

Congratulations on your choice of a Real Good Toys product. Your kit has been precision made with meticulous care by our craftspeople using carefully selected materials. This Dollhouse will last for years, even generations, if heirloom care and attention is given during assembly. Take your time and read the instructions completely. If you have questions, ask the experts at your local Dollhouse store or at [info@realgoodtoys.com](mailto:info@realgoodtoys.com)

**Before you begin** - You have already opened the box and see all the parts organized in boxes and bundles. For the moment, keep them that way. There are important things to do before you open your glue bottle.

**Choose your color scheme.** Look at houses in your community, models in your local Dollhouse shop or at our website: [realgoodtoys.com](http://realgoodtoys.com); look at plan books from a paint store or architectural books at your library (a favorite is: *Painted Ladies* by Michael Larsen and Elizabeth Pomada). You will be painting some of the parts right away so get the paint now. Choose high-quality interior semi-gloss latex enamel paints for ease of use and durability.

**Prepare your space:** This dollhouse will spread out over a large area while it is being built. You will need a large flat tabletop for the house, several boxes to keep parts organized until they are needed, and several trays lined with waxed paper for holding small parts like windows and railings. A snap-lid box will keep your tools and supplies handy between building sessions.

**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



### Tools and Supplies:

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

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

**Options:** see your miniature dealer

- EL-66 Hole starter and electrification tool
- Stucco Grit: Paint additive for foundation texture
- Dye-1: Brown shingle dye
- Dye-3: Grey shingle dye
- SC: Copper flashing
- #H-6007: 6-panel interior doors fit the Dividers

This kit accommodates 1/2" Scale furniture





Identify the parts: Open one bundle at-a-time. Measure each part and find it on the parts list. Label the parts and mark the parts list so you know you've found everything.

**Drawings are not all the same scale**

**Parts:** (measurements are approximate and are for identification purposes only)

(1) Base Floor: (1/4) 15 1/8 x 9 3/4

Stripwood pack:

- (1) StairTread Material: (1/16 x 5/16) 18 
- (4) Rafter Material: (1/8 x 3/16) 18  **Cross Section**
- (5) Horiz. Stripwood: (3/32 x 1/4) 18 
- (2) Vertical Stripwood: (3/32 x 13/32) 18 

(950) Shingles:


Postbase Pack:

- (4) Postbase Front: (1/8) 1 x 2 1/2
- (2) Postbase Back: (1/8) 1 x 1 9/32
- (2) Postbase BackEnd: (1/8) 1 x 2 1/2 Inlet
- (6) Postbase Side: (1/4) 3/4 x 2 1/2 Inlet
- (2) Postbase SideEnd: (1/4) 3/4 x 2 1/2
- (4) Postbase Cap: (3/16) 1 1/8 x 1 1/8
- (4) Post Cap: (1/8) 3/4 x 3/4
- (6) Arch: (1/8) 1 13/16 x 1, shaped.
- (4) Porch Post: (5/8 x 5/8) 2 1/2








Door:

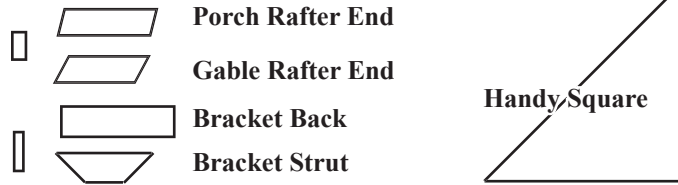
- (1) Oval light Door, assembled : (#H-1119)
- (set) Interior Trim for the Door

Rail Pack:






- (4) Porch Rail: (RailH) 4 17/32  **Cross Section**
- (4) Porch Rail: (RailH) 2 1/4

StretchWrapped "cut-to-size" parts:

- (38) Baluster: (1/16 x 3/16) 1 in bundles 
- (16) Porch Rafter End: (1/8 x 3/16) 1 1/16 angled in bundles 
- (4) Dormer Rafter End: (1/8 x 3/16) 9/16 angled in bundles 
- (14) Bracket Back: (3/32 x 1/4) 3/4 in bundles 
- (14) Bracket Strut: (3/32 x 1/4) 1 3/16 angled in bundles 
- (10) 45° Bracket Cap: (1/4 x 1/4 angled) 1 3/16 in bundles 
- (4) 30° Bracket Cap: (3/16 x 3/16 angled) 1 3/16 

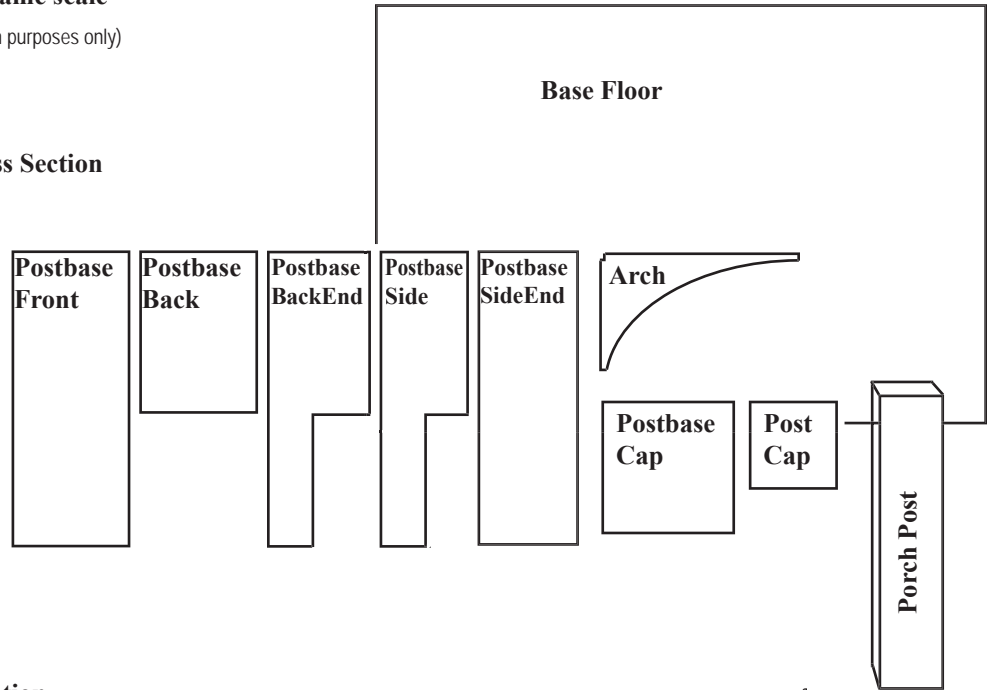
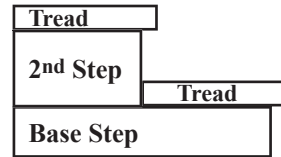
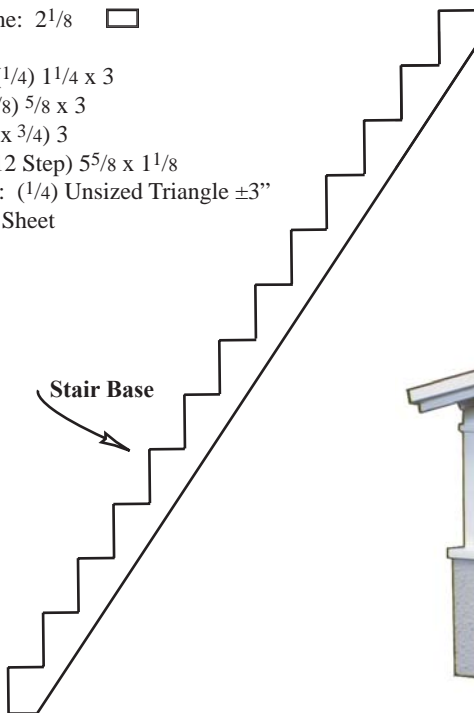


Window Frame Pack

- (8) 3 Front Frame:  **Measured here**
- (8) 2 Front Frame:  **Cross Section**
- (4) 3 3/4 Dormer Frame: 
- (4) 2 1/2 Dormer Frame: 
- (2) Middle Frame: 2 1/8 

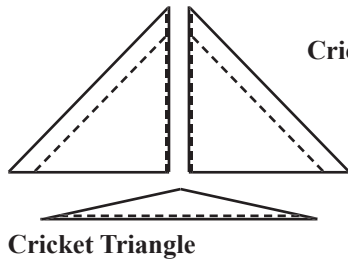
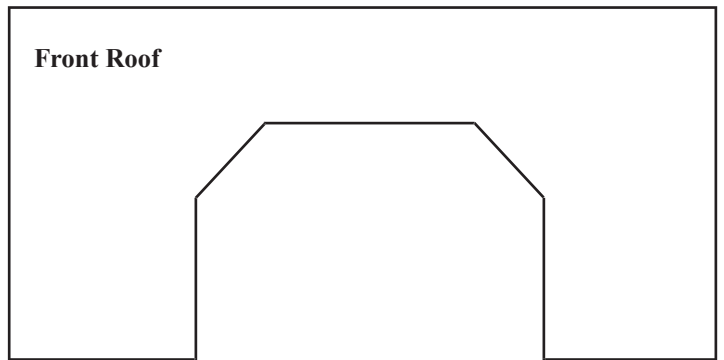
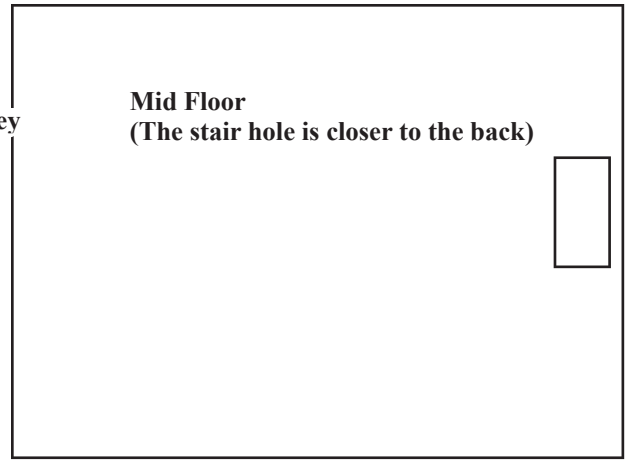
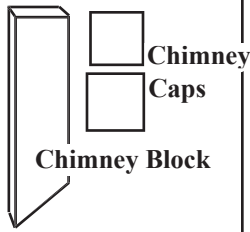
Front Steps Pack

- (1) Base Step: (1/4) 1 1/4 x 3
- (1) 2nd Step: (3/8) 5/8 x 3
- (2) Tread: (3/32 x 3/4) 3
- (1) Stair Base: (12 Step) 5 5/8 x 1 1/8
- (2) Handy Square: (1/4) Unsize Triangle ±3"
- (1) Window Pane Sheet

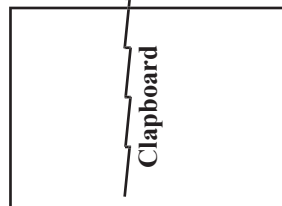
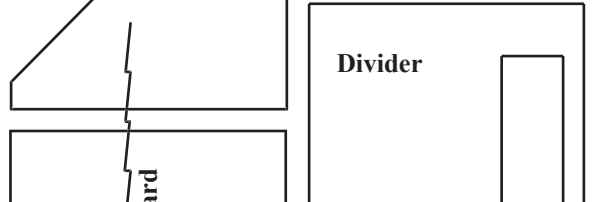
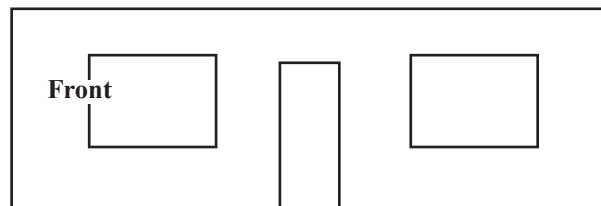
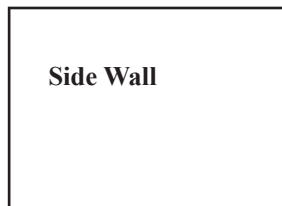
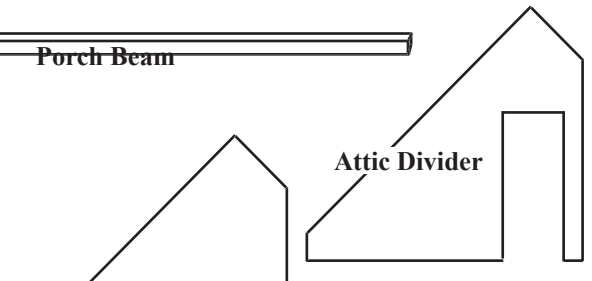
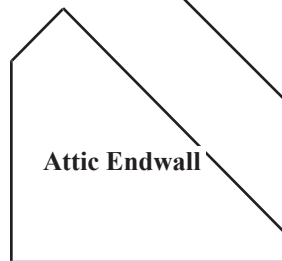
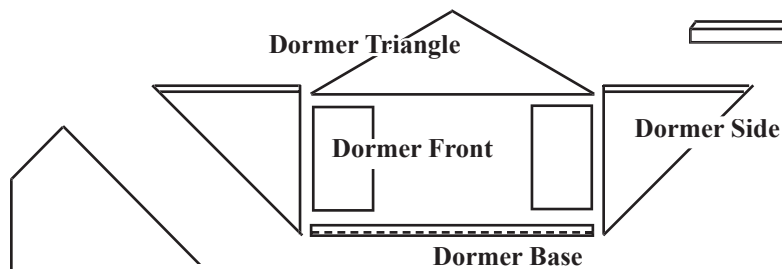
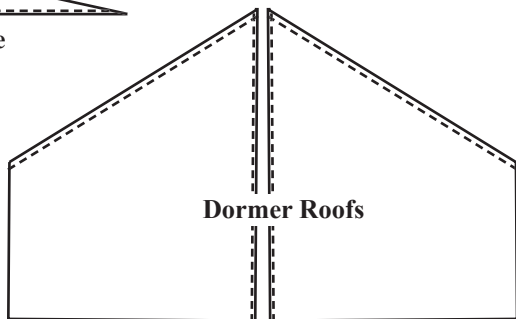


- (1) Dormer Base:  $(\frac{3}{8}) \frac{3}{8} \times 7$ , beveled
- (1) Front Wall:  $(\frac{3}{8}$  clapboard)  $4\frac{1}{2} \times 15\frac{1}{8}$ , cutouts
- (2) Side Walls:  $(\frac{3}{8}$  clapboard)  $4\frac{1}{2} \times 6\frac{5}{8}$
- (pr) Attic EndWalls L&R:  $(\frac{3}{8}$  clapboard)  $6 \times 6\frac{5}{8}$ , angled
- (pr) Dormer SideWalls L&R:  $(\frac{3}{8}$  clapboard)  $2\frac{7}{8} \times 2\frac{7}{8}$ , angled
- (2) Dormer Front Walls:  $(\frac{3}{8}$  clapboard)  $2\frac{9}{16} \times 1\frac{5}{8}$
- (1) Dormer Triangle:  $(\frac{3}{8}$  clapboard)  $2\text{tall} \times 7\text{base}$ , angled
- (2) Chimney Block:  $(\frac{3}{4} \times \frac{3}{4}) 2\frac{1}{2}$ , angled
- (2) Chimney Cap:  $(\frac{1}{4}) 7\frac{7}{8} \times 7\frac{7}{8}$
- (2) Chimney Cap:  $(\frac{1}{8}) 3\frac{3}{4} \times 3\frac{3}{4}$
- (3) Porch Triangle:  $(\frac{3}{8}) 3\frac{3}{4}\text{tall} \times 3\frac{3}{16}\text{base}$
- (3) Foundation, Mid:  $(\frac{3}{8}) 9 \times 1$
- (2) Foundation, Long:  $(\frac{3}{8}) 15\frac{1}{8} \times 1$
- (1) Top Front (Kneewall):  $(\frac{3}{8}) 15\frac{1}{8} \times 3\frac{3}{4}$ , bevel
- (2) Attic Divider:  $(\frac{1}{4}) 6 \times 6\frac{5}{8}$ , angled, door cutout
- (1) Divider:  $(\frac{1}{4}) 4\frac{1}{2} \times 6\frac{5}{8}$ , door cutout
- (1) Porch Beam:  $(\frac{3}{8} \times \frac{5}{8}) 15\frac{3}{4}$
- (1) Mid Floor:  $(\frac{3}{8}) 15\frac{1}{8} \times 10\frac{1}{16}$ , stair hole
- (1) Porch Roof:  $(\frac{1}{4}) 17\frac{1}{8} \times 4\frac{1}{4}$ , bevel
- (pr) Dormer Roofs L&R:  $(\frac{1}{4}) 6\frac{5}{16}\text{top} \times 4\frac{7}{8}$ , angled, bevels
- (1) Front Roof:  $(\frac{1}{4}) 17\frac{1}{8} \times 7\frac{9}{16}$ , cutout
- (1) Rear Roof:  $(\frac{1}{4}) 17\frac{1}{8} \times 1$
- (2) Rear Eave:  $(\frac{1}{4}) 1\frac{9}{16} \times 1\frac{9}{16}$
- (1) Cricket Triangle:  $(\frac{1}{4}) 9\frac{9}{16}\text{tall} \times 4\frac{13}{16}\text{base}$ , angled, bevel
- (pr) Cricket Roofs L&R:  $(\frac{1}{8}) 3\frac{1}{2}\text{top} \times 3\frac{1}{4}$ , angle, bevels

**Cross section**



Cricket Triangle



**Assembly Notes:**

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

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

Test fit each time you are ready to glue a piece in place...then you'll know you have it right.

