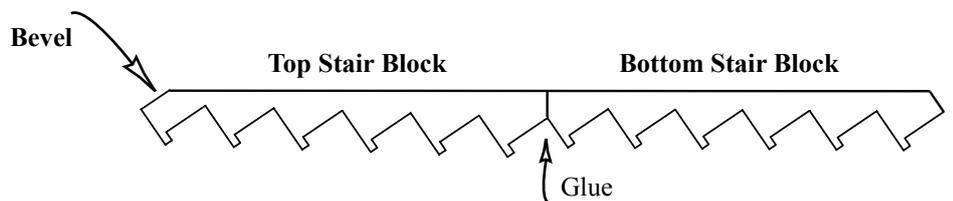
**Without glue, line up the edges of the Foundation Set with a floor to keep it square as the glue dries.**

Glue and tape together the Rear Roof and Eaves.



**In the photo above, the Rear Roof is used as a straight-edge for checking that the Stairs are straight as the glue dries.**

Glue and tape together the Interior Stairs.



**C: Painting:** The order of assembly and painting is a back-and-forth process of test-assembly, marking, painting, and final assembly. There are three things to keep in mind as you do this:

1. **The quality of your paint job depends on sanding after the first coat**, and sanding is easiest and best while the parts are un-assembled.
2. **Glue doesn't stick to paint.** It does, however, stick to a part that has been first-coated and sanded. For this reason, parts that will be the same color can be glued together after one coat and sanding, but before the second coat of paint is applied.
3. **Where different colored parts will be glued to each other**, the neatest result will be achieved if the parts are marked and painted to just cover the mark, leaving the rest of the joint un-painted. That way, when they are glued together, the glue joint will have wood for strength (glue doesn't stick well to paint), and the joint between colors will be perfect (impossible to achieve with masking for painting).

## Painting: [www.RealGoodToys.help](http://www.RealGoodToys.help) has painting and sanding videos

**A word about primer:** Primer is designed to help paint stick to an impervious surface or to join layers of dissimilar paints. In *this* application, the first coat of paint soaks right into the wood and fills the grain - you *could* do that with primer, but its job of being an interface between different materials doesn't apply here. In *this* application, primer just adds steps and expense. I don't use it under exterior colors, but I *do* one-coat and sand the interior walls and ceilings before assembly, and primer is a good choice for that.

**Paint the parts** the first coat. The first coat mostly soaks into the wood, filling and reinforcing the grain so the sanding step clips off the fibers and leaves the surface smooth. Resist sanding before painting - it will leave the surface fuzzy and make a smooth finish harder to achieve. The quality of your final finish is dependent on the quality of the sanding after the first coat. Do not go back to re-paint just because the paint has soaked in. Just a bit of paint left on the surface tells you you have put on enough to saturate the grain, which is the right amount. More paint than that will only make sanding harder.

**Glue doesn't stick to paint.** Avoid painting edges, grooves, and areas that will be glued (like the outside of the roofs).

**Paint** the walls on both faces. Paint the Upper Floors on the bottom face (the ceiling).  
Paint the Trim on one face and both edges.

**Sand everything.** Sand until the paint is smooth and "soft" feeling, transparent, and some of the wood is showing through. Sand the Clapboard one-clapboard-surface-at-a-time. Fold the sandpaper and sand back and forth until the surface of that board is smooth and transparent; then move on to the next board. Fold the sandpaper as needed to keep it fresh.

**Paint the second coat.** The Second coat for the outside of the Walls should be done after assembly of the housebody and before attaching the Roof. The second coat goes on smooth and creamy with enough paint on the brush so it is quiet while you are brushing the paint out, but not enough to leave puddles or drips.

**Clean the edges and grooves** before assembly. A little paint always builds-out the corner of an edge or groove and will make assembly harder and the glue joint less strong. Test the Floors in their grooves to see that they fit well.

