

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 5) 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



**Items used in this build that are available at [www.realgoodtoys.com](http://www.realgoodtoys.com):**

**Dye1** (reddish brown), **Dye3** (dark grey) for shingles

**Mini Paint Roller** for interior painting

**Aleene's Tacky Glue** for housebody construction

**5408-10 Double-Cut Coarse File** for shaping window cutouts

**#6888 Best1 Wiring Set:** it has what you need to wire this house

**Other tools and supplies used in this build:**

Paint, stain, and painting supplies: 1" foam brushes for each color of paint or stain, waxed paper and plastic wrap

Sandpaper: 220/320 grit, 3-5 sheets, #19 rubber bands

Trays or box-tops to paint and organize parts (see your local office supply store for lids from the boxes reams of paper come in)

Hot-melt glue gun and glue or solvent-based cement for Shingles (see page 23)

Masking tape: 3/4" or 1" - select high-adhesion masking tape

Razor saw, utility knife or craft knife (like X-Acto), 24" ruler and a pencil.

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

# Accessories for Charlie's Cozy Cottage

See your local dollhouse shop or [www.realgoodtoys.com](http://www.realgoodtoys.com)

### Accessories:

- Gingerbread
- Flower Boxes
- Foundation Stucco Grit
- Octagonal Shingles
- Fancy Windows and Doors
- Turnposts and Spindles

### Interior:

- Wiring
- Wallpaper

### Interior paint color:

- Ceilings
- Painted walls
- Interior trim

### Flooring:

- Applied wood, tile, or carpet
- Banister & Landing Rails
- Window and Door trim
- Baseboard and Crown
- Fancy Stairs

C50 Chimney



6801 Nosing and Gingerbread  
6802

Windows: Openings fit standard-size; working or non-working\*  
(requires interior trim customization)



JQ13W



#5042



#5041



5025  
Louvered  
Shutters

### Doors\*:

Exterior



#6002



#6018



#6022

Interior



#1015

Require door cutout enlargement

### Hand-Split Octagonal Shingles

Red Cedar: HOC350

White Pine:  
HOW500



### Shingle Dye

Dye1: Reddish Brown  
Dye3: Dark Grey



T-10  
Turntable

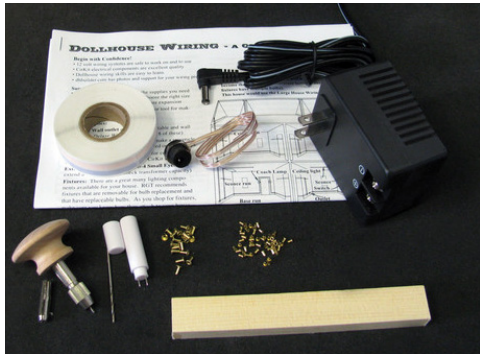


T250 Assembled Turntable

T10: 12" Turntable  
T250: Assembled Turntable  
ET250: Wired Turntable

### Stucco Mix





Real Good Toys' Best!  
Dollhouse Wiring Set

Tapewire or Roundwire powered  
"Light-It-Up" LED Lighting



Wallpaper  
P2000  
HH444

Battery powered LED Lighting



HW2301



HW2326



RGT5  
Porch  
Post

Trim and Stripwood

RGT8  
Spindle



Flute24



SW16



Rail-B



DH

A Doghouse for your Dollhouse

A Dollhouse for your Dollhouse



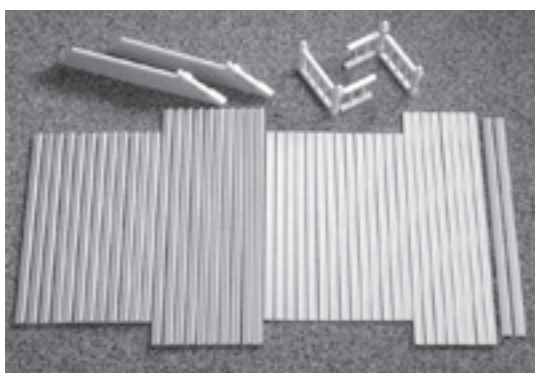
6452M:  
Cherrydale Mini



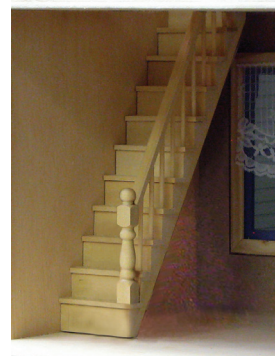
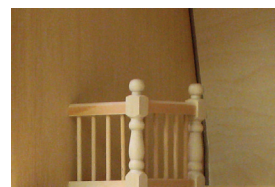
6448M:  
Kiwi Mini



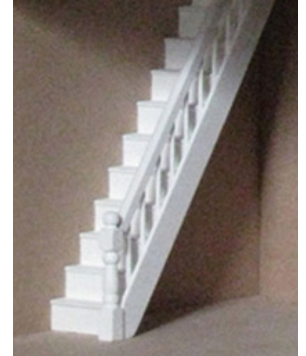
SW16



J-FK  
Banister/Newel  
Turned Landing Rails  
Baseboard Molding  
Crown Molding



4017 Pine Stair  
and Landing Set



6803 Banister  
& Landing Set

Tools, Accessories, Supplies, and Miniatures:  
visit [www.realgoodtoys.com](http://www.realgoodtoys.com)

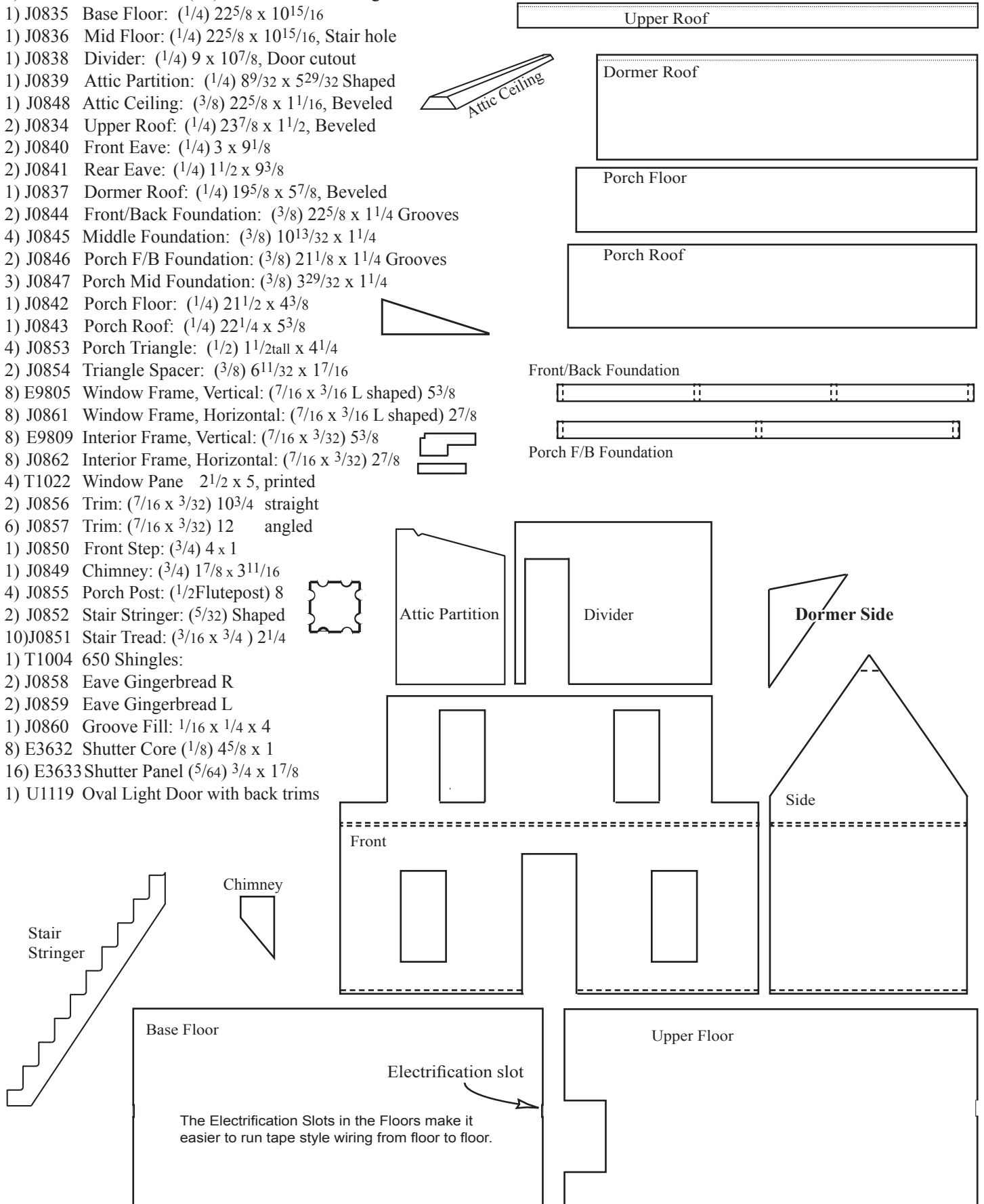
Identify the parts: Measure each part and find it on the parts list, then label it with pencil or a sticky note. Labeling the parts will help you use the same names that are used in the instructions. Drawings are not all the same scale.