If more tape or a helper is needed, it's good to know that before the parts have glue on them.

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

Keep one damp rag and one dry rag handy all the time.

**Have weights available** for holding things tight as glue joints dry (stacks of books, gallons of pure Vermont Maple Syrup - anything heavy)

**Glue the body of your dollhouse together** with white, water clean-up glue that dries clear. Do not use instant-bond (super glue), fast-tack, rubber cement, silicone, or hot melt glues. They are all used in some wood applications, but they all have some characteristic that makes them un-desirable for the body of your dollhouse.

Carpenter Glue works well, but glue-smear dries yellow or tan; many of the things you glue onto the house are pre-painted – extra glue will show. I use Aleene's Tacky Glue® for all house body assembly.

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

**Glue 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 (and watch out for the burns). I use Liquid Nails #LN-601® glue which comes in a caulking-gun tube at the hardware or building supply store (note – Liquid Nails® also makes glues that are "water clean-up" and will curl the shingles). Check ingredients and warnings!

**If you Wallpaper**, use Yes® craft paste (for bookbinding or collage) or methylcellulose paste.

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

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

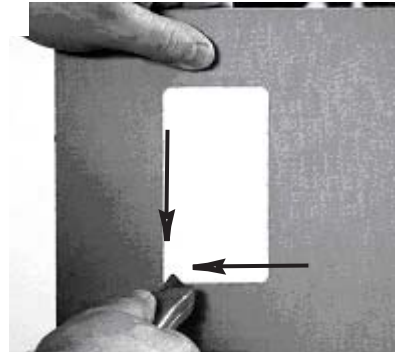
Before you begin, read the "Finish the Inside" section on the last page.

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

**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.



**Stain the Shingles:** Our pro uses Real Good Toys' Shingle Dye (available 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).



**B: 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. **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.

2. **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. Sand until the wood begins to show thru.

3. **Where two colors of paint will be next 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 unpainted. That way, when they are glued together, the glue joint will have wood for strength, and the joint between colors will be perfect (impossible to achieve with masking for painting)

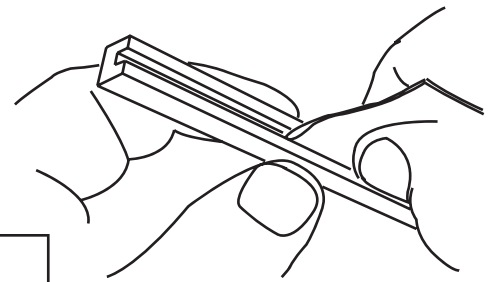
The assembly steps in these instructions will be focused on the above issues. For this house, the easiest and best way to do this is to assemble the Porch Rails, the Foundation, the Porch Posts, and the Rear Roof assembly, and then to tape together the whole house to *mark-for-paint*. Doing this will save time and give the best result in your paint job.

**It is very important to paint (first coat) the clapboard walls before sanding, building, un-necessary handling, or any other thing is done with them. The first coat of paint fills and supports the wood's grain, and protects it from damage. Paint the first coat on the clapboard walls now.**

A Railing Assembly demo is available online at [dhbuilder.com](http://dhbuilder.com)

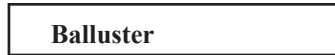
1. Rail Assembly

A. 1. Paint (the first coat) and sand the Rails before assembly. Wipe any paint out of the grooves, and do not paint the Rail ends at all (wipe the ends to eliminate paint that sneaks around the corner). Paint the Ballusters.



Paint (one coat) and Sand the Rails and Ballusters

2. Sand (320 grit) the Rails and Ballusters. Sand the Rail's grooves with a folded piece of sandpaper.

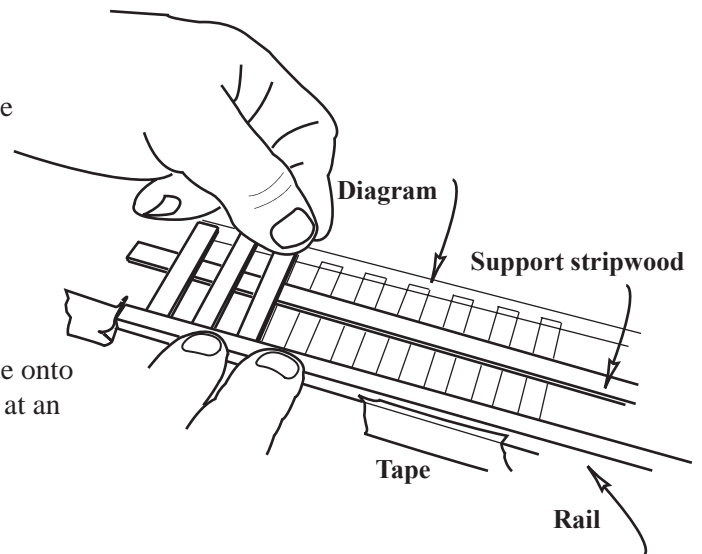


Balluster

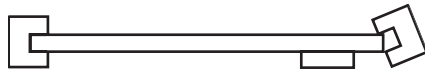
B. Assemble the Railing:

1. Set one Rail on the assembly diagram, lined up on each end; tape it in place so it won't move. Put a dab of glue on a Balluster end, and push it into the groove at a balluster locator on the diagram. Straighten and adjust the Balluster to exactly line up with the diagram, then put in the next Balluster.

Repeat until all the Ballusters are in place. Do a final inspection and adjustment, and let the glue dry for a few minutes.



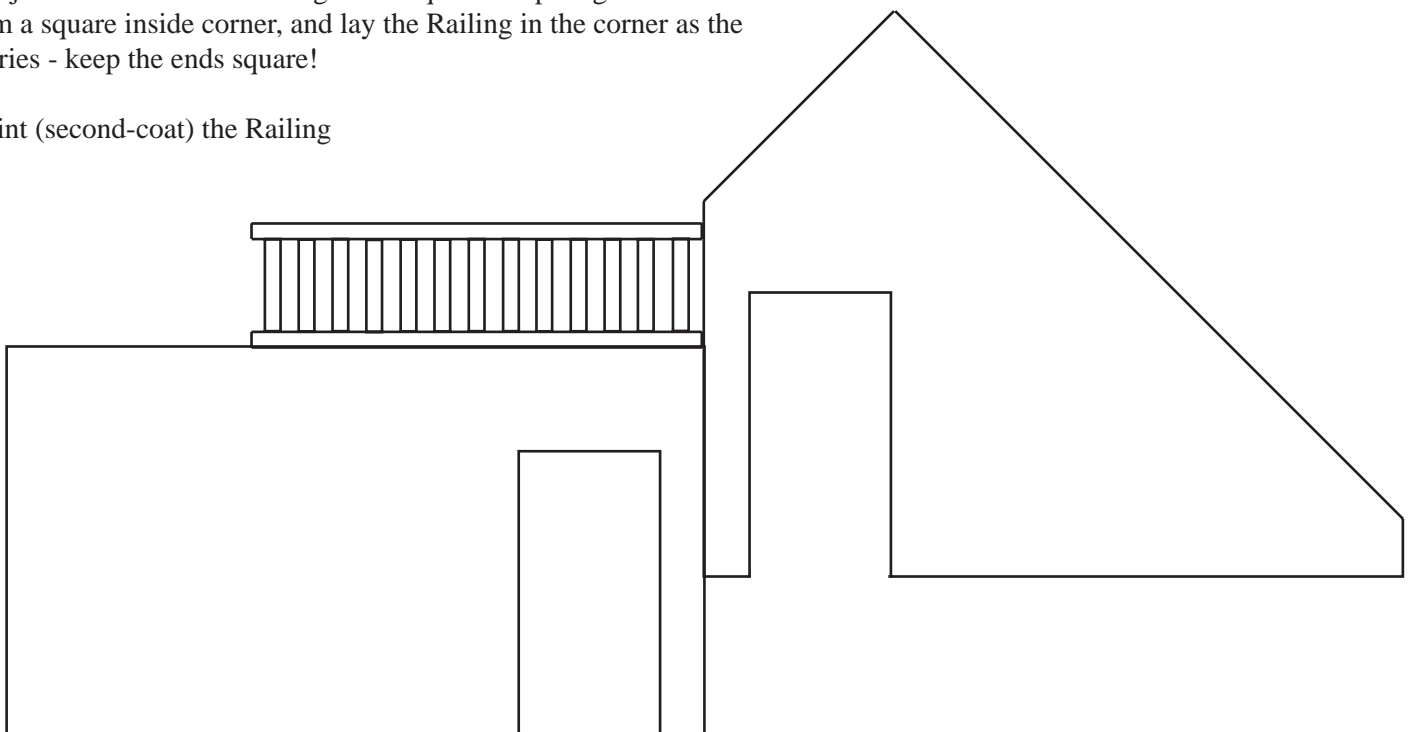
2. Support the Ballusters with a piece of stripwood; dab a little glue onto each Balluster end. Hold the second Rail over the Balluster's ends at an angle.



Push down and scoop the Ballusters' ends into the groove.

3. Squeeze the Rails together so the Ballusters are fully in the grooves.  
 4. Hold the Railing set on the drawing; make the Rail ends exactly line up. Adjust the Ballusters - - straight and square. Tape together Dividers to form a square inside corner, and lay the Railing in the corner as the glue dries - keep the ends square!

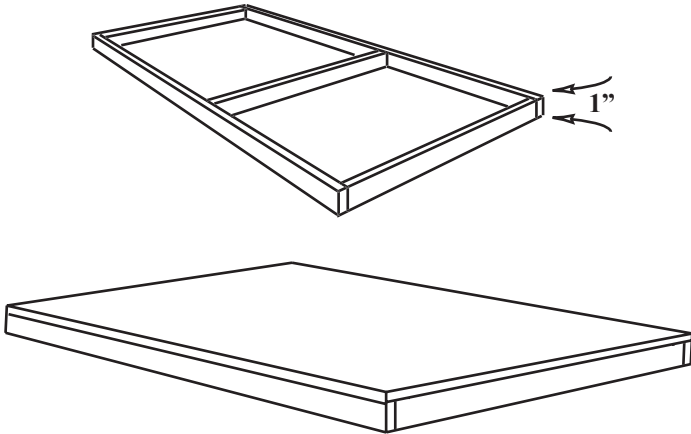
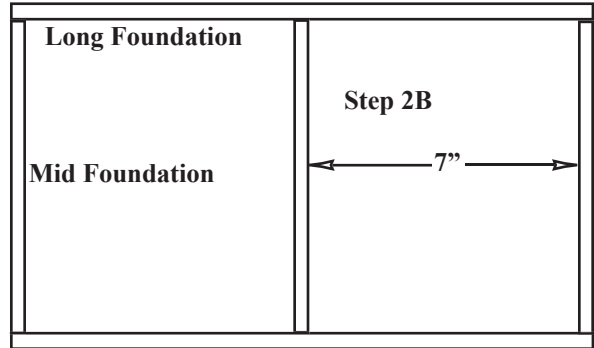
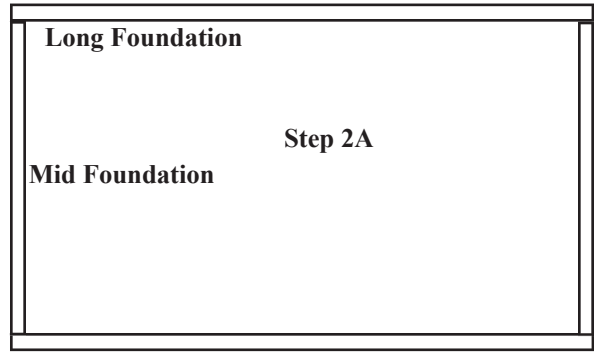
C. Paint (second-coat) the Railing



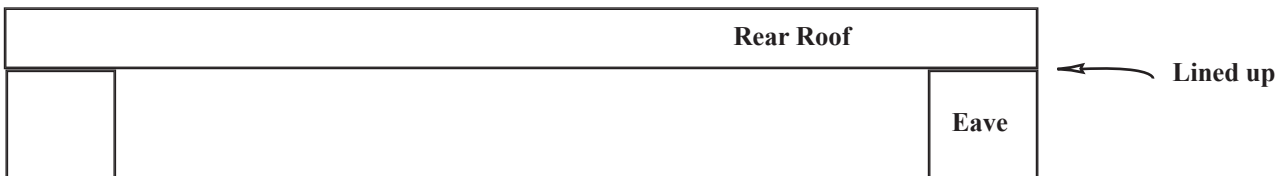
2 **Foundation.** A. Glue and tape the Foundation Longs (15<sup>1</sup>/<sub>8</sub>" ) and two Mid Foundations (9") together.

B. Glue a Mid Foundation (9") to the Foundation set, about 7" from each end (centered). (Illustration #2B)

Tape the Base Floor to the Foundation to hold it square as the glue dries

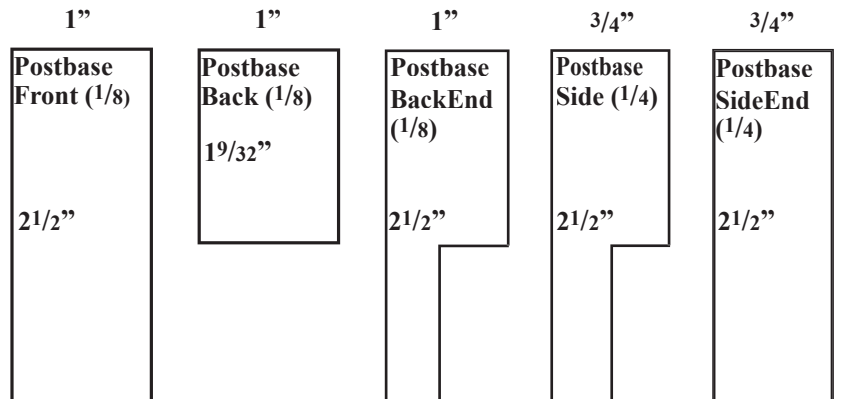


3. **Rear Roof:** Glue and tape together the Rear Roof and Eaves, lined up on the outside edge.