**Cleaning a groove with a Cabinet Scraper**



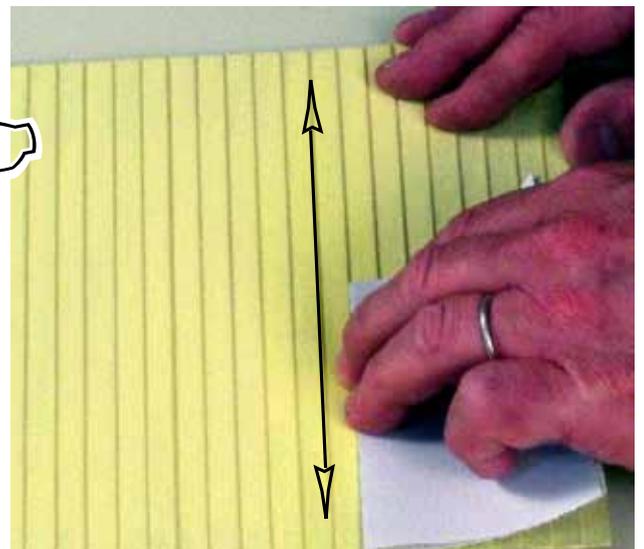
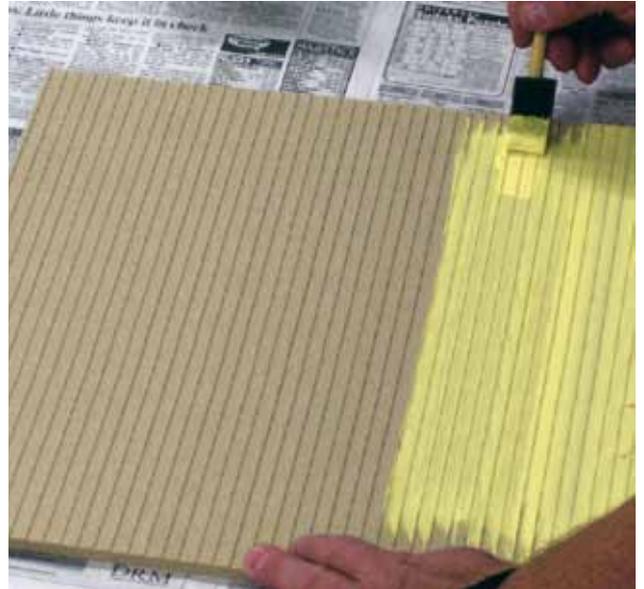
Cleaning a groove with a knife



Cleaning an edge with the back of a utility knife blade



**Do not stack painted parts - even when they feel dry they will stick and damage each other. Keep them spread out or separate them with waxed paper.**



**Assembly**

The stair hole can go on the left or on the right, but it should be closer to the front.

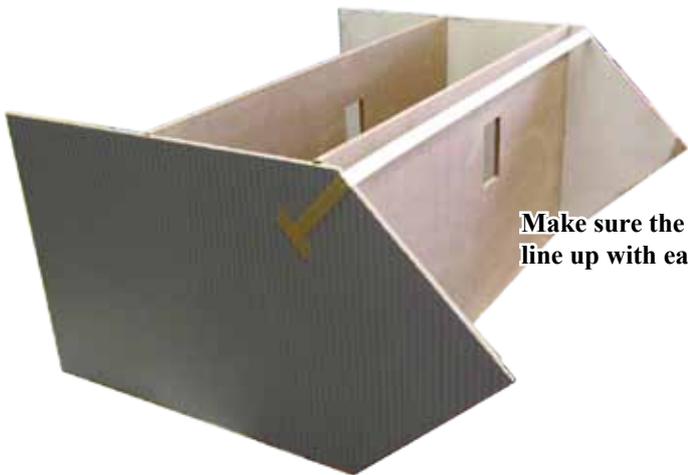


**Note: this view is looking down  
(the workbench is away from you)**



1. Spread glue in all the grooves of both Sides. Stand the Sides and Top Floor on edge.

2. The Floors stick up  $\frac{1}{8}$ " past the Sides (this will fit into the grooves of the Front). Tape across the Sides above the top floor.



**Make sure the Stair Holes  
line up with each other.**



**The Floors all stick up  $\frac{1}{8}$ " in front (up).**

3. The Floors all line up in back with the Sides (the edge on the Table). Tape the Base firmly into the groove.

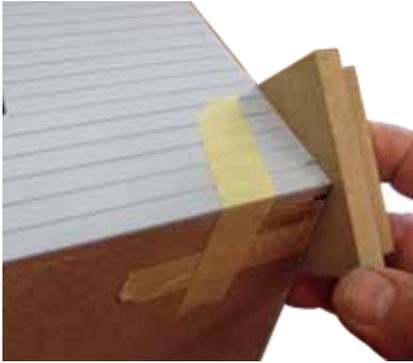


Continue on to the next steps before letting the glue dry

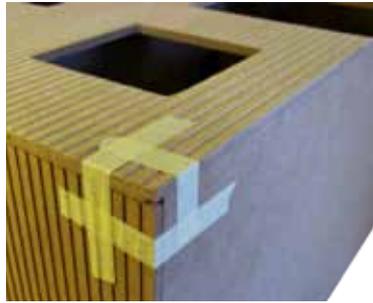
4. Spread glue in the grooves of the Front and on the front (up) edges of the Sides.