**Parts:** Measurements are approximate (for parts identification only)

- 1) J0831 Front: (1/4) 16<sup>7</sup>/<sub>16</sub> x 23, Window and Door cutouts
- 2) J0832 Side: (1/4) 18<sup>5</sup>/<sub>8</sub> x 10<sup>7</sup>/<sub>8</sub>, Grooved, Peaked.
- 1) J0833RDormer Side: (1/4) 6<sup>21</sup>/<sub>32</sub> x 4<sup>11</sup>/<sub>16</sub> Triangle
- 1) J0833LDormer Side: (1/4) 6<sup>21</sup>/<sub>32</sub> x 4<sup>11</sup>/<sub>16</sub> Triangle
- 1) J0835 Base Floor: (1/4) 22<sup>5</sup>/<sub>8</sub> x 10<sup>15</sup>/<sub>16</sub>
- 1) J0836 Mid Floor: (1/4) 22<sup>5</sup>/<sub>8</sub> x 10<sup>15</sup>/<sub>16</sub>, Stair hole
- 1) J0838 Divider: (1/4) 9 x 10<sup>7</sup>/<sub>8</sub>, Door cutout
- 1) J0839 Attic Partition: (1/4) 8<sup>9</sup>/<sub>32</sub> x 5<sup>29</sup>/<sub>32</sub> Shaped
- 1) J0848 Attic Ceiling: (3/8) 22<sup>5</sup>/<sub>8</sub> x 1<sup>1</sup>/<sub>16</sub>, Beveled
- 2) J0834 Upper Roof: (1/4) 23<sup>7</sup>/<sub>8</sub> x 1<sup>1</sup>/<sub>2</sub>, Beveled
- 2) J0840 Front Eave: (1/4) 3 x 9<sup>1</sup>/<sub>8</sub>
- 2) J0841 Rear Eave: (1/4) 1<sup>1</sup>/<sub>2</sub> x 9<sup>3</sup>/<sub>8</sub>
- 1) J0837 Dormer Roof: (1/4) 19<sup>5</sup>/<sub>8</sub> x 5<sup>7</sup>/<sub>8</sub>, Beveled
- 2) J0844 Front/Back Foundation: (3/8) 22<sup>5</sup>/<sub>8</sub> x 1<sup>1</sup>/<sub>4</sub> Grooves
- 4) J0845 Middle Foundation: (3/8) 10<sup>13</sup>/<sub>32</sub> x 1<sup>1</sup>/<sub>4</sub>
- 2) J0846 Porch F/B Foundation: (3/8) 21<sup>1</sup>/<sub>8</sub> x 1<sup>1</sup>/<sub>4</sub> Grooves
- 3) J0847 Porch Mid Foundation: (3/8) 3<sup>29</sup>/<sub>32</sub> x 1<sup>1</sup>/<sub>4</sub>
- 1) J0842 Porch Floor: (1/4) 21<sup>1</sup>/<sub>2</sub> x 4<sup>3</sup>/<sub>8</sub>
- 1) J0843 Porch Roof: (1/4) 22<sup>1</sup>/<sub>4</sub> x 5<sup>3</sup>/<sub>8</sub>
- 4) J0853 Porch Triangle: (1/2) 1<sup>1</sup>/<sub>2</sub>tall x 4<sup>1</sup>/<sub>4</sub>
- 2) J0854 Triangle Spacer: (3/8) 6<sup>11</sup>/<sub>32</sub> x 1<sup>7</sup>/<sub>16</sub>
- 8) E9805 Window Frame, Vertical: (7/16 x 3/16 L shaped) 5<sup>3</sup>/<sub>8</sub>
- 8) J0861 Window Frame, Horizontal: (7/16 x 3/16 L shaped) 2<sup>7</sup>/<sub>8</sub>
- 8) E9809 Interior Frame, Vertical: (7/16 x 3/32) 5<sup>3</sup>/<sub>8</sub>
- 8) J0862 Interior Frame, Horizontal: (7/16 x 3/32) 2<sup>7</sup>/<sub>8</sub>
- 4) T1022 Window Pane 2<sup>1</sup>/<sub>2</sub> x 5, printed
- 2) J0856 Trim: (7/16 x 3/32) 10<sup>3</sup>/<sub>4</sub> straight
- 6) J0857 Trim: (7/16 x 3/32) 12 angled
- 1) J0850 Front Step: (3/4) 4 x 1
- 1) J0849 Chimney: (3/4) 1<sup>7</sup>/<sub>8</sub> x 3<sup>11</sup>/<sub>16</sub>
- 4) J0855 Porch Post: (1/2Flutepost) 8
- 2) J0852 Stair Stringer: (5/32) Shaped
- 10)J0851 Stair Tread: (3/16 x 3/4 ) 2<sup>1</sup>/<sub>4</sub>
- 1) T1004 650 Shingles:
- 2) J0858 Eave Gingerbread R
- 2) J0859 Eave Gingerbread L
- 1) J0860 Groove Fill: 1/16 x 1/4 x 4
- 8) E3632 Shutter Core (1/8) 4<sup>5</sup>/<sub>8</sub> x 1
- 16) E3633 Shutter Panel (5/64) 3/4 x 1<sup>7</sup>/<sub>8</sub>
- 1) U1119 Oval Light Door with back trims

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



## 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  
 Option: Faux-wood floor finish on the floors;  
 Paint everything that will be painted - one coat;  
 Sand the paint until it is smooth, transparent,  
 and some of the wood is showing through;  
 Build the housebody up to the Roof;  
 Pre-cut Trim and Attic Wallpaper, but don't apply it yet;  
 Mark, paint, and attach the Roofs  
 (don't glue on the Rear Roof yet);  
 Build the Dormer;  
 Optional: Start the wiring;  
 Foundation;  
 Porch;  
 Install the Divider and Attic Partition;  
 Optional: Finish the wiring;  
 Assemble, finish, and paint everything else;  
 Finish the inside;  
 Finish the outside - Rear Roof, trim and shingles.