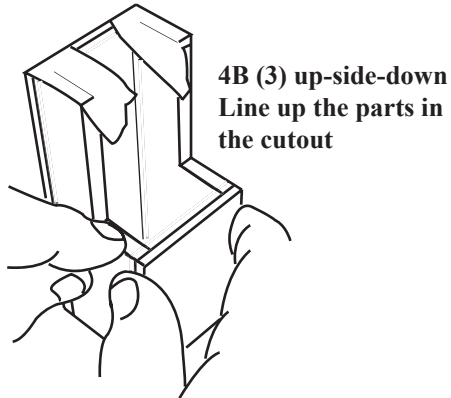
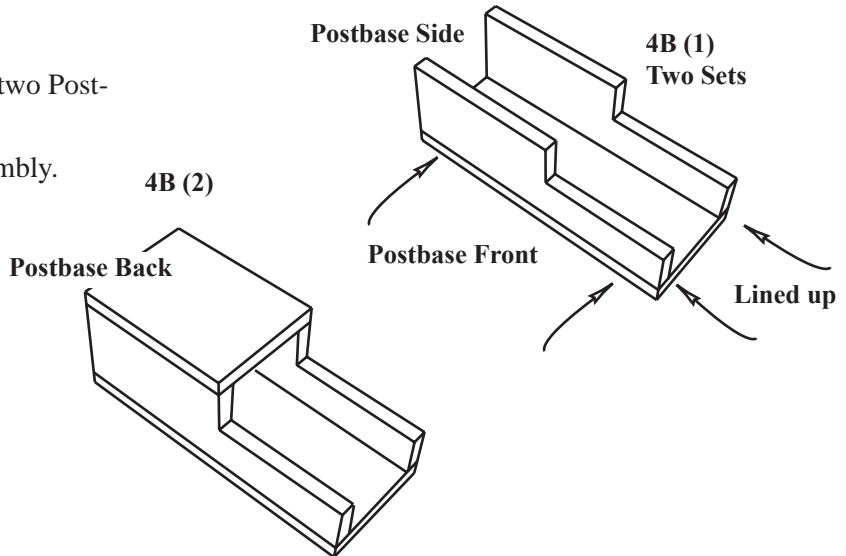
4. **Porch Posts:**

A. Sort the Postbases into these 5 categories



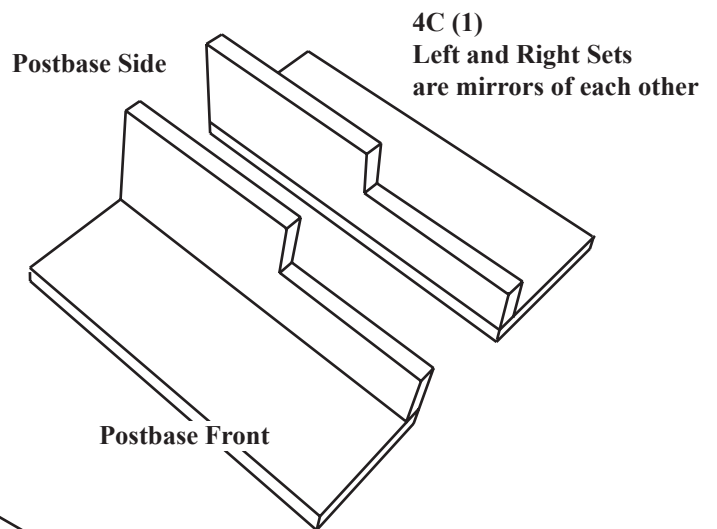
4B Center Postbases:

- (1) Lay two Postbase Fronts flat, glue and tape two Postbase Sides to each, lined up on the edges
- (2) Glue and tape a Postbase Back to each assembly.
- (3) Line up the edges and ends, with extra attention to the edges in the cutout



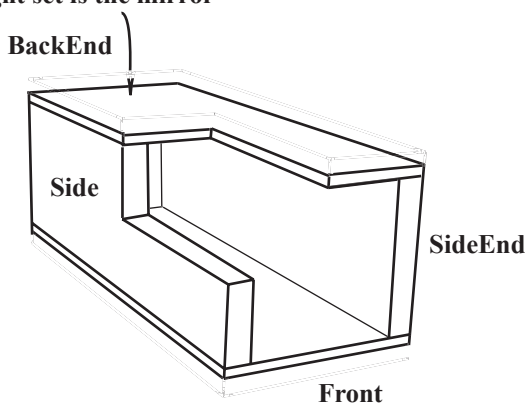
4C End Postbases

- (1) Lay two Postbase Fronts flat, glue and tape one Postbase Side to each, lined up on opposite edges to make one left set and one right set
- (2) Glue and tape a Postbase Side End to each assembly.
- (3) Glue and tape the Postbase BackEnd to the back edge of the Postbase Sides 4C (3)
- (4) Line up the edges and ends with extra attention to the edges in the cutout.



4C (2) Left set

4C (3) Left Set viewed from the bottom Right set is the mirror



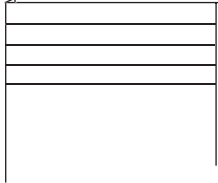
5. **The Dormer Front:** Glue and tape together the Dormer Front set

Clapboard faces outward

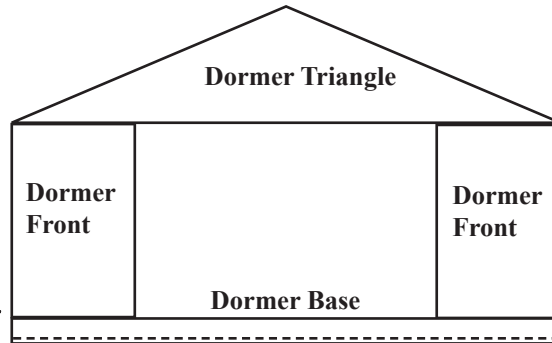
Glue the Fronts to the Triangle, lined up on the outside edge (test the spacing with the Dormer Base)  
Glue the Dormer Base to the Dormer Fronts, lined up on the outside edge.

The way the parts fit follows the roofline

The point of a triangle is always a little rounded



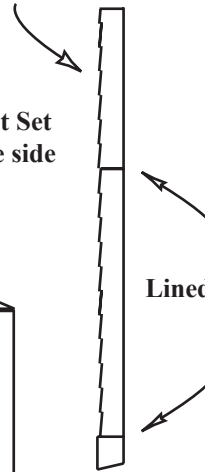
Lined up



Dormer Front Set view from the side

Lined up on the inside

Bevel faces back

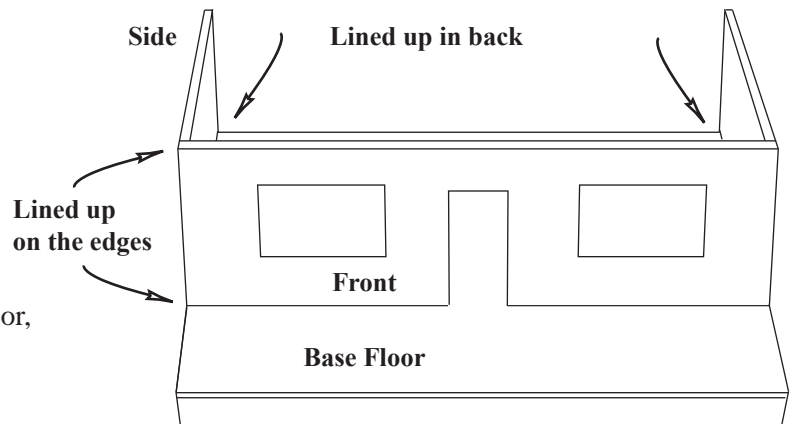


**Note:** the sharp point of a triangle is a notoriously fickle “edge” to line things up with - it is always a little bit rounded which makes it look shorter than the way the parts actually fit (the extended roof-line). Use the Dormer Base to establish the width of the Dormer Fronts, then glue on the triangle centered over them

6. **Test Assembly:**

**A. The First Floor**

Tape the Base Floor to the Foundation  
Tape the Front and Side Walls together and to the Base Floor, lined up on the edges and in back.



**B. The Second Floor:**

Tape the Mid Floor to the Walls lined up on the ends and in back - the stair hole is closer to the back  
Tape together the Top Front and Attic Endwalls; tape them to the Mid Floor, lined up on the ends and in back. Tape the “Handy Squares” in the back corners to hold the Attic Endwalls straight.  
Tape the Porch Triangles to the Top Front and Floor.  
Option: Some builders set the Porch Triangles 1/8” from the edge for extra detail

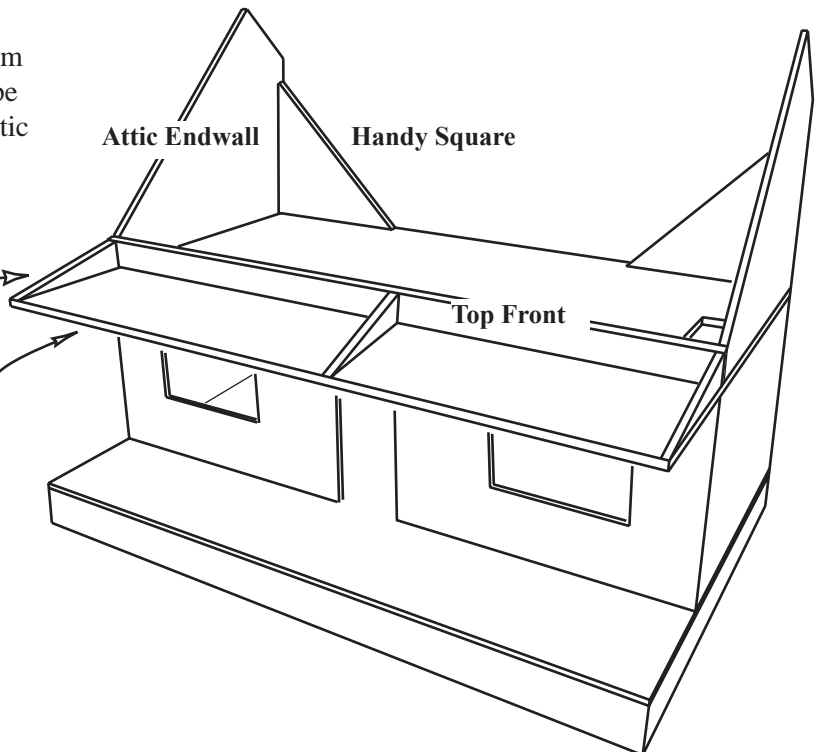
Porch Triangle

Mid Floor

Attic Endwall

Handy Square

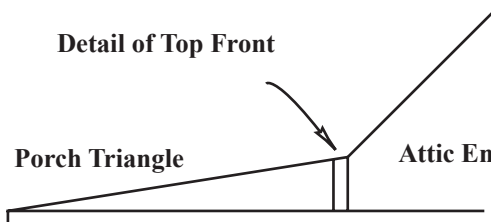
Top Front



Detail of Top Front

Porch Triangle

Attic Endwall

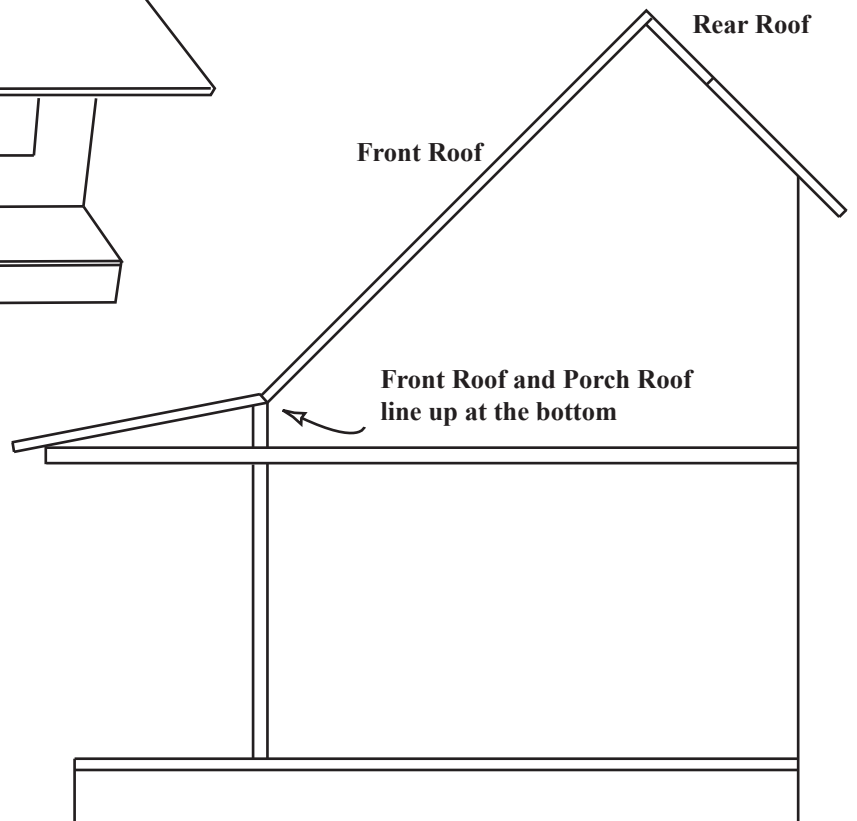
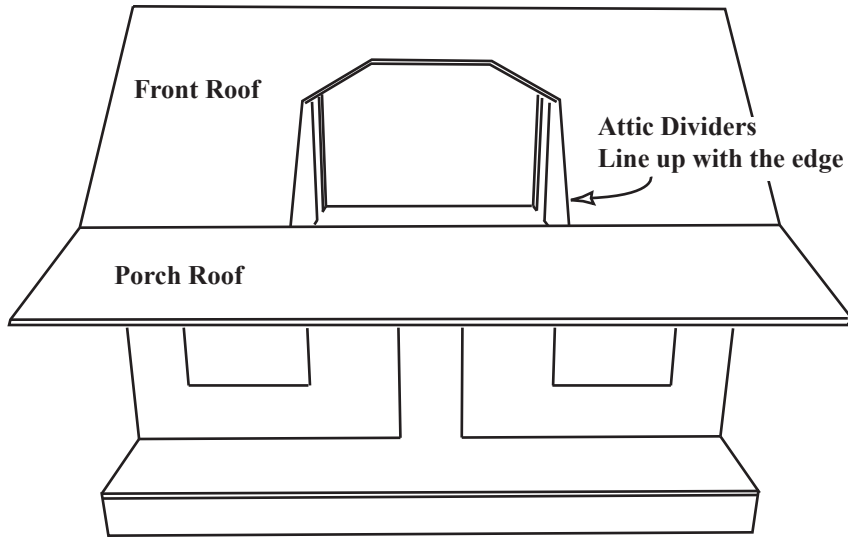
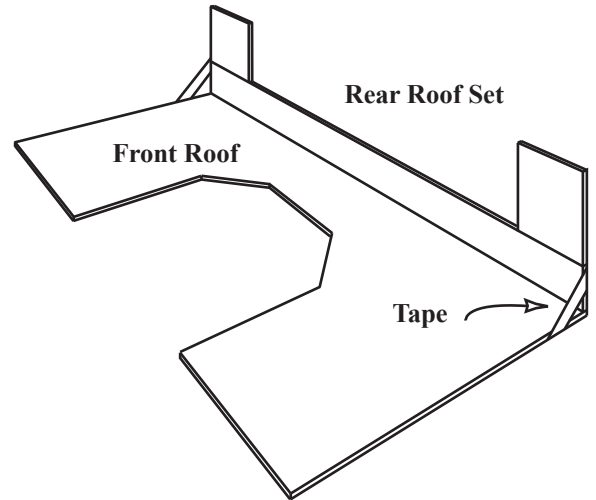




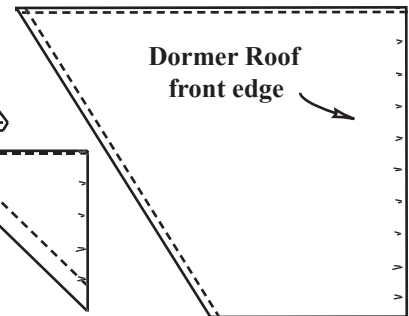
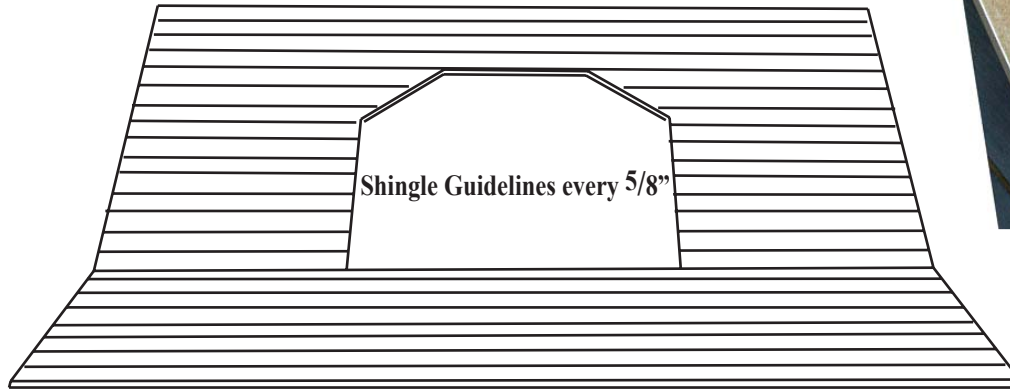
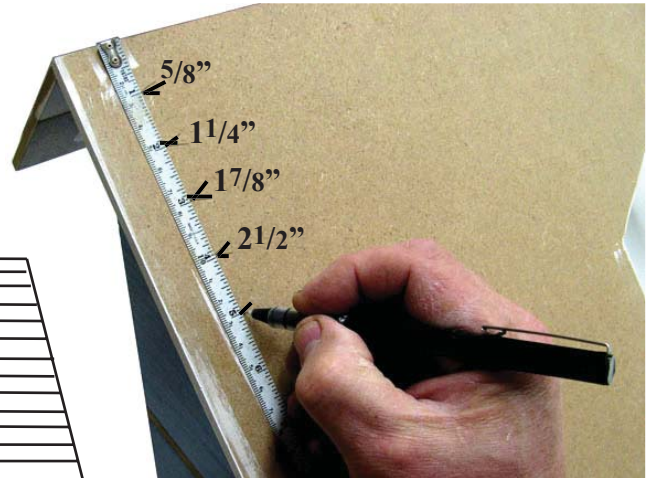
6 Test Assembly (continued).