A. Attach the Front to the housebody lined up carefully at the base.

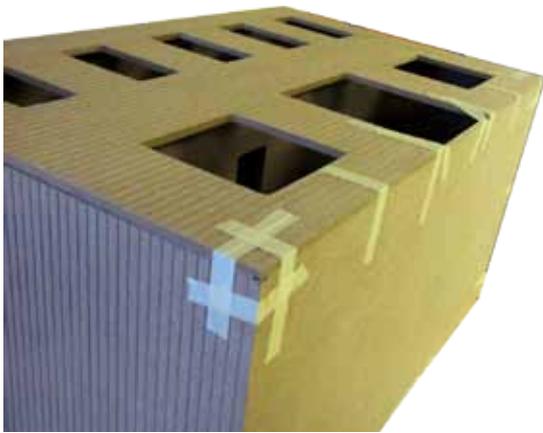
**Line up the Base corners**



**A well taped corner**



**Tape inside the door cutout**



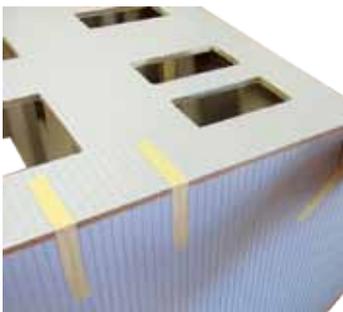
B. Check that the Middle Floor is in the Front's groove.



Tape the base of the Front firmly to the base of the housebody, checking again that it lines up side-to-side.

Line up the housebody with the Front side-to-side at the middle Floor level.

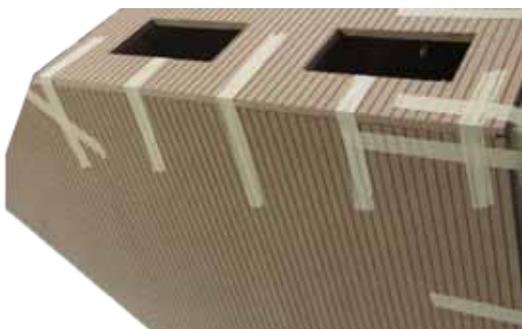
Tape the Front to the Sides.



C. Line up the housebody to the Front at the Top Floor's level.



Tape the Front to the Sides.

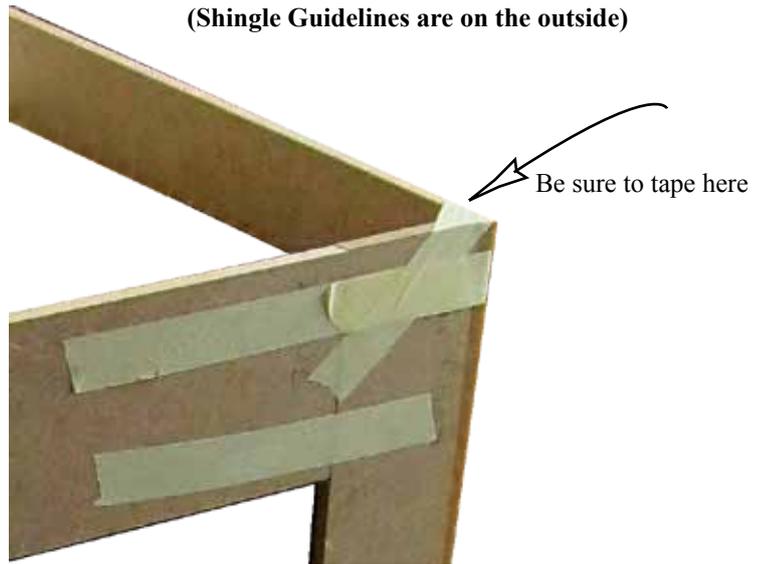


Continue on to the next steps before letting the glue dry



7. Tape (don't glue) together the Front Roof and the Rear Roof set. The Front Roof overlaps the Rear Roof.

(Shingle Guidelines are on the outside)