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

Click the buttons "[J540/545](#)" 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 (and some will be used for trim and shingles), but they all have some trait that makes them un-desirable for the body of your dollhouse.

**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 fabric glue or 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** toward the end of these instructions.

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### 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 mighty distressing).

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 and on the Attic Partition before attaching the Roofs.

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

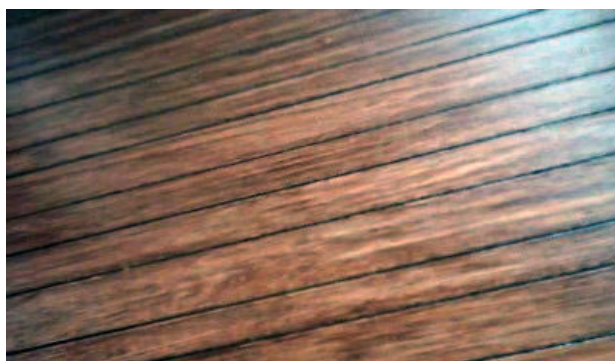
- a. *Use a sticky yellow tape ("high-tack")*, not easy-to-remove painter's tape.
- b. *Use enough tape* so you can start a distance from the joint and rub down several inches on the end, then...
- c. **Stretch** the tape as you pull it across the joint.  **Rub** the tape down so it will remain tight while the glue dries.
- d. **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!



**Flooring:** Applied flooring (wood or tile), carpet, or painted floors are completed after construction, but Faux-Wood Flooring should be done now. See [www.realgoodtoys.help](http://www.realgoodtoys.help) for a **video**.

**Faux-Wood Flooring**

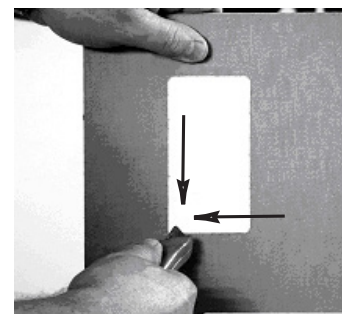


**A: Getting Started: Do these things before the house assembly**

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 (5408-10 at [realgoodtoys.com](http://realgoodtoys.com)) 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).



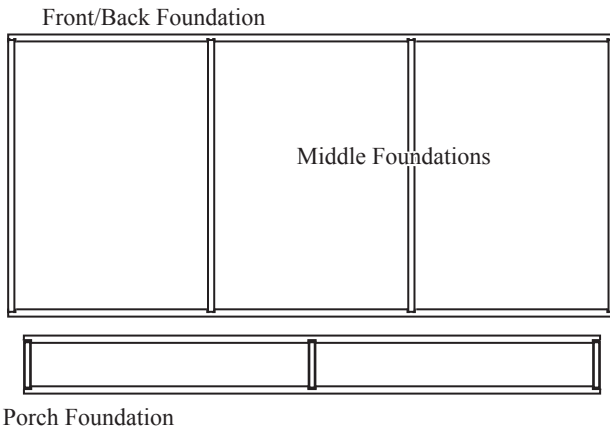
**Demos and slideshows are at: [www.realgoodtoys.help](http://www.realgoodtoys.help)**

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

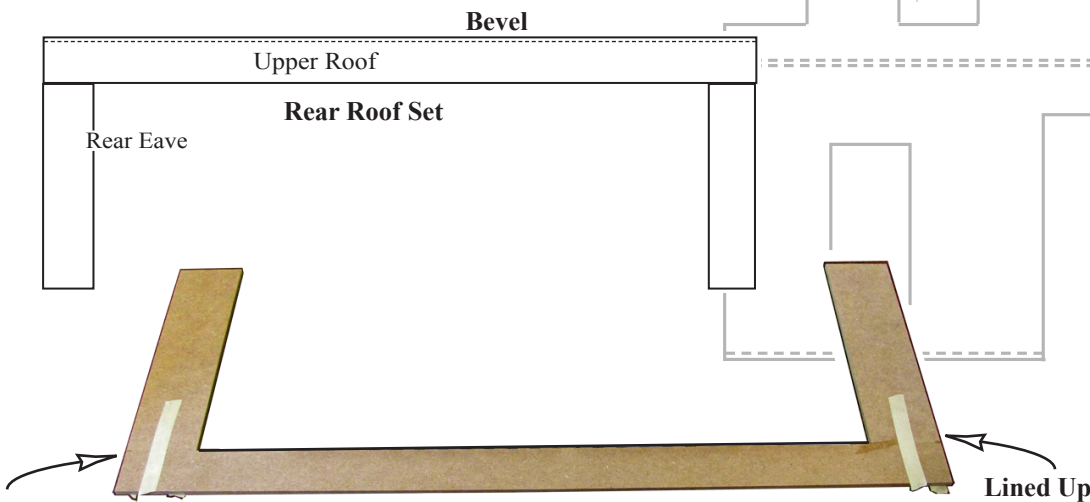
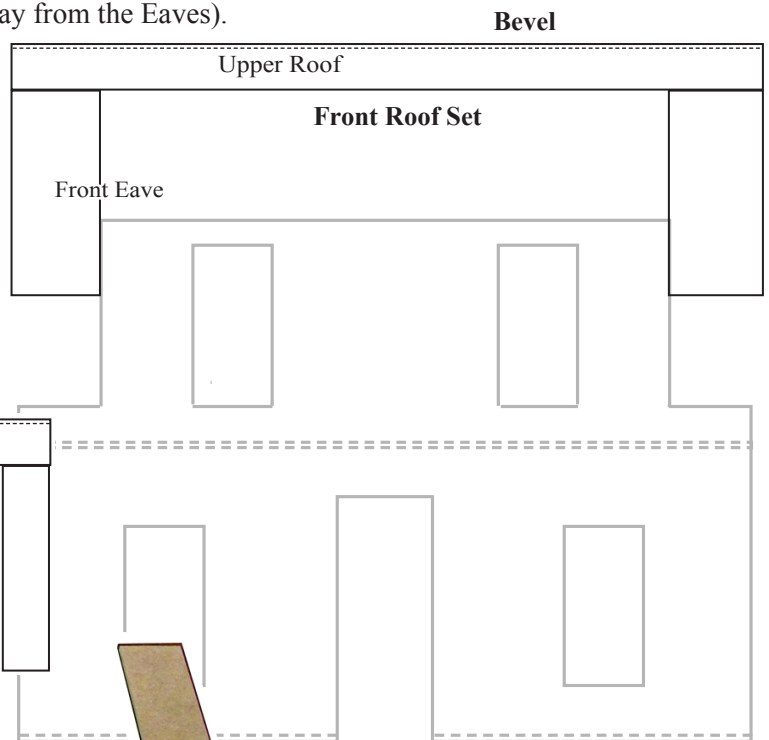
Glue and tape together the Foundation sets.



**Temporary!**  
Without glue, line up the edges of the Foundation Sets with floors to keep them square as the glue dries.