**C. The Roofs**

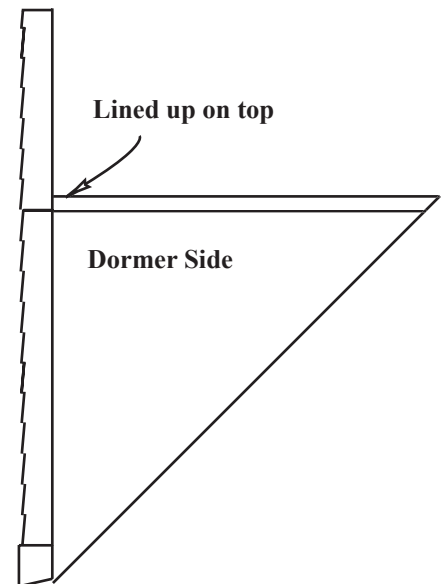
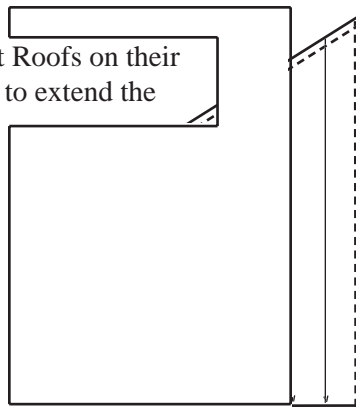
Tape together The Front Roof and the Rear Roof Assembly  
 Set the Roofs on the Attic Endwalls, centered side-to-side (1" overhang on each end)  
 Tape the Porch Roof to the bottom edge of the Front Roof, lined up side-to-side and at the bottom  
 Tape Attic Dividers to the Front Roof lined up with the edges of the cutout. Use the Divider to square the Attic Dividers front-to-back



Measure for shingle guidelines from the top of the Roof. Mark every  $\frac{5}{8}$ " down both sides of the Front Roof, the Porch Roof, and the Rear Roof set. The guidelines themselves may be easiest to draw after the roofs are removed and they are flat on the table, but measure and mark now. Measure and mark the Front edges of the Dormer Roofs and Cricket Roofs every  $\frac{5}{8}$ " starting at the top



Stand the Dormer and Cricket Roofs on their front edges and use a Divider to extend the marks for shingle lines



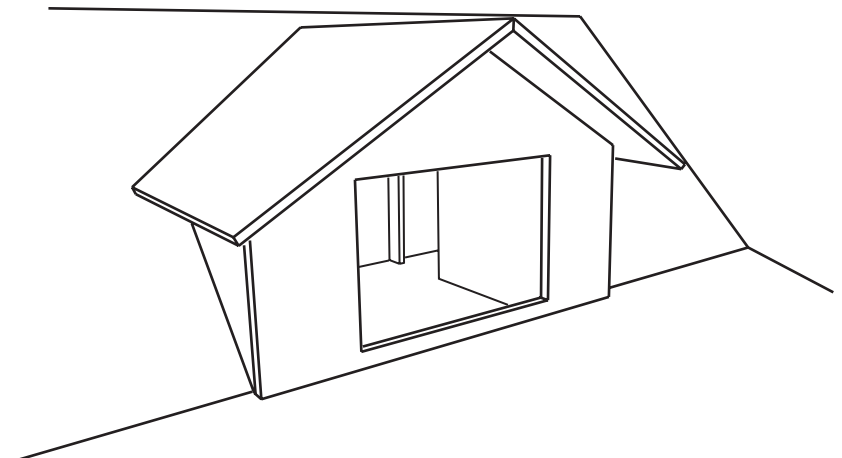
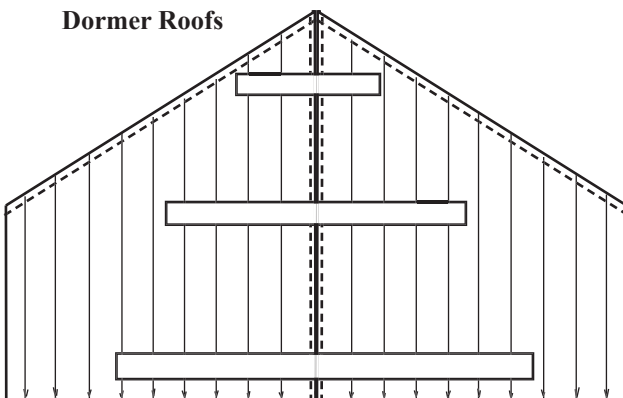
6 Test Assembly (continued).

**D. The Dormer**

Tape Dormer Sides to the Dormer Front set, lined up at the top  
Tape the Dormer Front/Sides to the Front Roof inside the cutout.

Tape together the Dormer Roofs at the peak. Tape the Dormer Roof set to the Front Roof on top of the Dormer

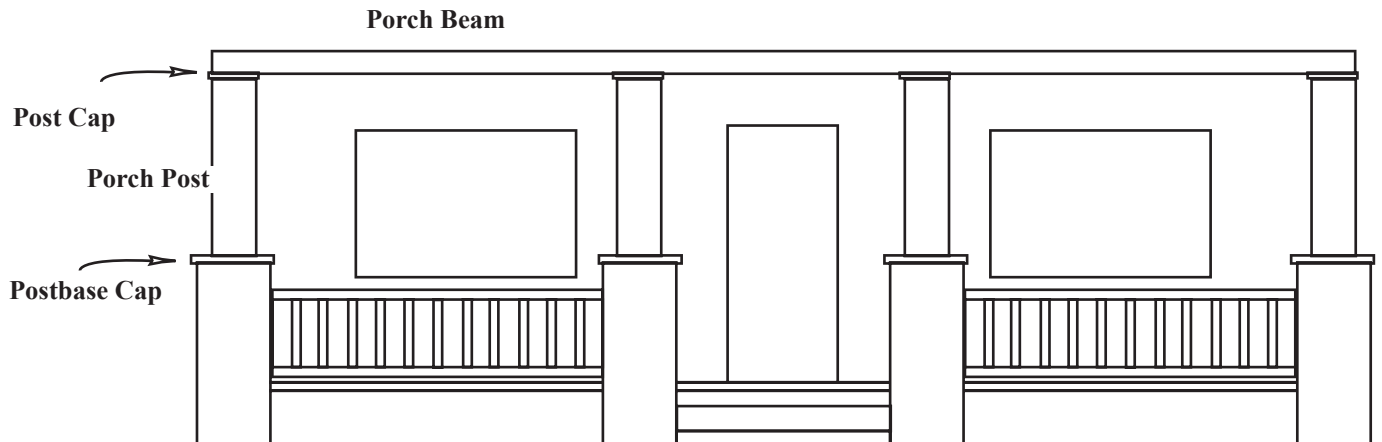
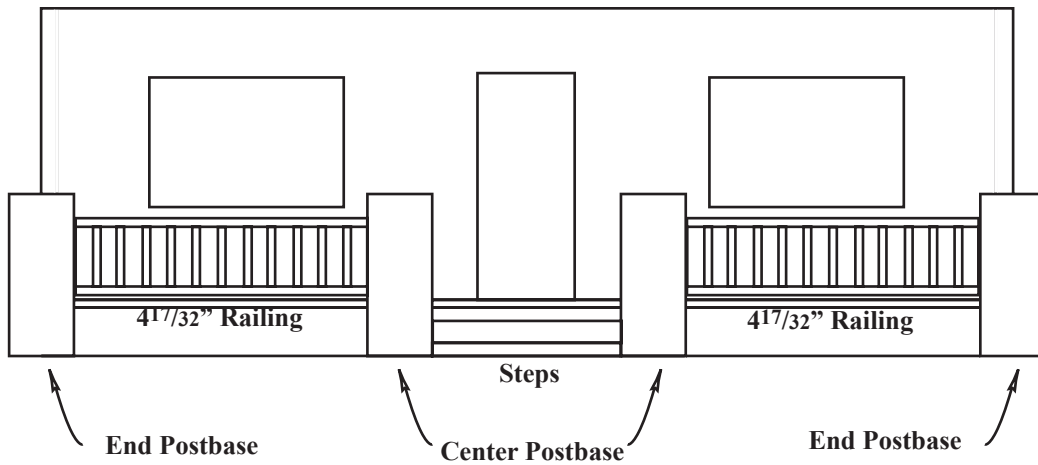
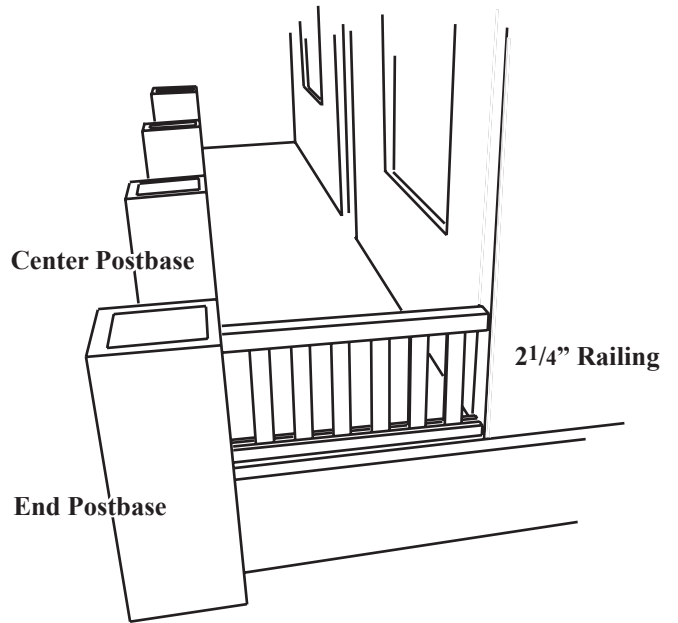
**Dormer Roofs**



6 Test Assembly (continued).

**E. The Porch**

Set up the Postbases and Railings on the Front Porch.  
 Set up the Front Steps between the Center Postbases  
 Set a Postbase Cap on each Postbase, centered  
 Set a Porch Post centered on each Postbase.  
 Set a Postcap centered on each Porch Post  
 Set the Porch Beam on the Postcaps (the ends of the Porch Beam line up with the edges of the Posts when everything is straight and centered).



7. Now you are ready to mark everything for painting. Make sure each thing that is being marked is properly positioned - straight and tight - so the marks will be in the right place.

Check then mark the Dormer Roof inside and out. Mark the inside of the Dormer Front. Remove the Dormer.

Check that the Roofs are centered side-to-side and that the Attic Endwalls and Attic Dividers are straight up-and-down. Mark the under-side of the Roofs inside and out.

Check that the Attic Endwalls are lined up with the outside of the Mid Floor and that the Attic Dividers are straight front-to-back. Mark the top of the Mid Floor and Top Front, and note where you will paint the Porch Triangles. Remove the roofs, Porch Triangles, and attic walls.

There are special considerations about the Porch Posts, Postbases, and Railings. Now is a good time to look them over again to see how they work together. When the time comes to re-assemble the Porch Posts, they will be built before the Mid Floor is attached.

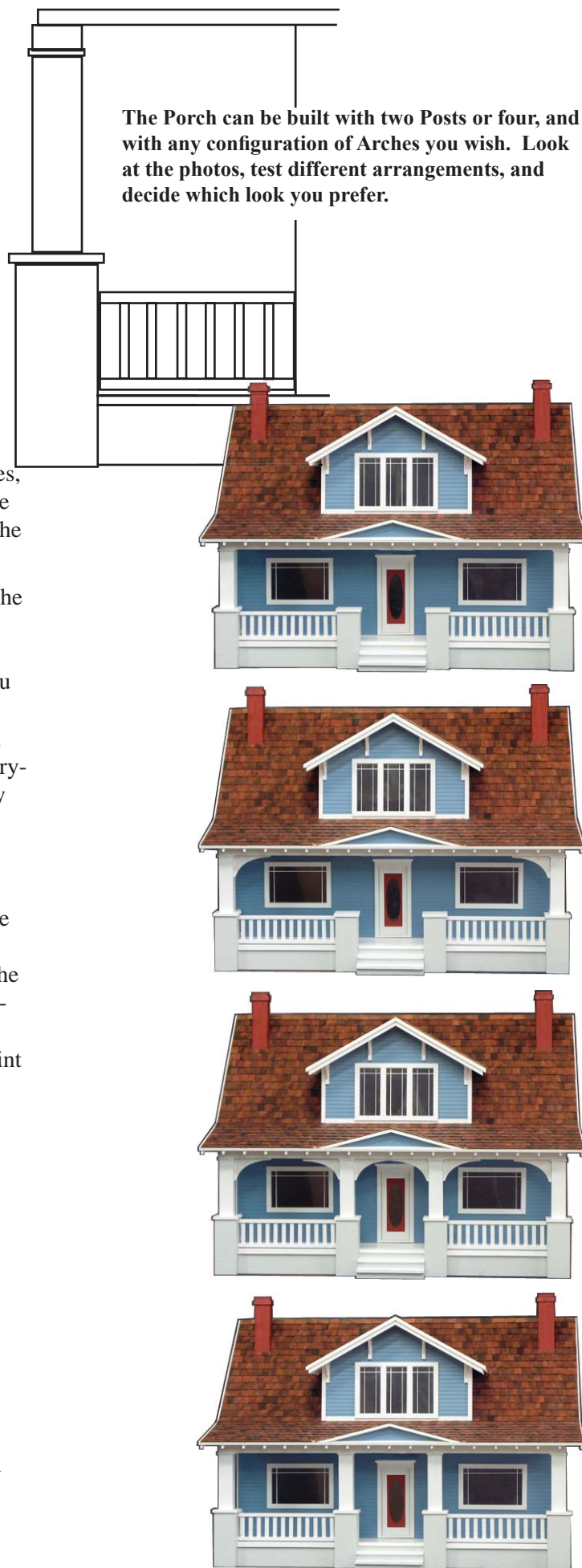
Notice that there are many layers between the Porch Floor and the bottom of the Mid Floor. There is clearance built in to the parts for some paint, but not enough for *many* coats of paint on every piece. You must pay attention to how these parts stack up as you choose your painting procedure, and you must test them before everything has glue in it to be sure they still fit... if not, you will have to scrape some of the paint away. I first-coat and sand everything, then glue together anything that is the same color (usually the Posts, PostCaps, and the Postbase Caps - but not the Porch Beam) so the layers of paint don't become too thick. After they are glued together, I second coat the set.