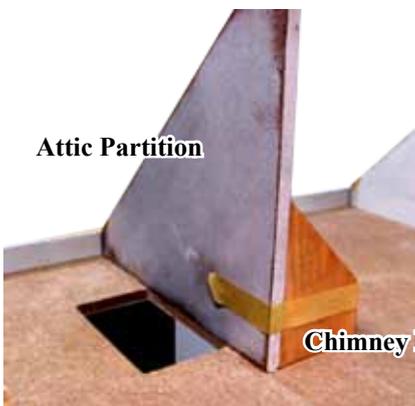
Set the Roofs on the Housebody, centered side-to-side (1 1/2" overhang on each side).



Trace the Sides on the underside of the Roofs, inside and out.

Paint the Roofs' edges and undersides (inside the attic and the outside overhang) leaving a narrow area between the tracings for glue (glue doesn't stick well to a fully painted surface).

Temporarily, put Dividers between the floors to hold the floors straight. Tape Chimney Blocks to the Attic Partitions to hold them upright.



Attic Partition

Chimney Block



Attic Ceiling

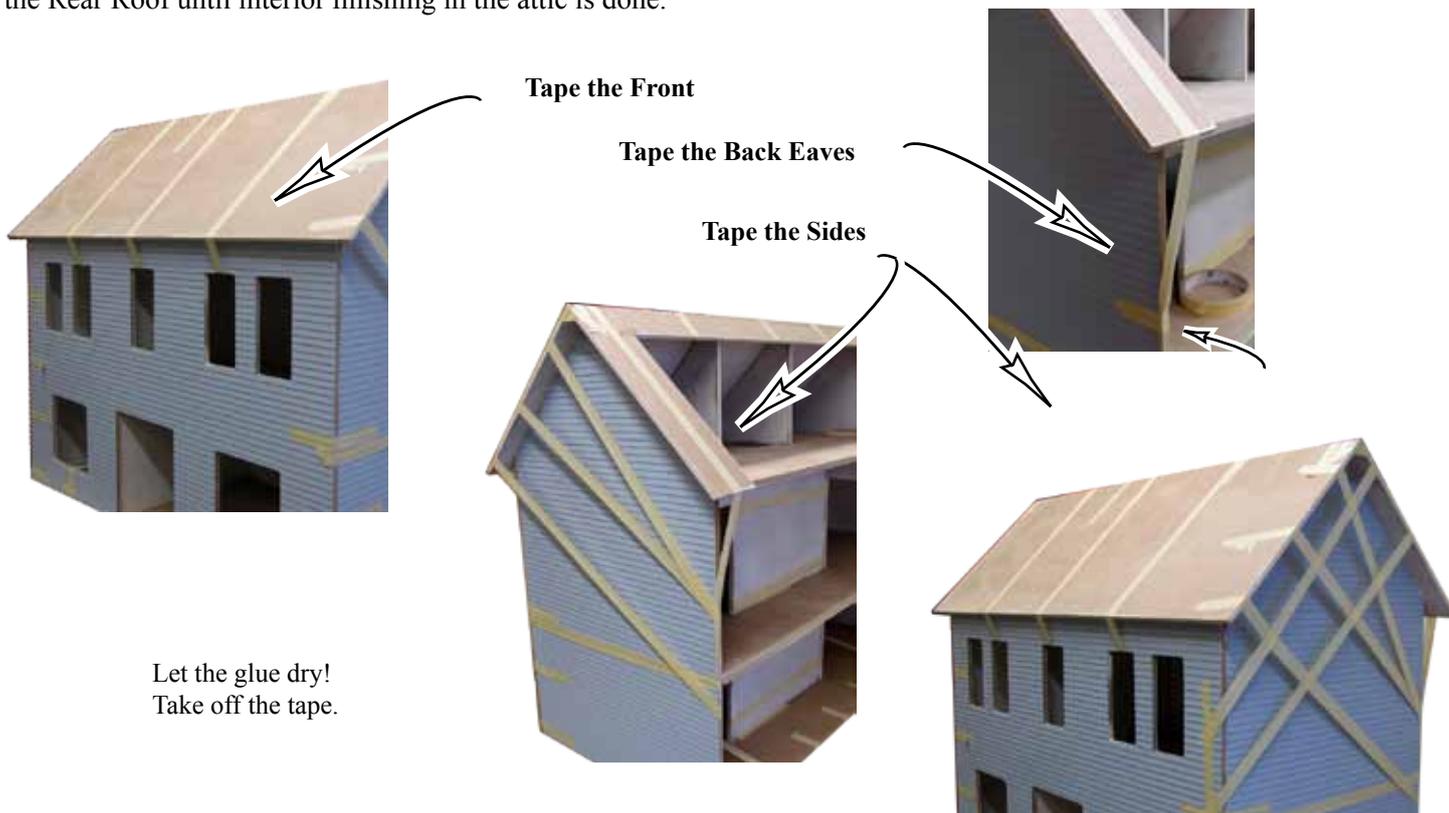
8. Glue and tape the Attic Ceiling to the Sides.