Glue and tape together the Upper Roof and Eave Sets.  
The Beveled edge of the Upper Roof goes at the top (away from the Eaves).

**Test the Dormer Front between the Front Eaves to make sure the spacing is right**



**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. Sand until the paint is smooth and transparent, and lots of the wood is showing.
- 2. Glue doesn't stick to paint.** Avoid painting edges, grooves, and areas that will be glued (like the outside of the roofs). Glue 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 down to the wood, 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 by painting). A spot for the Porch Posts will be scraped in the paint on the Porch Floor.

## 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 (or other light-colored paint).

**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.

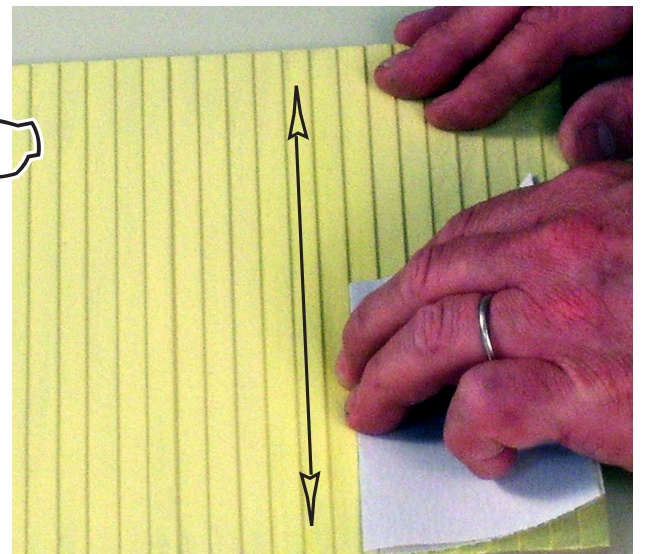
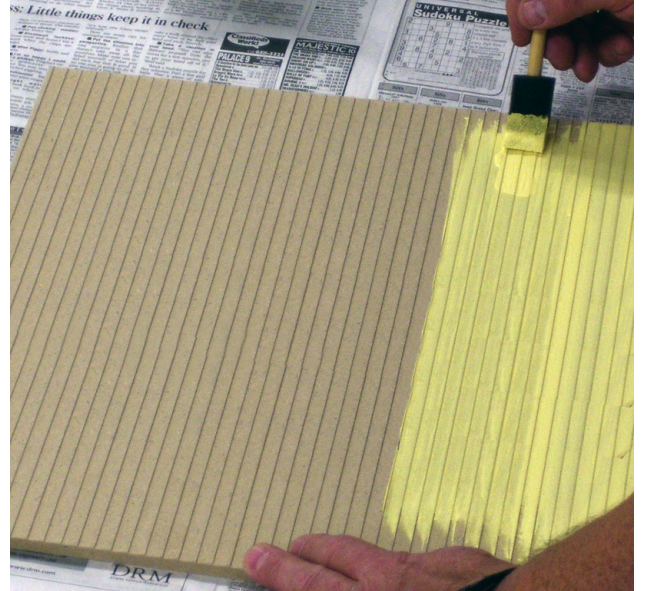
**Glue doesn't stick to paint.** Avoid painting edges, grooves, and areas that will be glued (like the outside of the roofs).

**Paint** the walls on both faces. Paint the Upper Floor 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.

**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.**

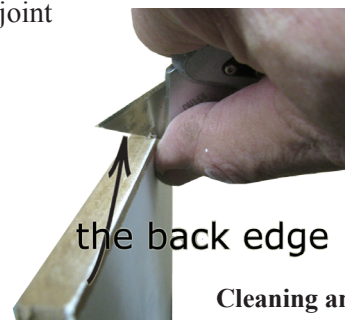


**Clean the edges and grooves** before assembly. A little paint always builds-out the corner of an edge or groove and will make assembly harder and the glue joint less strong. Test the Floors in their grooves to see that they fit well.

### Cleaning a groove with a Cabinet Scraper



Cleaning a groove with a knife



Cleaning an edge with the back of a utility knife blade



## Assembly

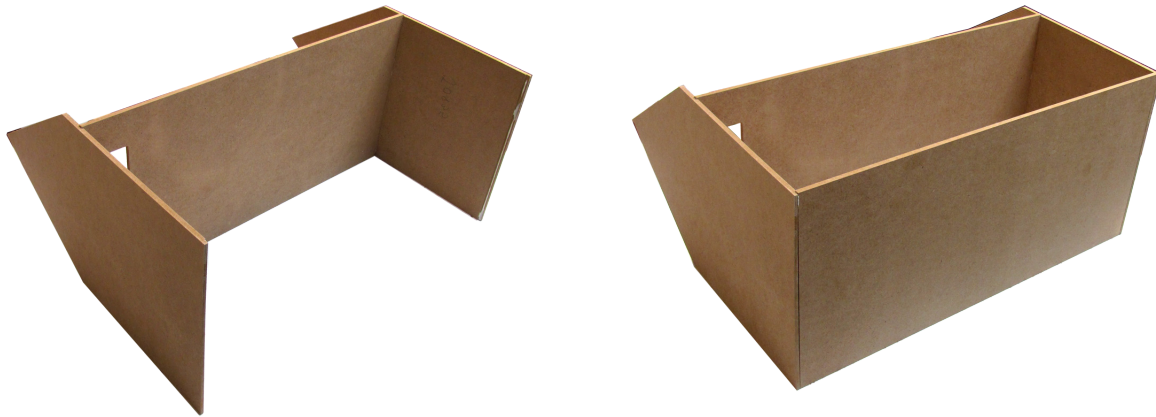
Continue on to step 7 before letting the glue dry

**“Front” is looking at the house from the street; “back” is the open side of the house; “left” and “right” are as though viewed from the front.**

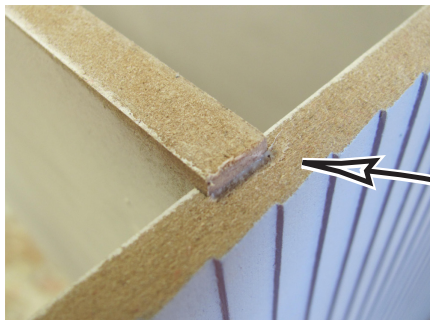
1. Spread glue in all the grooves of both Sides (use enough glue so some squeezes out of every joint and requires clean-up - see page 5). Stand the Sides and Upper Floor on edge. Press the Upper Floor into the Sides' upper grooves.



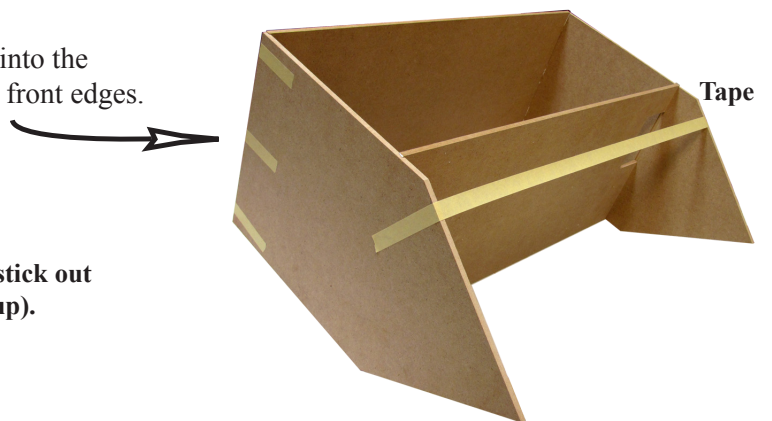
**The stair hole can go on the left or on the right, but it must be closer to the front (up).**



2. The Floors stick out  $\frac{1}{16}$ " past the Sides (this will fit into the grooves of the Front). Tape across the Sides above the front edges.