Many of the show models we build here at Real Good Toys have Stucco Grit mixed with the second coat of paint that is used on the Foundation, the Front Step blocks (not the Treads), and on the Postbases, but that textured paint must not be between the Foundation and the Postbases or between the Postbases and the Railings, or the parts won't fit. Do not put on Stucco or textured paint before assembly.

Locate and straighten the Divider using the Handy Squares. Mark the floor, ceiling and inside of the Front for painting.

Finish marking and taking the test assembly apart.

8. Paint the Dollhouse parts now, just-barely covering the tracings (see the "tips" on page 4). High-quality interior semi-gloss latex enamel is recommended for a surface that can be cleaned but is not so shiny that the finish looks un-natural and harsh. The primary colors may use a quart of paint each. Craft paints often have less solids than house paint, and may require more coats to get good coverage, but they are available in small quantities so they can be a good choice for details that don't use much paint. Avoid old gloppy paint and poor quality paint brushes (we use disposable foam brushes for most painting).



9. Glue, tape, and weight the Base Floor to the Foundation. Glue together the Base Step and the 2nd step. Let the glue dry.

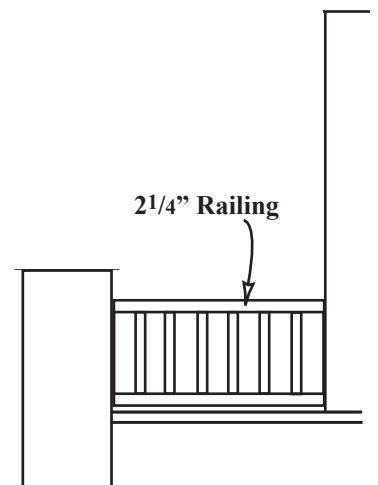
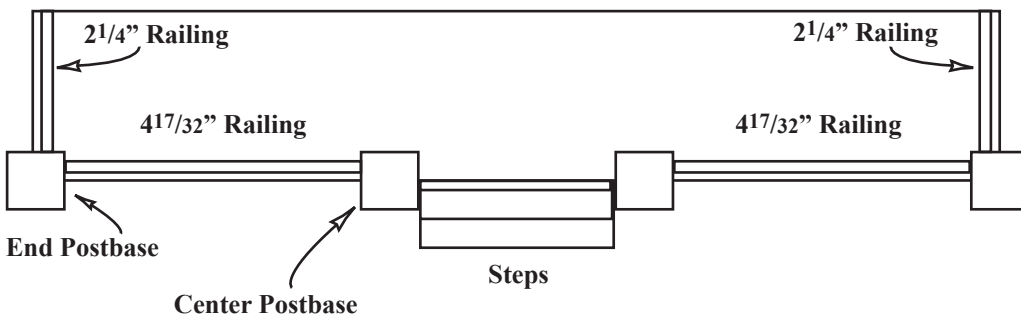
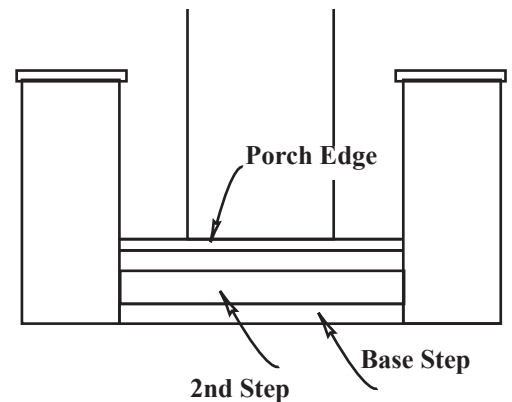
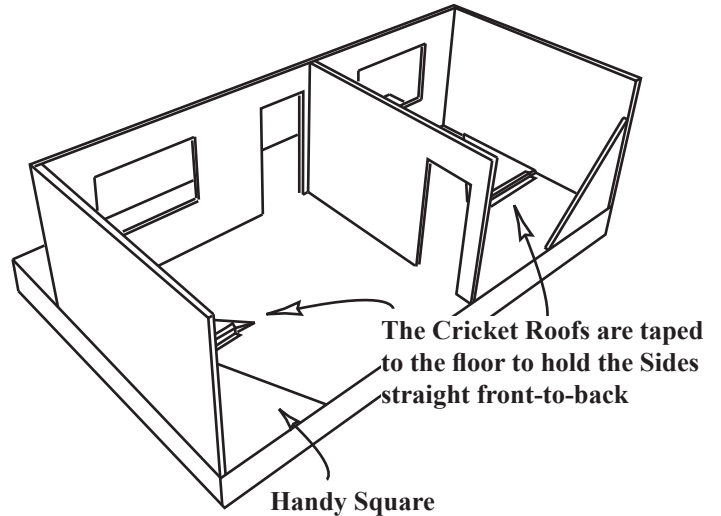
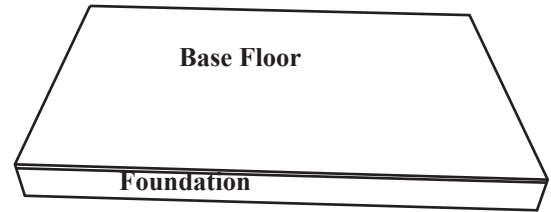
**Builder's tip:** Skip ahead whenever glue is drying to pre-assembly steps like Windows and Brackets so they will be ready when you are ready for them.

10. Glue, tape, and weight the first-floor walls to the Base. If you are waiting to install the Divider, *set it in place without glue* to hold the Front straight. Tape the Handy Squares to the Sides while the glue dries.

**Assemble the Porch:** These instructions are customized for stucco/texture paint. The Foundation, the Postbases, and the Steps base are painted with one coat only of the paint color with no texture additive, and they are sanded. The Rails, the Post sets, the Arches, and the Porch Beam are painted with two coats. Stucco/texture paint is mixed and ready. Without glue, set up the parts as they were in the test-setup (except the Arches). You may wish to lift the Rails with a shingle.

11. Set the Front Steps between the Center Postbases. Set the top Tread in place up-side-down (to "mask" the place on the foundation where they will be glued) and Texture paint the Foundation above the Steps (avoid the edge of the Base Floor - Stripwood will attach there after everything else is done (keeping the texture paint away from an edge is possible because of the first-coat in the same color). Move the Tread to the Base Step and paint the front of the 2nd Step. Mark the Steps Base at the front of the Center Postbases, and texture paint in front of the marks. Do not glue the Steps to the Foundation yet.

12. Glue the 2 1/4" Railing in place about 1/8" from the edge of the floor (and lifted with a shingle if desired).



13. Tighten up the End Postbase, the 4<sup>17</sup>/<sub>32</sub> Railing, and the Center Postbase on one end to exactly locate the Center Postbase. Keeping the Center Postbase in that spot, spread the End Postbase and the Railing so you have a little clearance to work. Put glue on both ends of the Railing; push the railing against the Center Postbase to leave dots of glue where the Railing touched.

Texture paint the Center Postbase leaving the glue dots, the area that is against the Steps, and the front of the Postbase un-painted. The 'easy-to-get-at parts' of the postbase will be painted after the installation is complete. For now, leaving them un-painted gives you somewhere to hold the part and surfaces to push against while the glue dries.

Glue the Center Postbase to the Floor and Foundation, and to the Railing... it is still there with wet glue on the ends.

Dab glue on the Side Railing's ends. Push the End Postbase against both sets of railings leaving 4 dots of glue. Texture paint the Postbase leaving the dots and the outside un-painted. Glue the End Postbase to the Floor, Foundation, and Railings.

14. Repeat the paint-and-glue process (above) for the other side of the porch.

Lay the Porch Beam against the fronts of the Postbases to straighten them. Set a few weights against the Porch Beam to keep it snug.

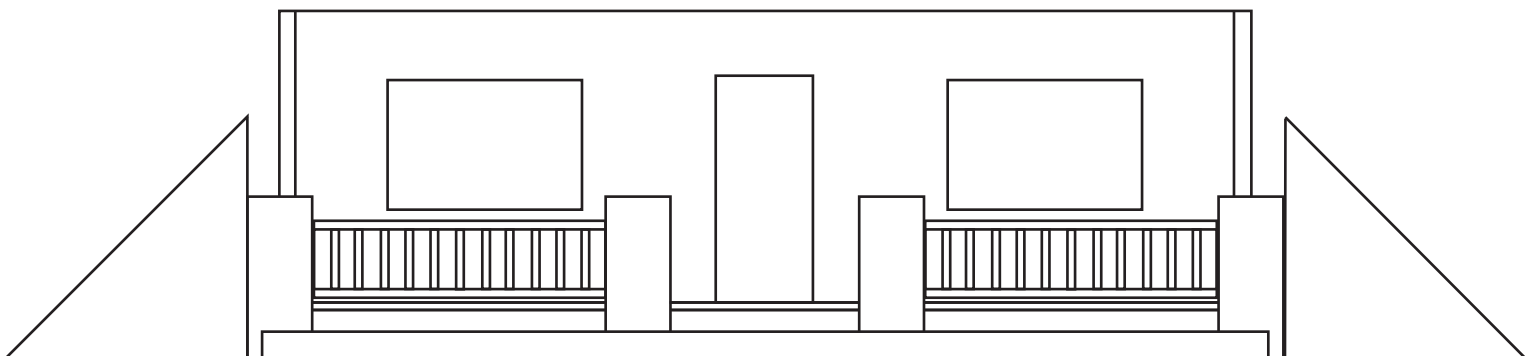
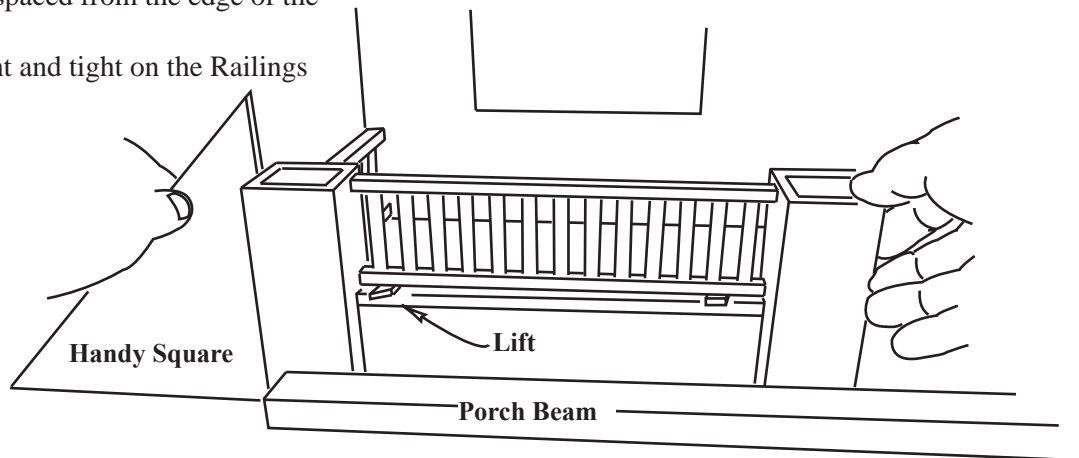
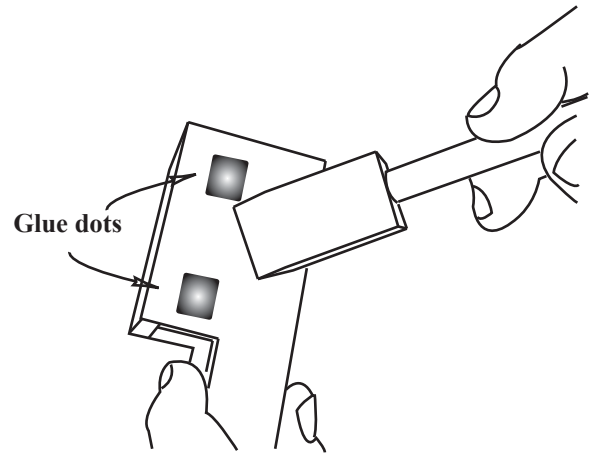
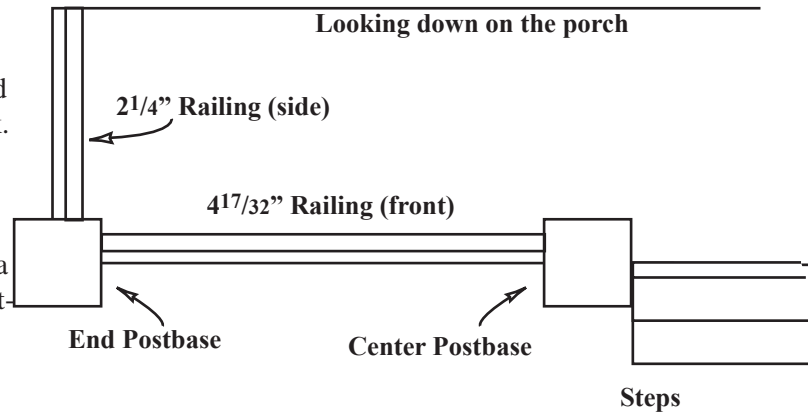
Hold the Handy Squares against the End Postbases to straighten them up-and-down.

Check that the Railings are evenly spaced from the edge of the porch all around.

Check that the Postbases are straight and tight on the Railings as the glue dries.

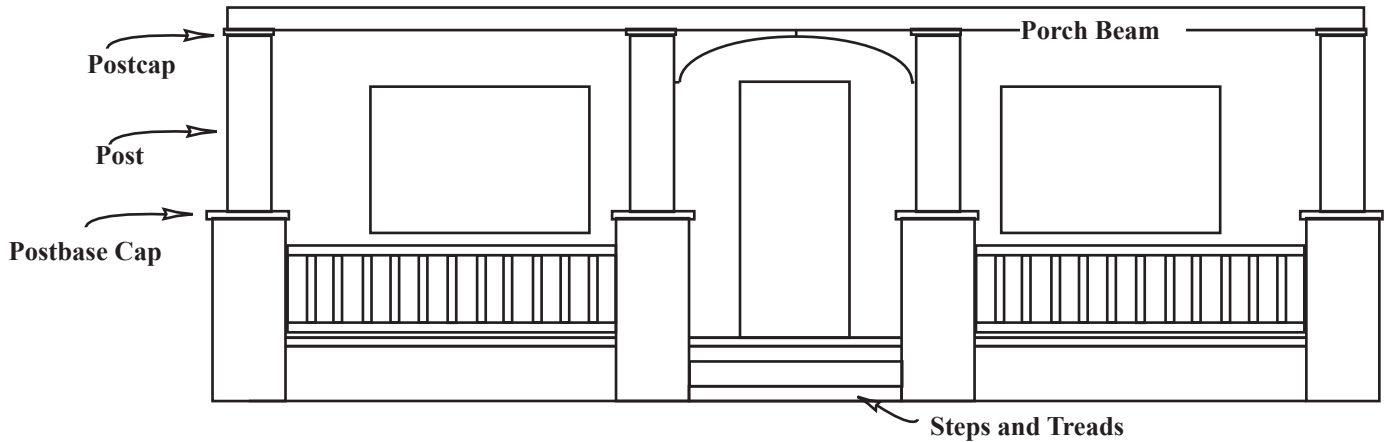
Let the glue dry.

Finish painting the Postbases.