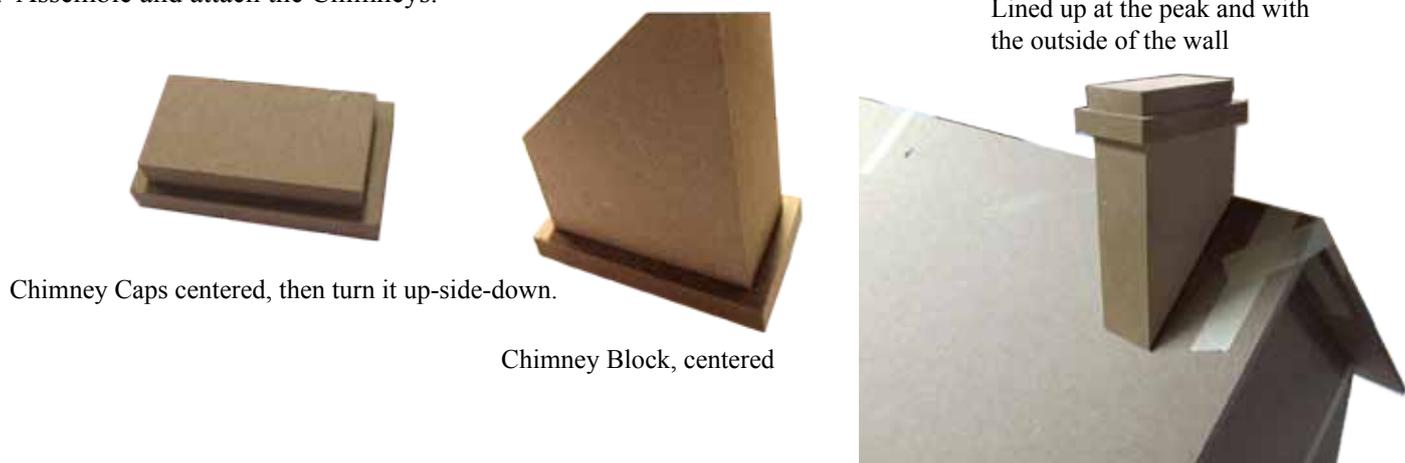
Let the glue dry! Then take off the tape.

You can move on with less drying time if you leave the rear piece of tape in place while you glue on the Front Roof (next).

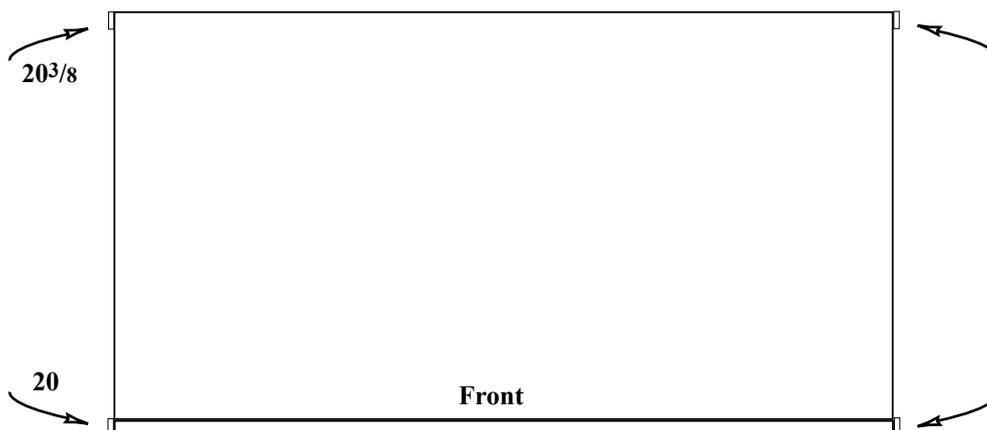
9. Glue the Front Roof to the housebody... wait to attach the Rear Roof until interior finishing in the attic is done.