**The Floors all stick out  $\frac{1}{16}$ " in front (up).**



3. The Floors line up in back with the Sides (the edge on the Table). Tape the Base Floor firmly into the Sides' bottom grooves.

**You may need more tape than this (see page 6).  
Make sure the joints are tight.**

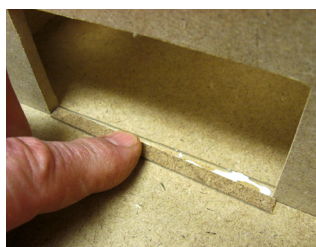
**Note: My tape isn't sticky enough and didn't stay stretched for a tight joint so I 'tabbed' the ends to keep the tape tight.**



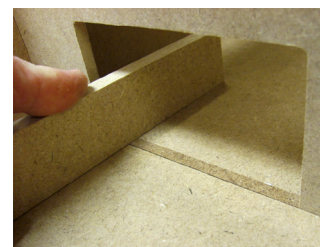
Continue on to the next steps without letting the glue dry

4. Press the Groove Fill into the exposed groove within the Stair Hole. The Front Step is a handy block to push it flat with the surface of the wall.

**Stair Hole**



**Groove Fill**

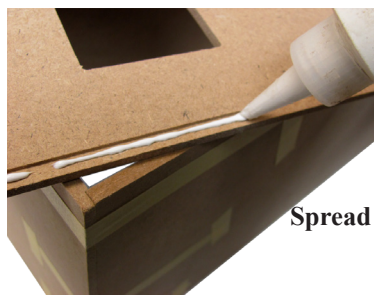


**Press the Groove Fill flat**

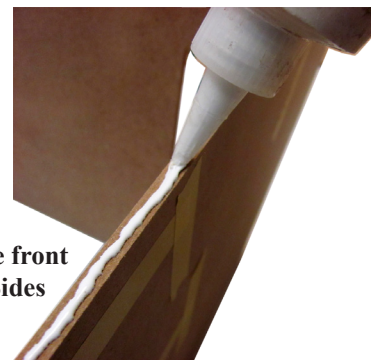
Continue on to the next steps without letting the glue dry

5. Attach the Front

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

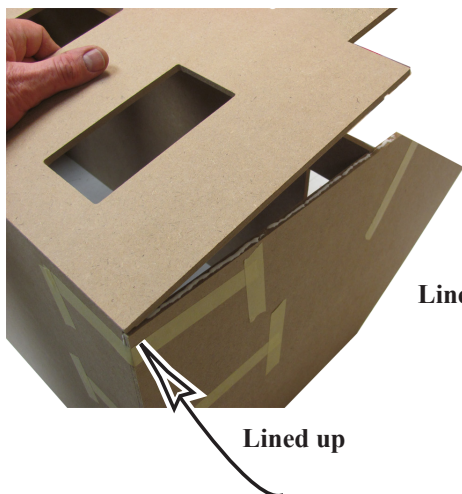


**Spread glue in the grooves**

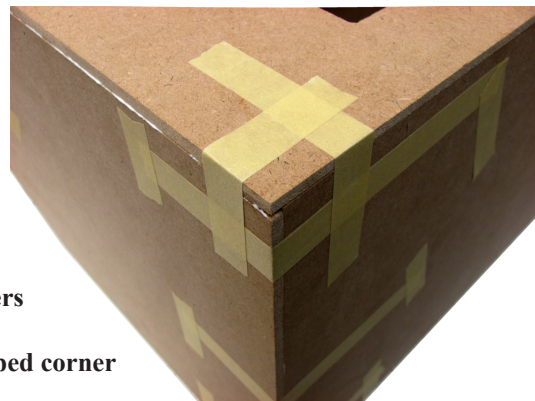


**Spread glue on the front (up) edges of the Sides**

A. Set the Front on the housebody lined up carefully side-to-side at the base.



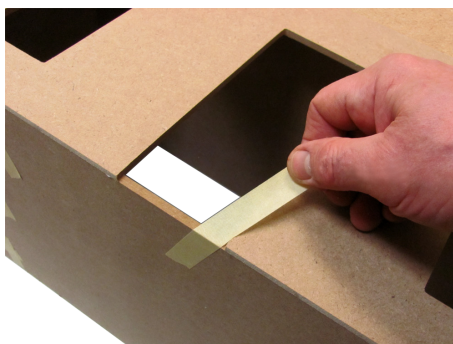
**Line up the Base corners**



**A well taped corner**

B. Tape all along the base. Make sure the Floor is all the way to the top of the groove.

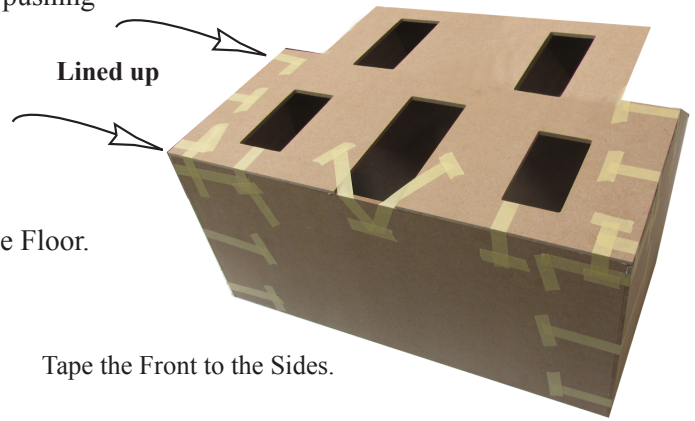
**Tape inside the door cutout**



Continue on to the next steps without letting the glue dry

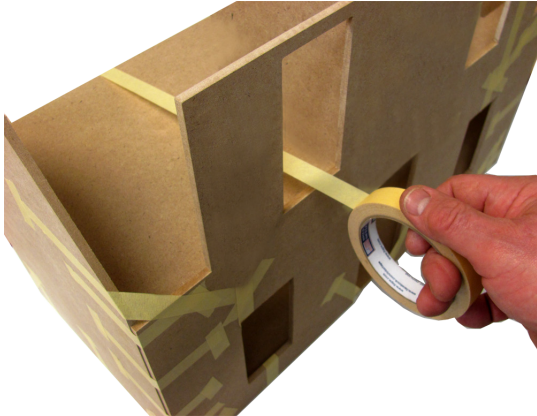
C. Adjust the Housebody so the Sides and the Front line up evenly from bottom to top (this is the step that straightens the house... don't be shy about pushing the Sidewall back and forth until it lines up well).

Tape the Front firmly to the Sides.

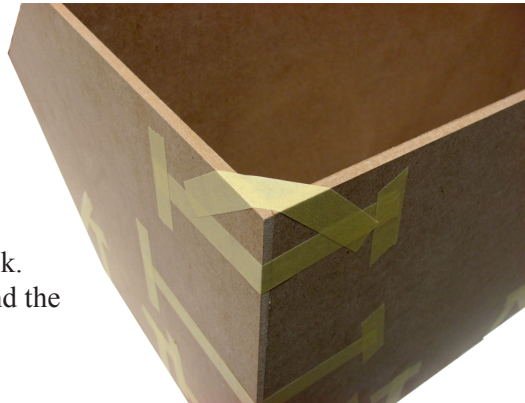


D. Tape thru the windows and door around the back edge of the Floor.

Tape the Front to the Sides.