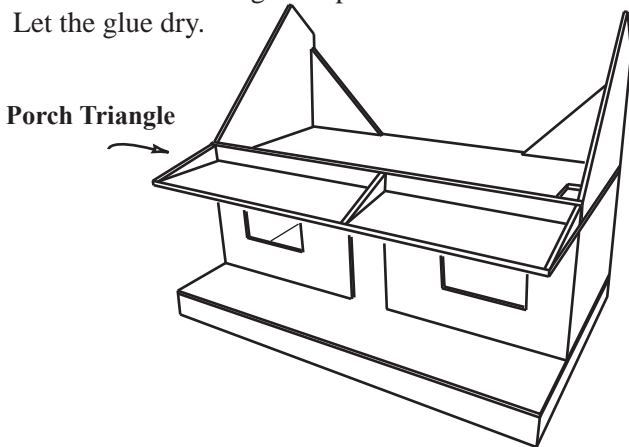
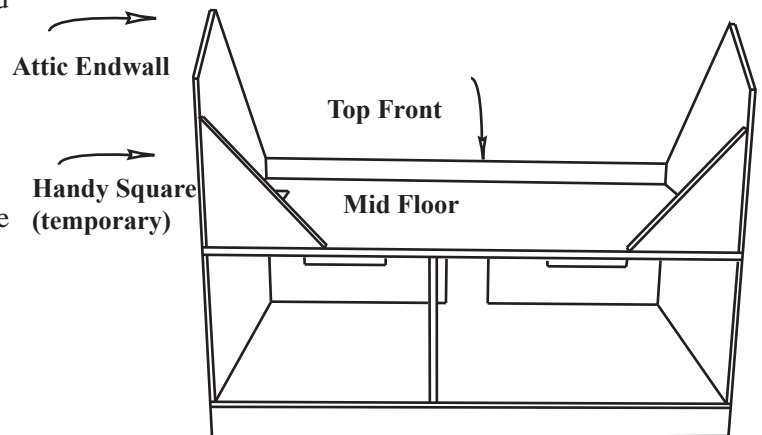
15A. Glue the Postbase Caps, Posts, and Post-caps to the Postbases, centered and straight. Glue the Steps and Treads in place. Finish painting the Foundation.

15B. Glue the Porch Beam to the Postcaps. Temporarily tape two Arches between the Center Posts. The Arches are the guide for spacing the Center Posts. Center the Postcaps under the Porch Beam. Let the glue dry.

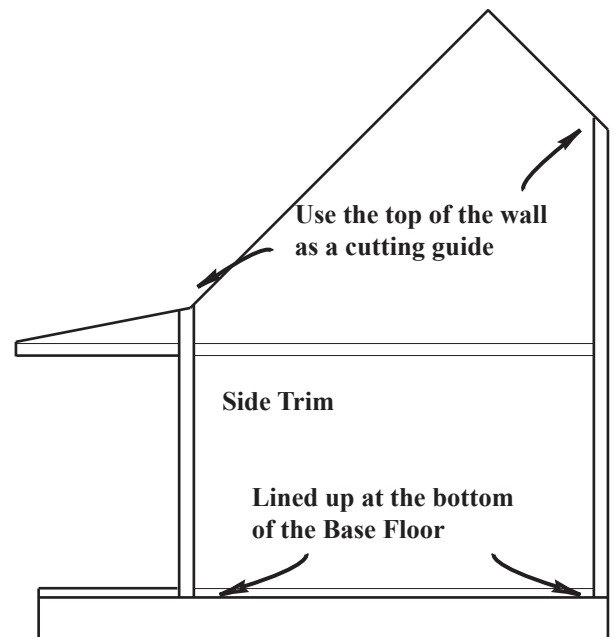


16A. Glue, tape, and weight the Mid Floor to the walls and Porch Beam, lined up in back and side-to-side. The stairhole is closer to the back. Line up the inside of the stair cutout with the inside of the wall. Let the glue dry.

16B. Glue and tape the Attic Endwalls and Top Front to the Mid Floor. Line up the wall with the stair cutout. Tape the Cricket Roofs to the floor if necessary to straighten the Attic Endwalls. Hold the back edges of the Attic Endwalls square. Glue the Porch Triangles in place. Let the glue dry.



17. Cut Vertical Stripwood ( $\frac{3}{32} \times \frac{13}{32}$ ) for the Vertical Side Trim. Hold the Stripwood against the side, lined up at the back edge and lined up with the bottom of the Base Floor. Use the top of the Attic Endwall as a cutting guide - cut the Stripwood with a fine-tooth saw (like the X-Axto razor saw). Hold the offcut against the side lined up with the front edge. Use the Top Front and Attic Endwall and cut the Stripwood to fit. Cut a Vertical Side Trim pair for the other side too. Glue and tape the Vertical Side Trim to the sides.

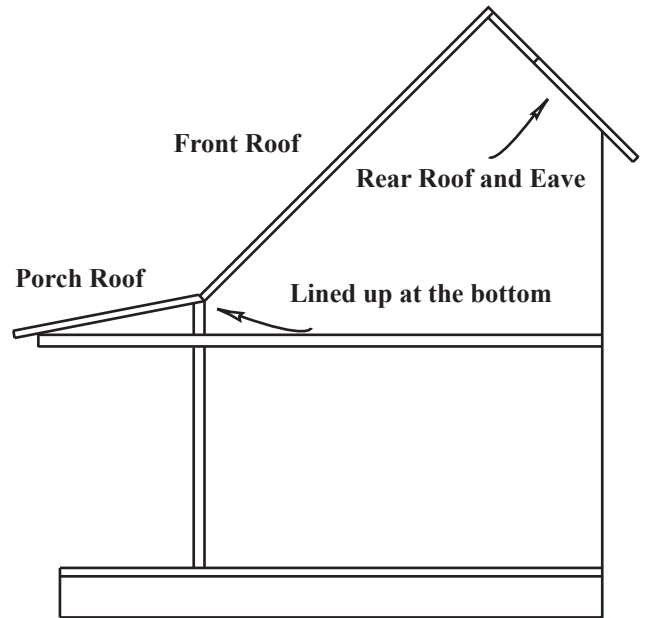
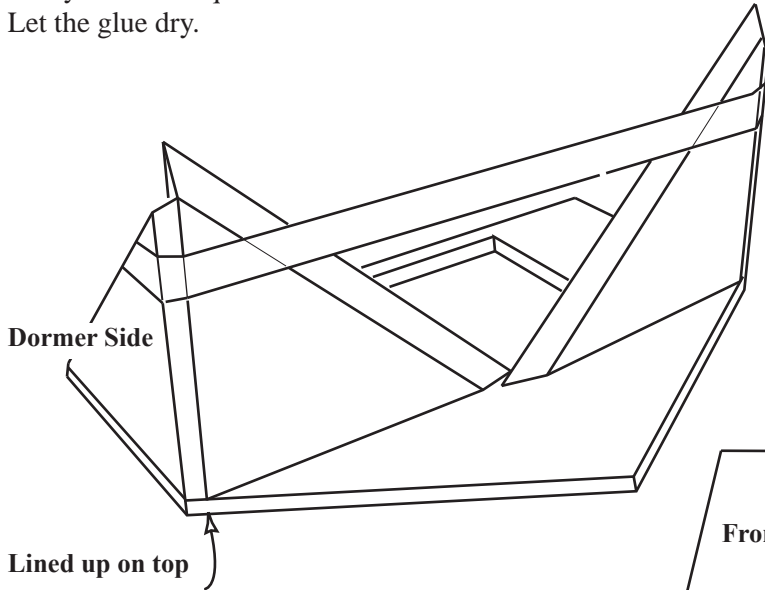


- 18. Glue and tape the Roofs to the house, centered side to side (1" overhang).

Let the glue dry.

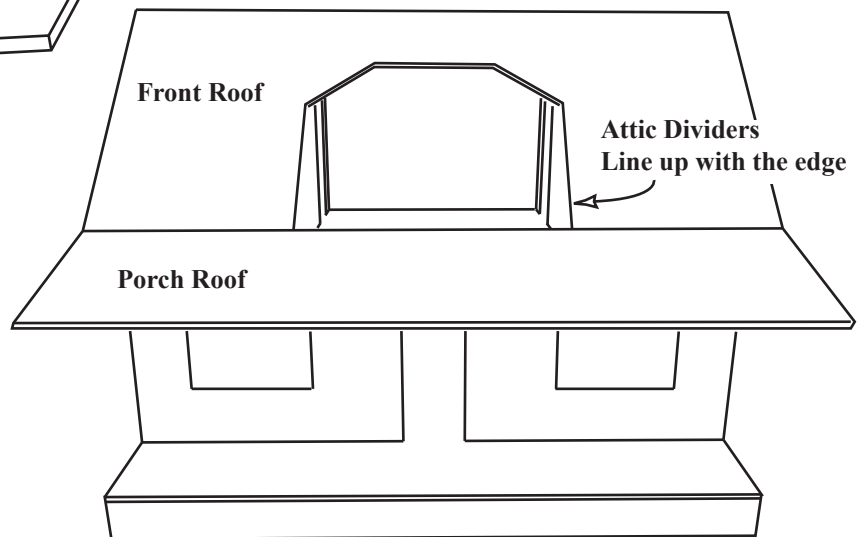
- 19. Glue and tape the Dormer Sides to the Dormer Front. The Cricket Roofs are smaller than the Handy Squares, and easy to use as squares here.

Let the glue dry.



- 20. Glue and tape the Attic Dividers into the attic, lined up with the cutout, straight and square.

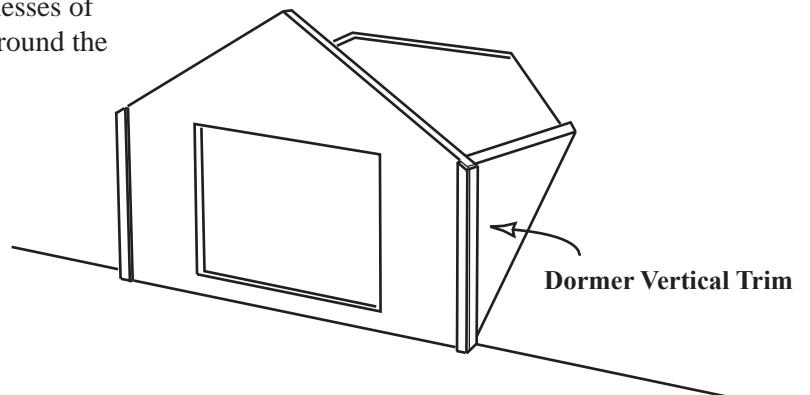
Let the glue dry.



- 21. Glue and tape the Dormer to the house, lined up on the inside.

- 21B. Cut Dormer Vertical Trim from the Vertical Stripwood (3/32 x 13/32). Cut the Side Trim first, then the Front Trim. Leave a gap at the bottom for shingles (2 thicknesses of shingles) so you won't have to cut the shingles to go around the Trim

Glue and tape the Trim in place





If you intend to use copper flashing in the valleys, visit [www.dhbuilder.com](http://www.dhbuilder.com) for guidance.

Glue and tape the Dormer Roof to the house.  
Let the glue dry.

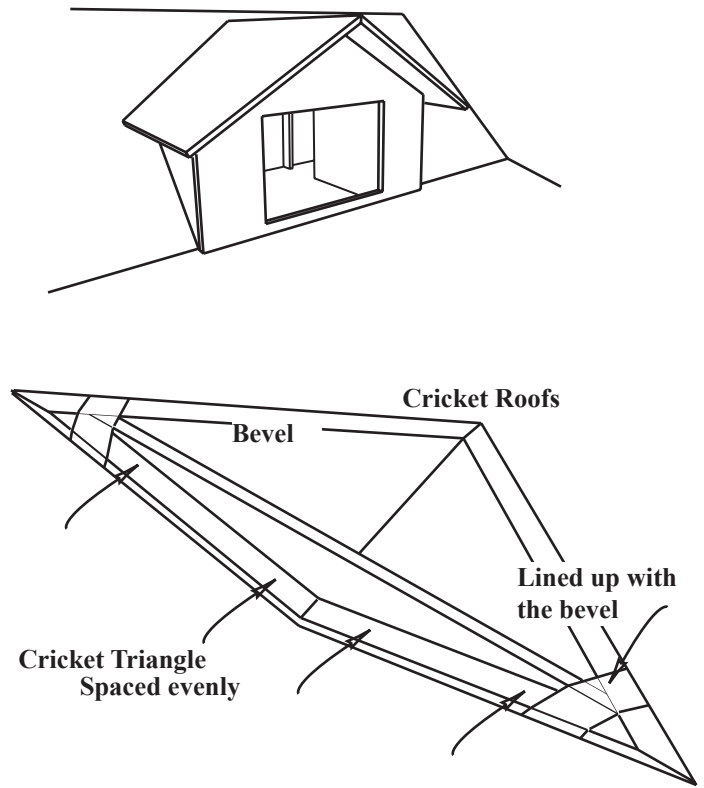
- 23. Tape together the Cricket Roofs at the peak. Lay the Cricket Triangle into the roof set spaced evenly from the front edges and set back so that the bottom edge of the Cricket Triangle exactly matches the bevels on the Cricket Roof edge.

Paint the Cricket Set parts.

Glue and tape the Cricket set together.

When the glue is dry, glue the Cricket to the Porch Roof, lined up on the front edge and centered side-to-side.

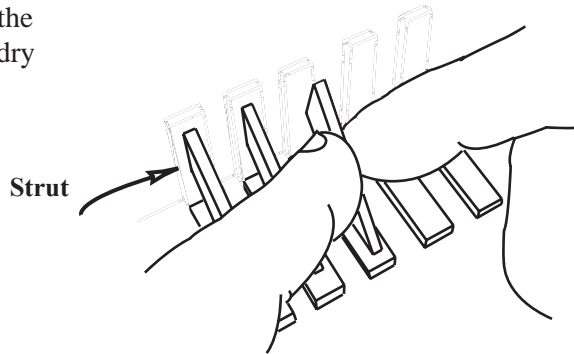
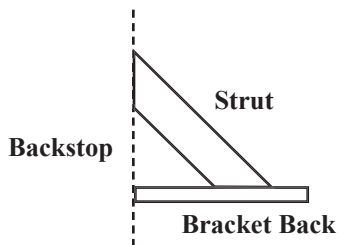
Let the glue dry.



**Brackets**

The pre-cut bracket parts are in bundles and, if they haven't been painted, do so now. The easiest and strongest bracket construction is with first-coated parts that have been sanded.

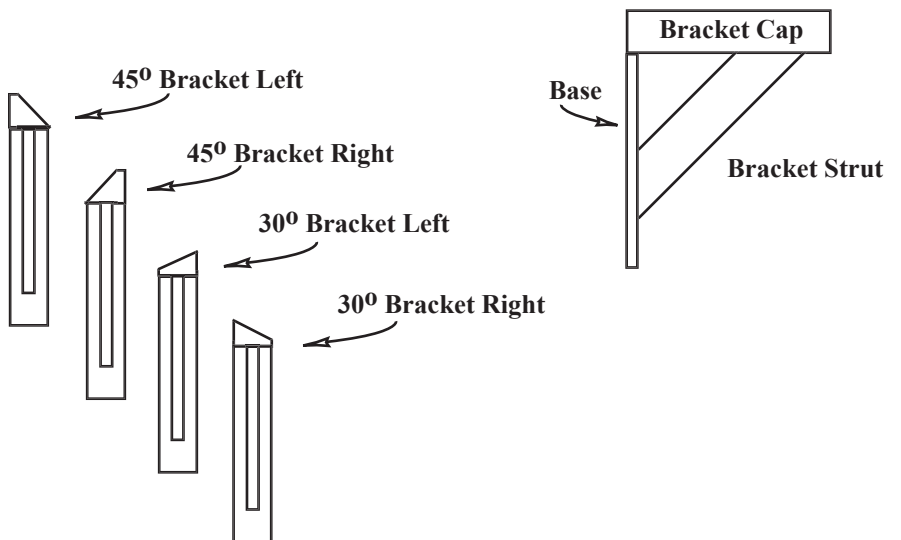
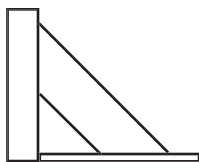
- 24. Arrange a backstop that makes a right angle (90°) with the work surface. Protect the work surface with waxed paper. Glue together 14 pairs of Bracket Back + Strut. Clean up the glue excess (a paint brush and cup of water); let the glue dry a bit.