10. Assemble and attach the Chimneys.



11. Glue Stripwood to the Sides and Front's edges.



There is more Shingling info at [www.realgoodtoys.help](http://www.realgoodtoys.help)

Pro tip: I finish the attic before attaching the Rear Roof, so I actually do the shingling last in the assembly process.

**Shingle the Roof:** Glue: Use a thick, *solvent-based* panel adhesive available in caulking gun tubes at building supply stores. Look for the “Flammable” warning to know it is a Solvent Based adhesive, and follow the manufacturer’s warnings. If there are no warnings or if it says “water clean up”, then it is an acrylic based adhesive and will curl the shingles.

A. Glue a “starter row” of 1/4” long Shingles square edge down along the bottom edge of the Roof, or “Flash” the edge with a 1/2” strip of copper (#SC from *Real Good Toys*) to prepare the bottom edge of the Roof for the first row of shingles

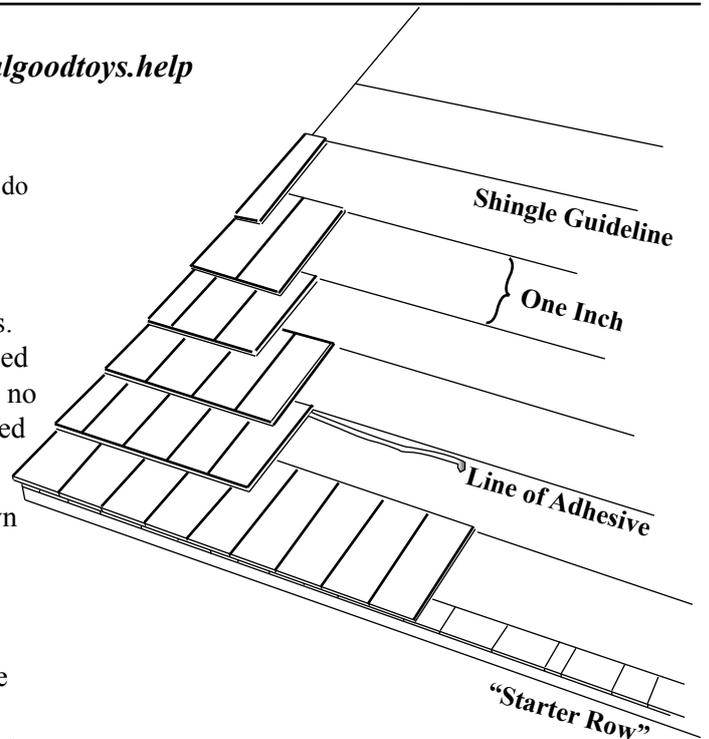
C. Apply a thin line of adhesive just below the lowest guideline all the way across one roof. Press the top edge of a Shingle into the line of glue, smearing the excess upward. Hold the first Shingle steady and press another Shingle into the adhesive, tight to the first. Hold the next Shingle and press in another... etc. all the way across the roof, cutting the last Shingle to fit

Continue up the roof one row at a time. Start the next row with a half Shingle so that the seam between Shingles weaves back and forth as you go up the roof. Line up the top edge of each row (except the starters) with the guidelines.

Cut shingles to fit around the Chimneys to keep the bottom edge of every row straight.

Cut the top row of Shingles so that the next lower row has a 1” reveal.

Finish the top edge with a “Boston Lap”: pairs of Shingles laid horizontally. Start at the ends of the peak, and, with each pair overlapping the previous pair, work to the middle. Cap the middle with one pair covering the runs from each direction.