6. Tape the Sides to the Floors in back. For more pull, tape all the way around the house at each floor's level.



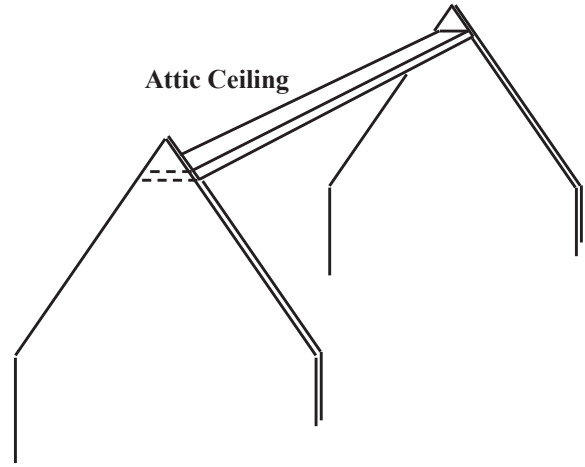
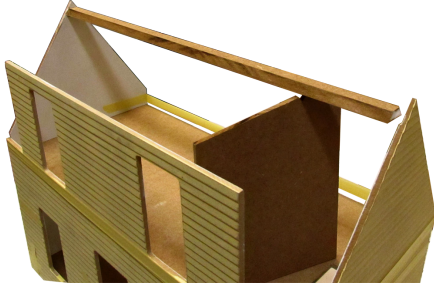
7. Stand the house on one end and add weights to the other end so there's good pressure in the middle of the glue joints.



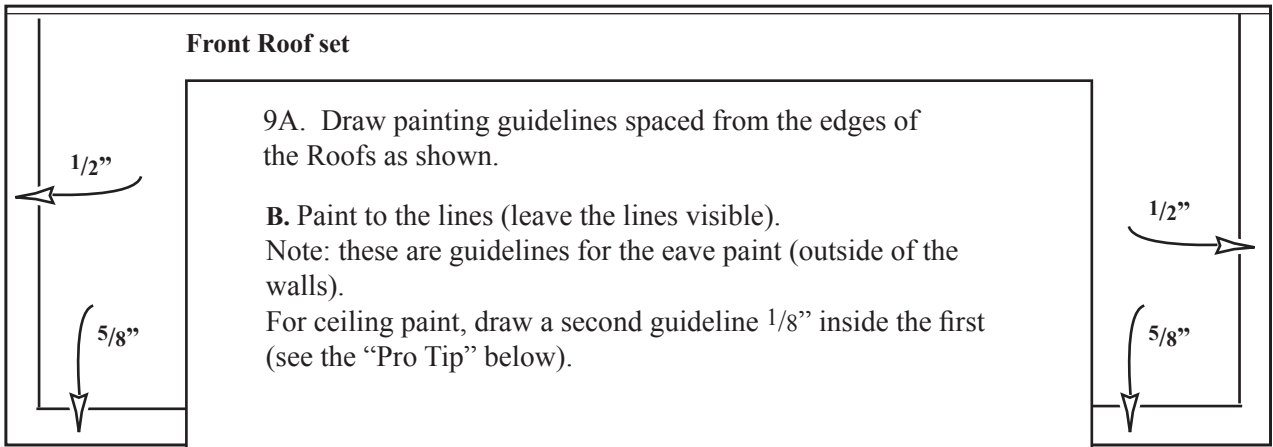
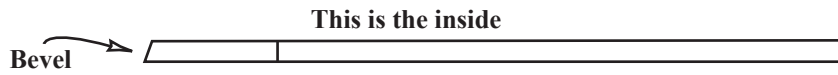
Review: Check all joints to be sure they are tight. Clean up excess glue. Temporarily put the Divider between the Floors as the glue dries.

Let the glue dry!  
Then take off the tape.

8. Glue and tape the Attic Ceiling into the groove at the peak; support it in the middle with the Attic Partition.

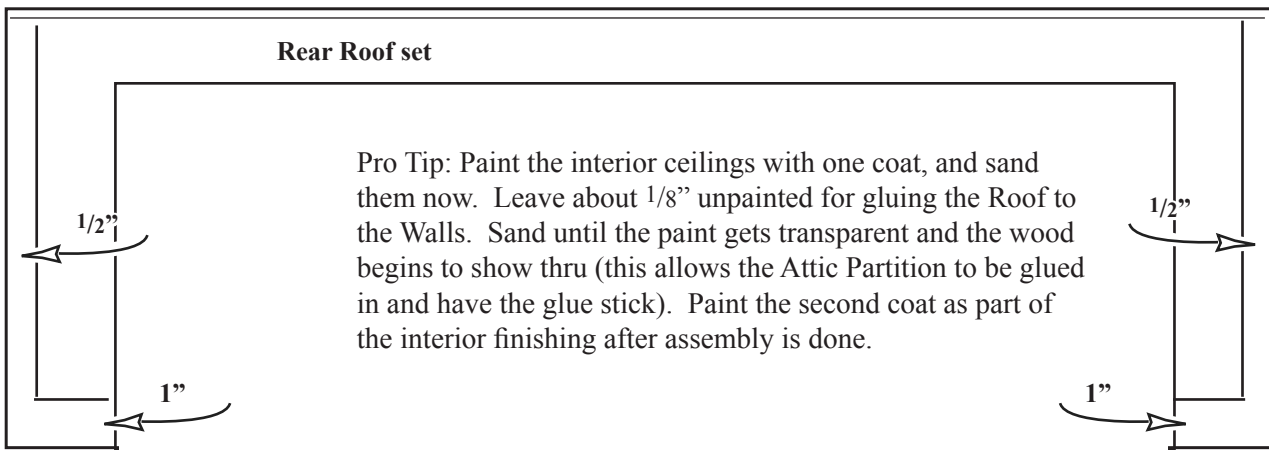


9A. Identify the inside of each Roof: the inside is the smaller side (the face of the bevel aims in). The Porch Roof is not beveled so either face can be the underside.

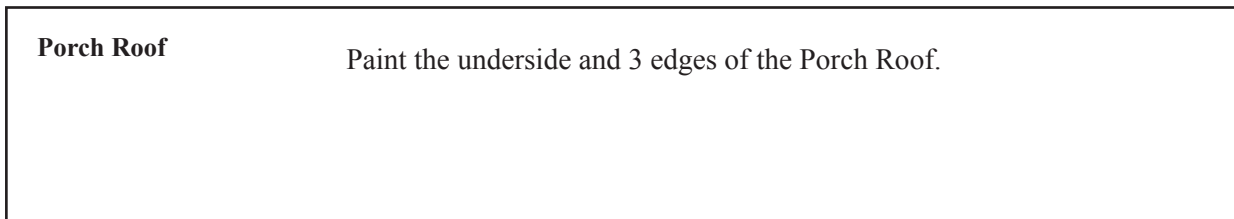
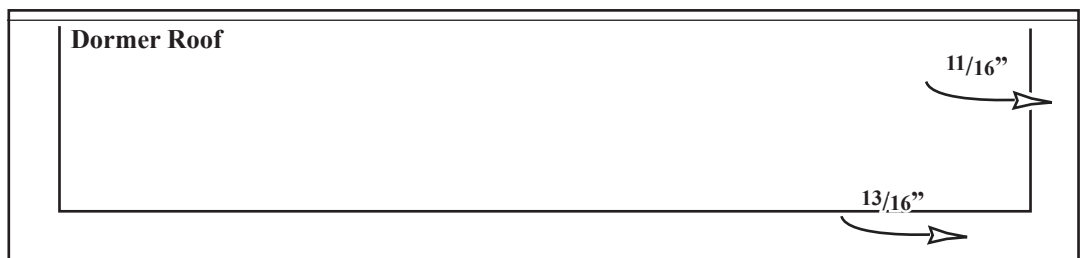


9A. Draw painting guidelines spaced from the edges of the Roofs as shown.