Glue a Bracket Cap to each Bracket - make:

- 5) 45° Brackets Left
- 5) 45° Brackets Right
- 2) 30° Brackets Left
- 2) 30° Brackets Right

Attach the Cap



**Window Assembly:**

*dhbuilder.com has more window assembly photos*

- 25. Assemble four sets of 2 x 3 Window Frames.

**Test assemble (no glue)** a window frame set. Practice holding the frame pieces face-down on the work surface and putting on the rubber band. When you can do it every time without pieces flying, then you are ready for glue

Steps in banding a window set:

- Put glue on both ends of the longer frame. Put together the frame set, face down, and squeeze them at the corners.
- Put a rubber band on your thumb and index finger, and push *down* on the Side Frames with those fingers.
- Stretch the band over the top.
- Switch hands with the new thumb and index finger also pushing down on the Side Frames. Now stretch the rubber band over the other end of the window.
- Press down on each corner to line up the frames and make the surface of the window flat.

Too frustrating? A snip of tape in each corner will keep the pieces from flying, but remove the tape after the rubber band is on so the parts can self-locate from the pressure of the band in the corners.

**Glue and rubber band together** the Window Frames.

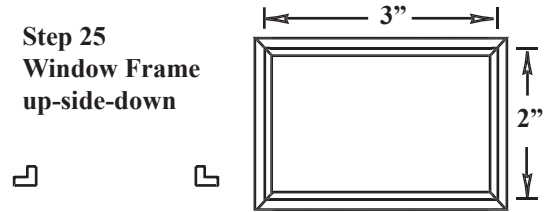
- 26. Assemble two sets of 2 1/2 x 3 3/4 Window Frames. When the glue is dry, Tape the 2 1/2 x 3 3/4 Window Pane to the back-side of one Frame, lined up around the lip. Turn the set over and locate the Middle Frames centered between the Mullions. This Frame set is now the outside set. Glue the Middle Frames to the Frame.

A word about mullions: Painted mullions can be nicked in handling before assembly or at any time in the life of the dollhouse. In use, it is seldom easy to see that a mullion has been nicked, but if you do want to touch-up the mullions, mask the edges of the damaged mullion with “magic” tape, rub the tape down on the edge next to the mullion, and paint between the tape with “white-out”. Let the paint dry thoroughly before removing the tape.

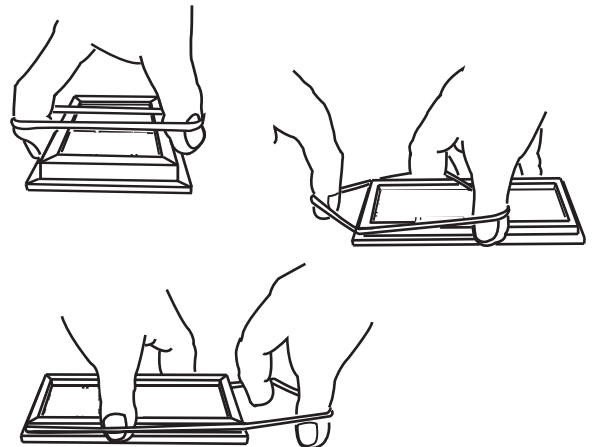
- 27. Paint the Window Frames; take off the Pane for painting.

The sets that will go on the outside can be painted and installed when they are ready, but the Panes and the inside frames will go in as part of your interior finishing plan (after paint or wallpaper is done)

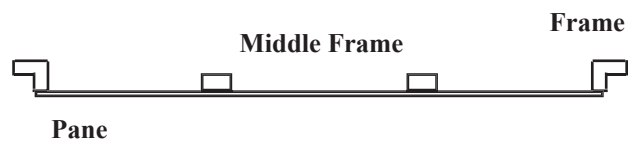
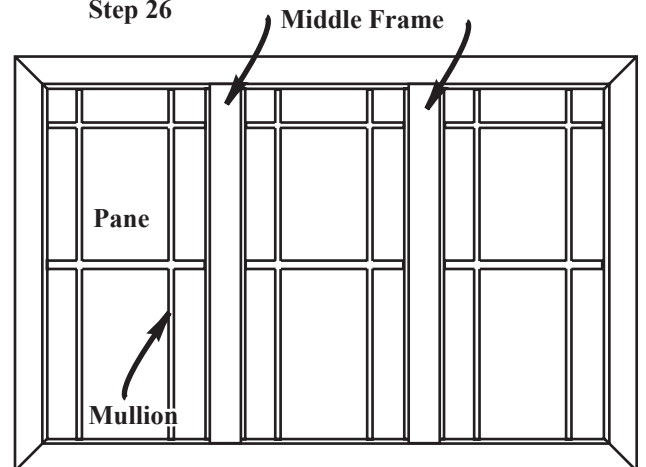
**Step 25  
Window Frame  
up-side-down**



These hands are holding the frame parts down against the table (not squeezing them together)



**Step 26**



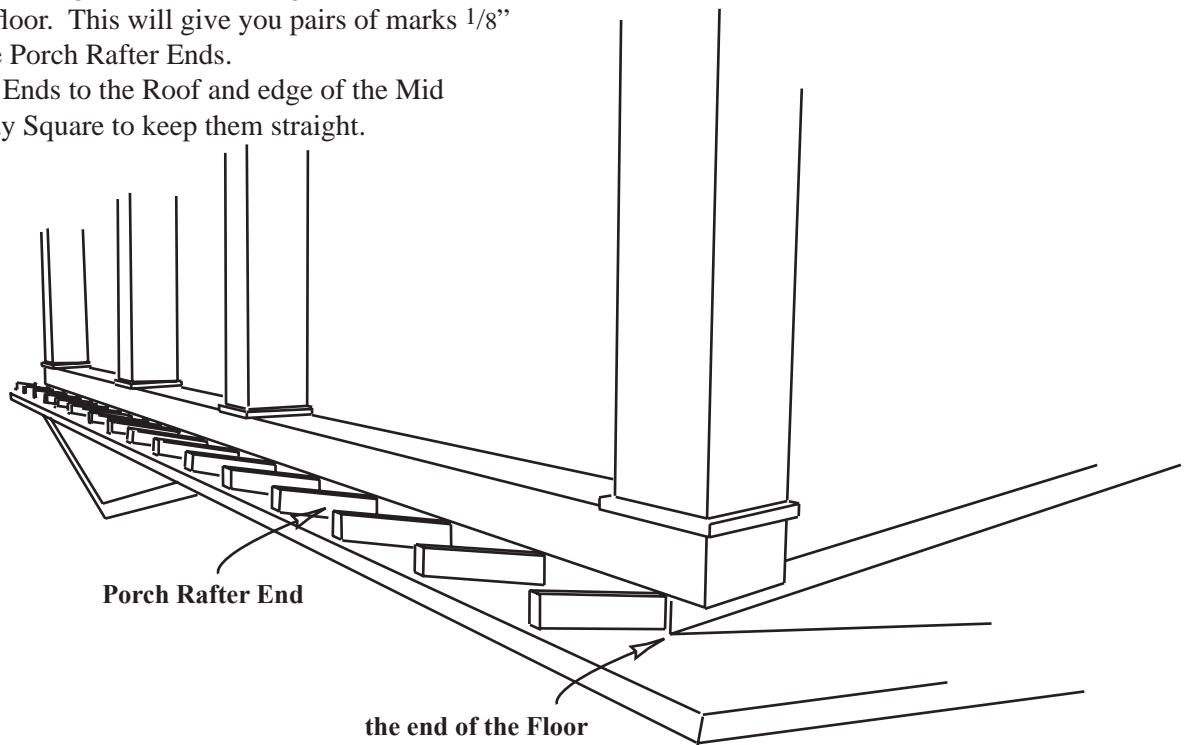
## Trim

Turn the house up-side-down on several thicknesses of cardboard.

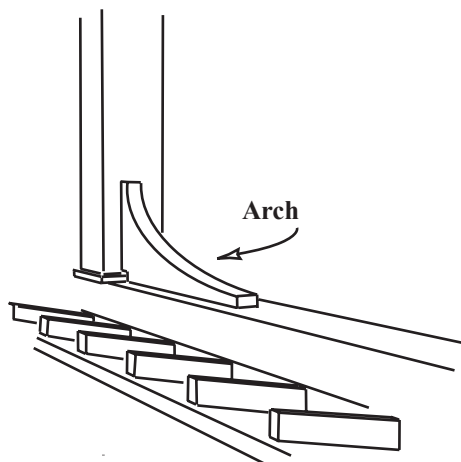
### Porch Rafter End

- 28A. **Porch Rafter Ends:** Lightly mark the underside of the Porch Roof every 1" from right to left measured from the end of the Middle Floor, then again from left to right measured from the other end of the floor. This will give you pairs of marks  $\frac{1}{8}$ " apart for locating the Porch Rafter Ends.

Glue the Porch Rafter Ends to the Roof and edge of the Mid Floor. Use the Handy Square to keep them straight.



- 28B. **Arches:** Glue Arches to the Posts and Porch Beam, centered front-to-back.



28. 45° Side Brackets: A. Glue the rear 45° Bracket to the side and roof, touching the Side Trim at the back edge. Notice the amount of space from the bottom edge of the Bracket to the next clapboard edge. That spacing will be used to place the rest of the brackets.

A. Glue on the rear bracket first

Space below the bracket

45° Right Bracket

B. Glue on the second Bracket (notice the Bracket Cap faces the other way) lined up with the first, using the space below the Bracket

3 1/2 Clapboards

C. Glue on the third Bracket touching the Front Vertical Trim.

3 1/2 Clapboards

45° Left Brackets

E. Repeat steps A - D for the Brackets on the other side of the house

D. Test the remaining two brackets spaced evenly in between. Count 3 1/2 clapboards to help with the spacing.

When they are spaced evenly, glue them in place

28. F. Side Eave Rafter: Cut Eave Rafters using Rafter Material (1/8 x 3/16). The guide at the right has the right angles, but you must mark the length in place on your house. Use a "Handy Square" as a 45° cutting guide. Use the 30° guide on the next page for the 30° angles. Use a Porch Rafter for 14°. (Fine tune the length of the 4 1/8" Rafter by comparing it to the fit of the Porch Rafters' ends. Glue the Rafters under the edges of the roofs. Repeat for the other side.

On this model this edge was 4 1/8"

14°

17°

On this model, this edge was 7 3/8"

45°

On this model, this edge was 2 3/8"

45°

14°

45°

Angles for the 2 3/8" Rafter

45°

Angles for the 4 1/8" Rafter

17°

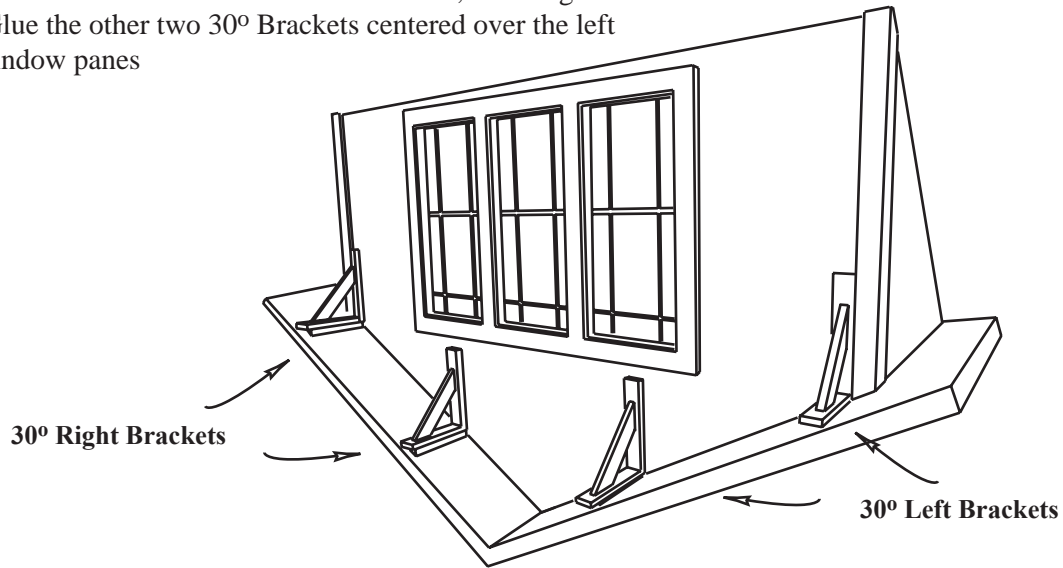
Angles for the 7 3/8" Rafter

17°

45°

- 29. A. **30° Dormer Brackets:** Glue the Triple Window in the Dormer Front.

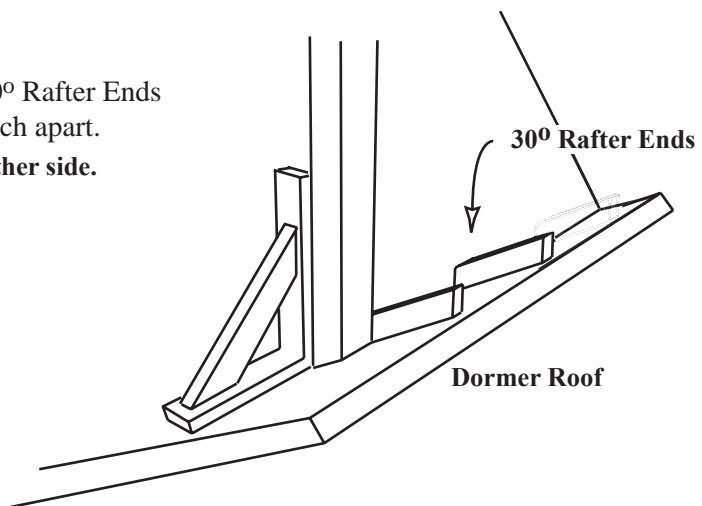
Glue two 30° Brackets to the Dormer Front and roof, touching the Trim. Glue the other two 30° Brackets centered over the left and right window panes



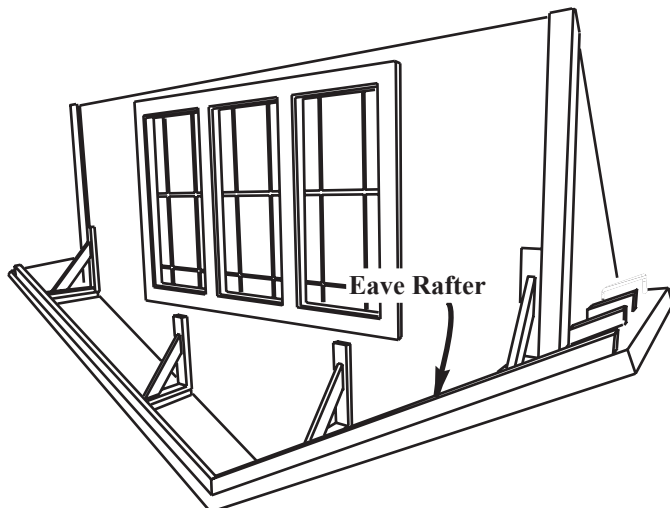
- 29. B. **30° Dormer Rafter Ends:** Glue two 30° Rafter Ends to the underside of the Dormer Roof, spaced an inch apart.

30° Rafter End

Repeat for the other side.



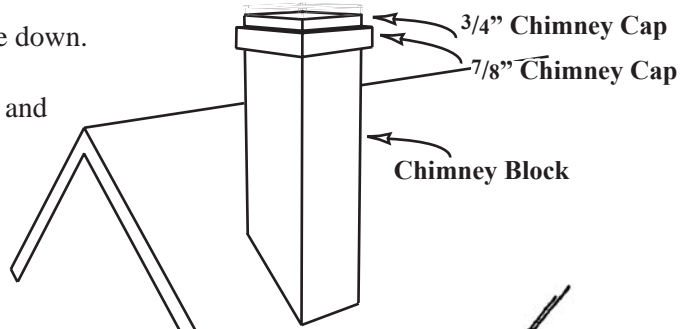
- 29. C. **Dormer Eave Rafter:** Cut two Eave Rafters using Rafter Material (1/8 x 3/16) see the guide at the right. Glue them under the front edge of the Dormer Roof.