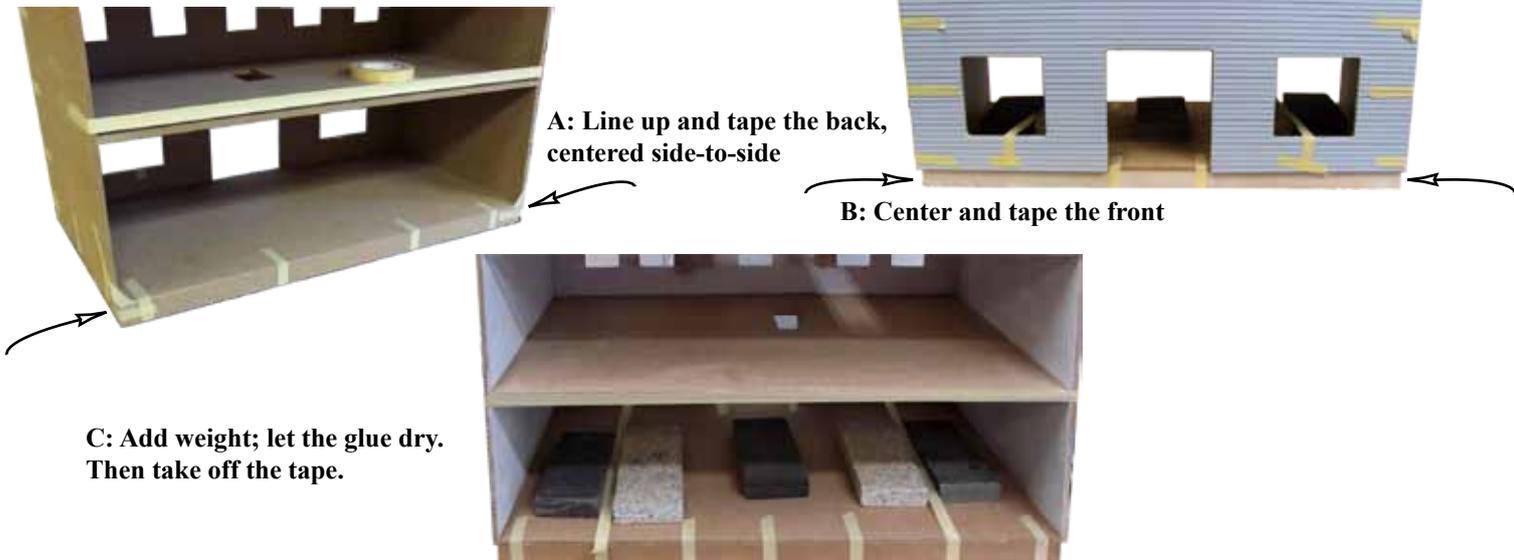
Boston Lap at the Peak



If you are going to wire your house, now is the best time to start. Run tapewire thru the Electrification Slots up one side, across the Attic Ceiling, and back down to the bottom of the Base Floor on the other side, all in one poece with no connections. Leave a 2" up-side-down flap under the Base Floor on each end to attach to the inside of the Foundation once it's installed.

see: [www.RealGoodToys.help](http://www.RealGoodToys.help) for more on wiring this house

12. Foundation: Glue, tape, and weight the house to the foundation, lined up at the back edge, and centered side-to-side.



### Finish the Inside...Plan Ahead!

Interior finishing involves so many choices! Will this house be a play-house or a display for miniatures? What accessories will be used and where will they go? Wiring? Wallpaper? Tile or carpeting? Every choice makes a difference in the order of finishing. Real Good Toys has provided materials for some basic interior work, but you may choose to do it differently.

Make your choices

Get your materials

Test your layout

With the pieces in your hands, imagine the steps to get to where you want to be.

Now you're ready for your order of interior finishing.

Here's the order that our assembly pro follows for tackling most custom interior finishing:

- Start the wiring (using "tape" style wiring)
- Dividers and Attic Partitions
- Finish wiring
- Wallpaper and paint
- Windows and Doors
- Flooring
- Baseboard and crown moldings
- Stairs



13. Tip glued Dividers until they are almost against the front wall, then lift the next higher floor, straighten the Divider, and push it the last bit into position. Dividers next to the Stairs are recommended, but the other Dividers can go anywhere you like. Test your ideas then follow your plan.