**B.** Paint to the lines (leave the lines visible).  
 Note: these are guidelines for the eave paint (outside of the walls).  
 For ceiling paint, draw a second guideline  $1/8$ " inside the first (see the "Pro Tip" below).

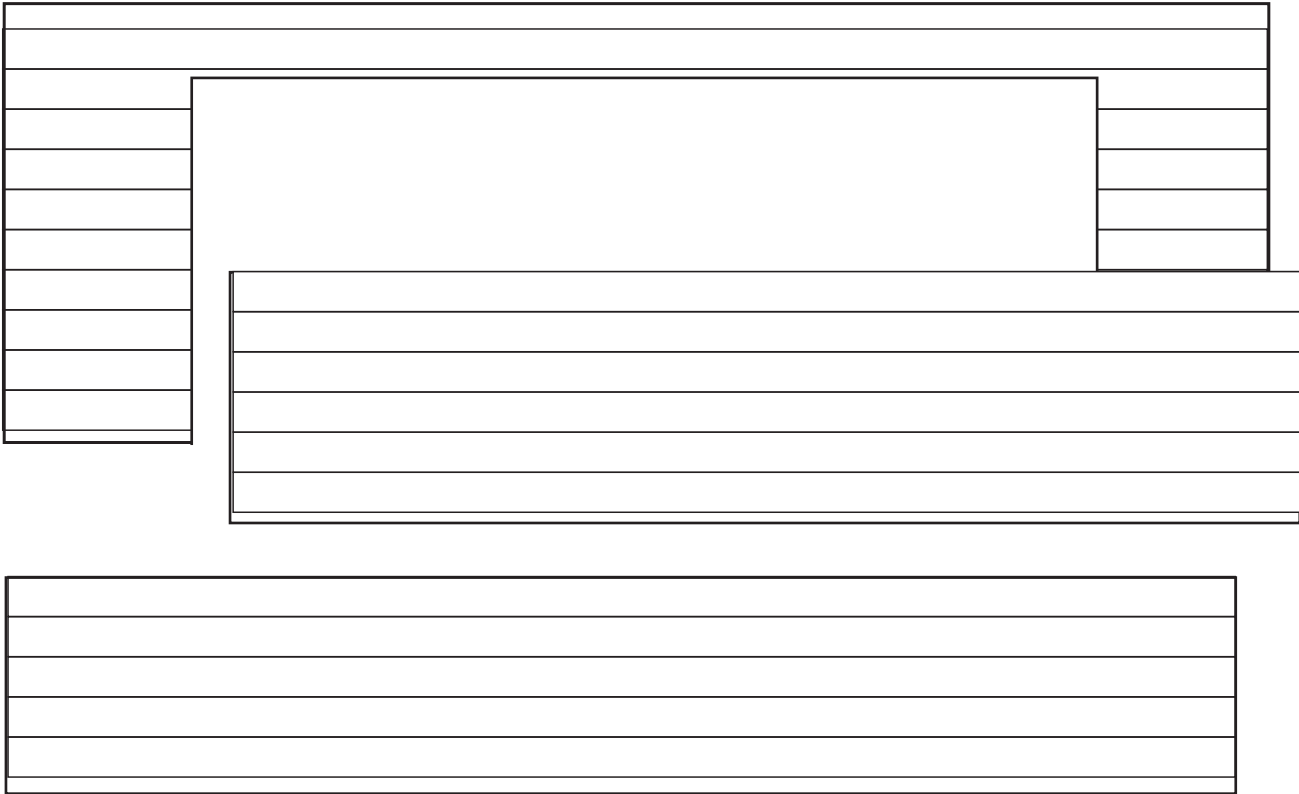


**Pro Tip:** Paint the interior ceilings with one coat, and sand them now. Leave about  $1/8$ " unpainted for gluing the Roof to the Walls. Sand until the paint gets transparent and the wood begins to show thru (this allows the Attic Partition to be glued in and have the glue stick). Paint the second coat as part of the interior finishing after assembly is done.