Dormer Eave Rafter

30°

30. **Chimney:** Assemble the Chimneys up side down. Let the glue dry, and paint the Chimneys. Attach the Chimneys 1" from the edge of the Roof and 1" down from the peak.



see [dhbuilder.com](http://dhbuilder.com) for flashing or shingling demos

31. **Shingle the Roof:** Glue: Use a thick *solvent-based* (not "water clean-up"! ) panel adhesive such as Liquid Nails<sup>®</sup>Macco available in caulking gun tubes at building supply stores. Trim just a little of the end of the tube for a tiny hole, giving a thin bead of glue. Always use good ventilation with solvent based adhesives.

Note: many builders use hot-melt glue for shingling... it does a great job. But the learning process for hot-melt glue always involves burns and lost skin, and I don't suggest it for that reason

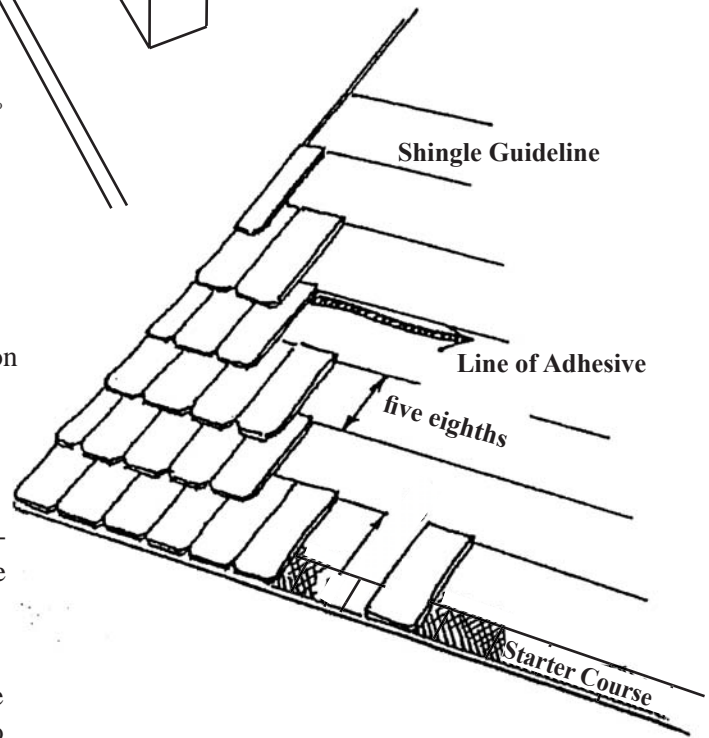
A. Glue a "starter row" of 1/4" long Shingles along the bottom edge of the Roof to prepare the bottom edge of the Roof for the first row of shingles.

B. Valleys: Hold a shingle close to a valley and straight up-and-down the roof. Lay a piece of stripwood in the valley across the shingle to get the angle of the valley. Mark and cut the shingle. Use that shingle to cut shingles for that edge of the valley.

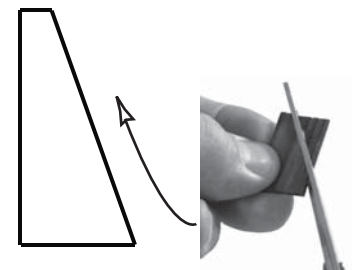
C. Apply a thin line of adhesive just below the lowest guideline all the way across one roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess. Hold the first Shingle and press another Shingle into the adhesive, tight to the first. Hold the next Shingle and press in another... 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.

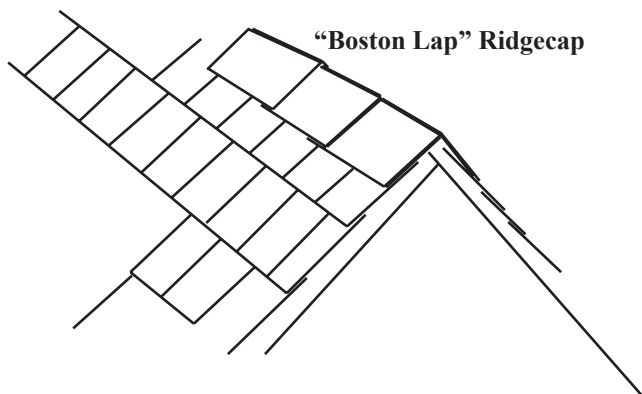
D. Finish the top edge with a "Boston Lap": pairs of Shingles laid horizontally. Start at the ends of the peak, and, with each pair overlapping the previous pair, work to the middle.



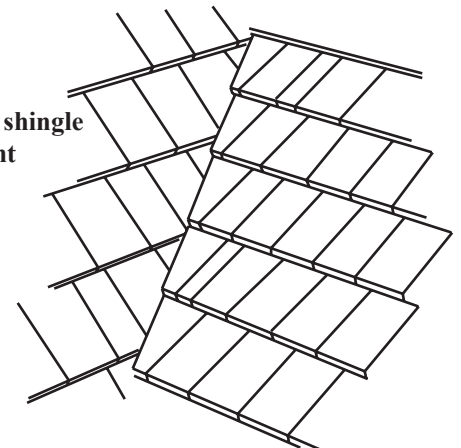
**Valley Shingle**  
Cut with a saw to get two Valley Shingles from one flat Shingle (cutting with scissors splits one shingle of the pair)



If you cut Valley Shingles with scissors, cut from the wide end of the angled shingle



The angle of the valley shingle for each roof is different



**Finish the Outside**

32. **Finish the Trim:**

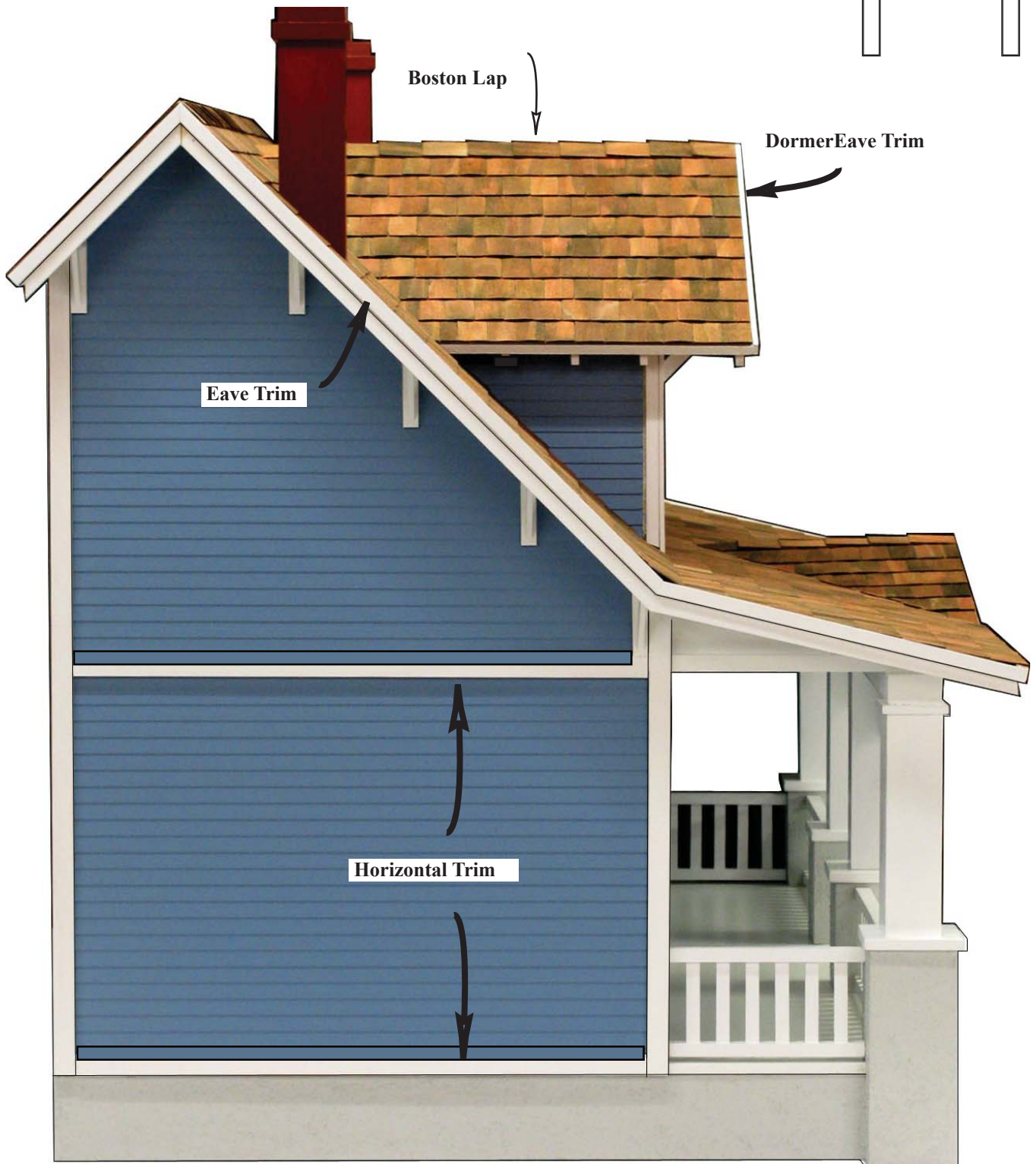
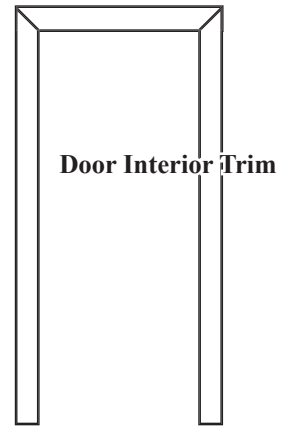
Cut and attach Horizontal Trim from the Horizontal Stripwood ( $3/32 \times 1/4$ ).

Cut and attach Eave Trim from the Horizontal Stripwood.

The Eave Trim uses the same angles as the Rafters (pages 20 and 21), but attaches to the edge of the Roofs lined up at the bottom.

33. **Inspect the fit of the Door Interior Trim.**

Install the Door; glue together, but wait to install the Door Interior Trim



**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

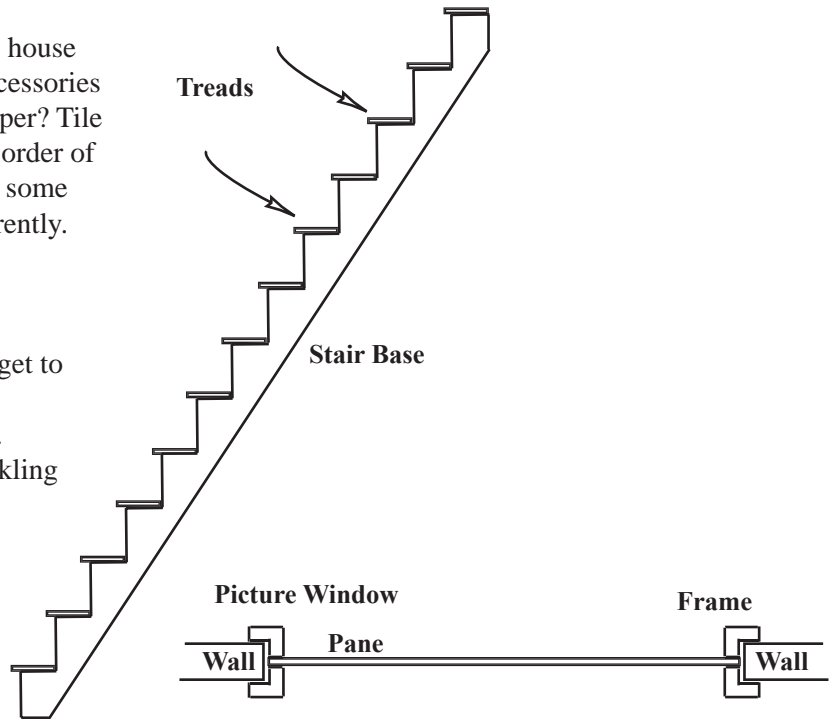
Test your layout

**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.

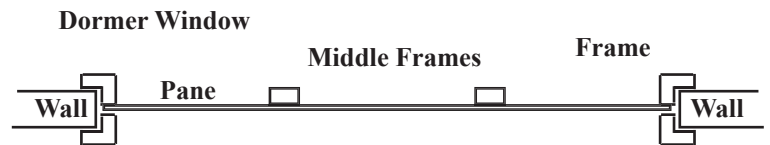
Here's the order that our assembly pro follows for tackling most custom interior finishing:

- Dividers
- Electrical wiring (using "tape" style wiring)
- Wallpaper (using Roman's "Border" paste)
- Interior Window Trim
- Flooring
- Stairs
- Baseboard and crown moldings



Exterior and Interior Window Frames  
Cross section looking from the top

34. If the Dividers haven't been installed yet, lay out the Dividers without glue... straight front-to-back and up-and-down. Mark their location. To glue Dividers in, apply glue, tip the Divider and put it almost all the way in, set the base, lift the floor above for some clearance, tip the Divider upright, and slide it the rest of the way in place, clean-up the excess glue.



35. Install the Window Panes, Window Interior Frames, and Door Interior Trim.

36. Stairs: Stain and urethane or paint the Stair Tread Material. Paint the Stair Base. Cut the Stair Tread Material into Treads. The Top Stair Tread fits in the Stair hole. Cut the rest of the treads 1/16 wider than the Stair Base to overhang on the edge away from the wall. Glue the Treads to the Stair Base. Glue the Stairs to the floors and wall, lined up with the Mid Floor's top.



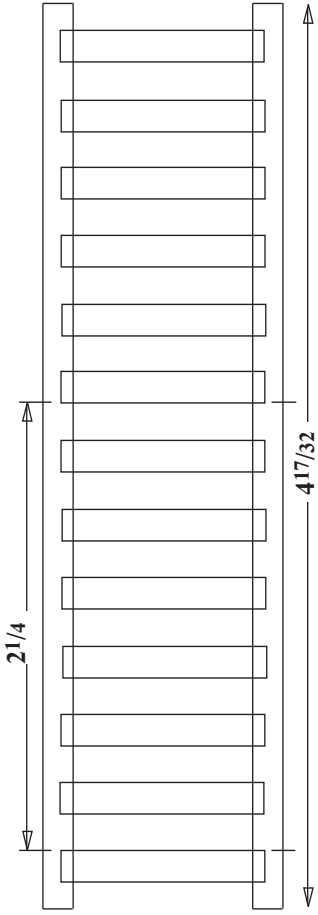
That's it! You're done with the House Assembly part of your dollhouse project.

**Have fun with the rest!**



5/8" spacing for Shingle Guidelines

Layout diagrams: These diagrams may print slightly differently from the way they were drawn. Keep the Rails centered on the diagram and be particularly careful to let the Railings dry in a square 'inside corner' (pg 5).

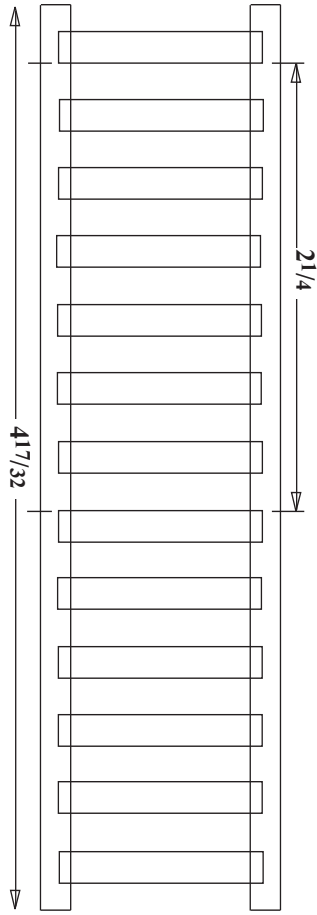


Railing Layout Diagram



Railing Layout Diagram

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5/8" spacing for Shingle Guidelines