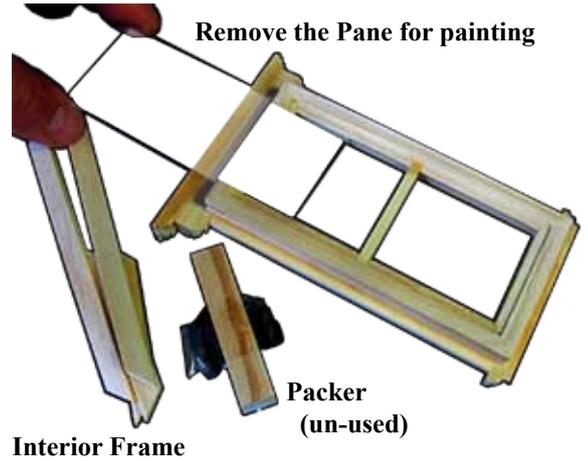
**Note: Test the Door and the Door's Interior Trim while installing the Divider to make sure it will fit.**

**Painting Windows and Doors (Windows, Shutters, and Door are optional and are packed separately):**

**Disassemble Windows and Doors for painting:**

Most windows have removable Panes; slide out the Panes and make a card-stock copy of the pane to blot the groove after each coat of paint (don't leave the blotter in the groove while painting or while paint is drying).

Inspect the Doors to see what can be easily removed for painting. Most doors can be disassembled by removing the bottom pin and tilting the door panel out of the frame. Tape the Pin somewhere safe to keep from losing it while painting (a paperclip cutoff will substitute for a lost pin).



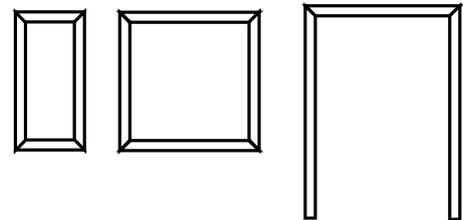
**Reassemble the Windows and Door when painting is done.**

14A. Glue in the Windows, Shutters, and Door.

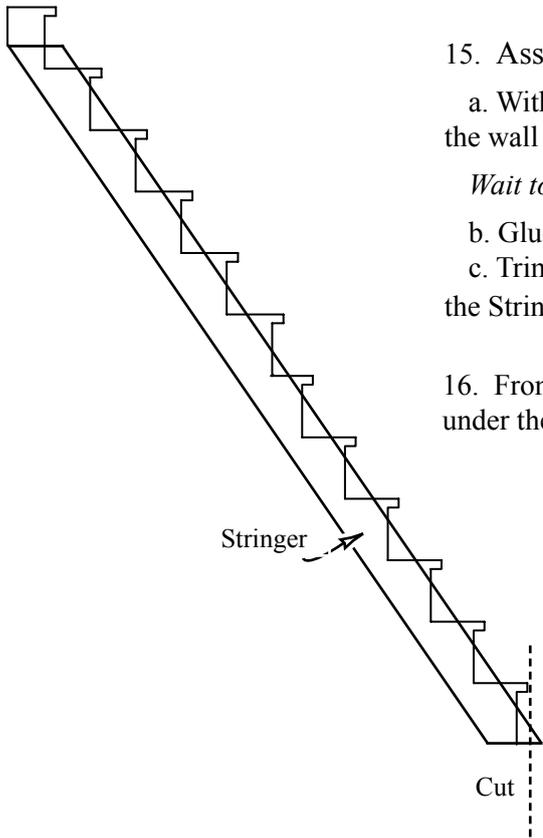
Note: If you are going to install a shutter between the windows, have it in place when you glue in the windows. If it is tight, square the corners of the window cutouts more exactly (see page 5).



B. Assemble the Interior Window and Door Frames, and glue them centered over the Windows and Door when interior finishing is done.



**Optional #1015 Interior Doors**



15. Assemble the Stairs:

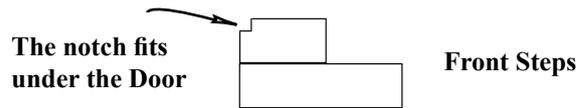
a. Without glue, test the Stair assembly in the stair hole. The stairs are tight to the wall and the top tread is flush with the floor.

*Wait to permanently install the stairs until flooring and wallpapering are done.*

b. Glue the stair assembly in place. Let dry.

c. Trim the Stringer to extend just past the edge of the bottom stair tread. Glue the Stringer to the side of the Stairs for support.

16. Front Steps: Glue the Front Steps together and to the Foundation, centered under the Door. Do not assemble the Front Steps if you intend to add the Porch.



17: Stucco Grit (optional)

Mix Real Good Toys' **Stucco Grit** with your foundation paint, and apply with a brush in short swirls or slap the surface in a random pattern for a tough finish and a realistic look on your foundation, steps, and chimney.



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

**ENJOY THE REST**

**The 1601 Jamestown with optional P1600 Porch**