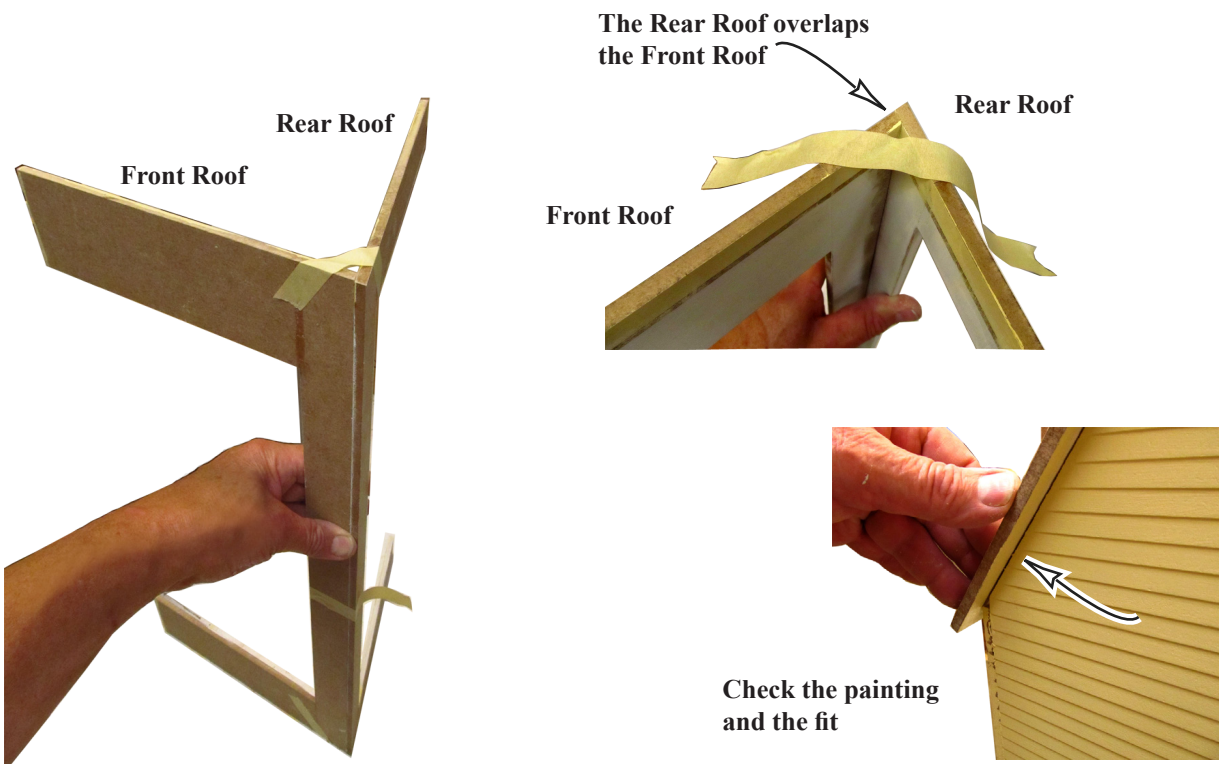


**Paint: Now is a great time to second-coat the housebody and Dormer Sides**

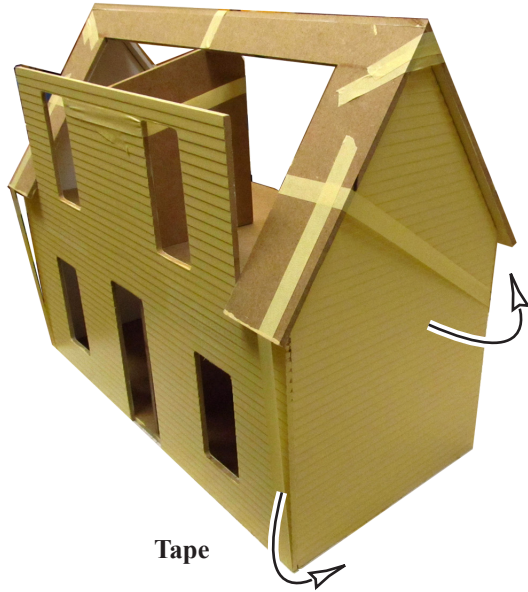
10A. Draw shingle guidelines on the outside of the Front Roof and Rear Roof sets, on the Dormer Roof, and on the Porch Roof. Draw the first guideline 1/4" above the bottom edge if you will be using a "Starter Row", or 1/2" if you are copper-flashing the dripedge (see "Shingle the Roof"); draw the rest of the lines spaced 1" apart.



B. Without glue, tape together the Front and Rear Roofs at the peak; the Rear Roof overlaps the Front Roof. Set the roofs on the house as shown. Confirm the pre-painting from step 9, and that the Roofs sit down onto the Side with no paint drips or gaps (file or scrape as necessary - do not sand).



10C. Glue and tape the Front Roof to the house. Wait to glue on the Rear Roof until wiring and interior finishing in the attic is complete.



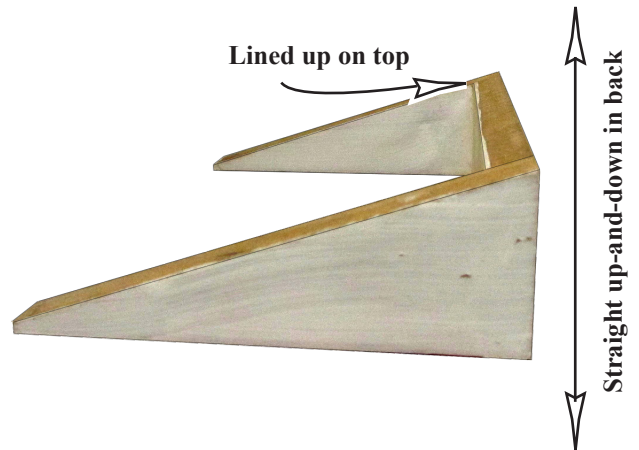
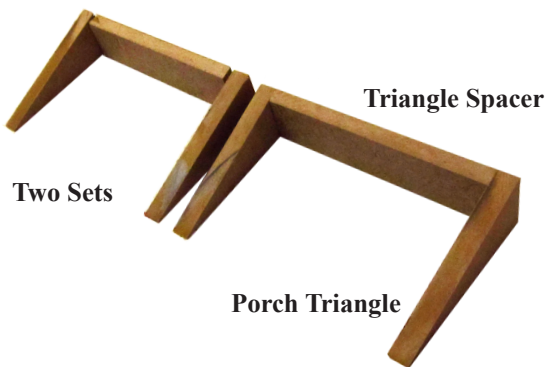
Glue and tape the Front Roof



The Rear Roof overlaps the Front Roof

Let the glue dry - take off the tape

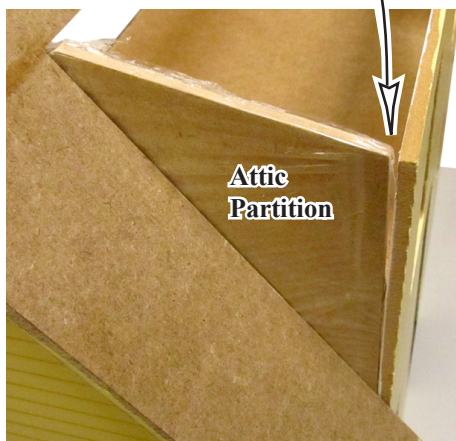
11. Pre-Assembly: Glue and tape together the Porch Triangles and Triangle Spacers, lined up in back and at the top, and square front-to-back.



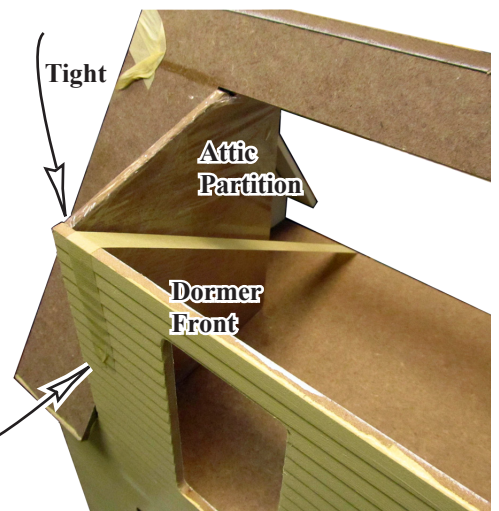
12 A. Wrap plastic film (food wrap) around the Attic Partition so it won't get glued. Set the Attic Partition against one end of the Front Roof opening, touching the back of the Dormer Front.



Plastic wrap on the Attic Partition - avoid bunches and wrinkles



Before taping, the Dormer Front does not touch the Attic Partition all the way from floor to the top... after taping it does.

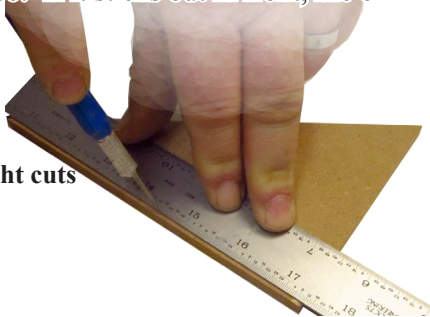


Tape the Dormer Front as necessary to hold it tight against the front edge of the Attic Partition all the way from the floor to the top.

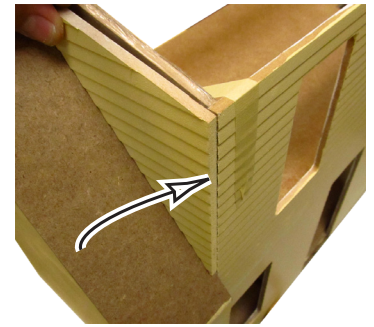
12B. Test the Dormer Sides on the Front Roof and Dormer Front. Adjust the position of the Dormer Side (slide it up or down the roof) so that the top of the Dormer Side lines up exactly with the top-front corner of the Dormer Front. Adjust this fit carefully and test it with a block held on top of the Dormer Side.

Check the fit of the front edge. If it is recessed or lined up with the front surface of the Dormer Front, rejoice! If it sticks out in front, file or trim it now.

Many light cuts



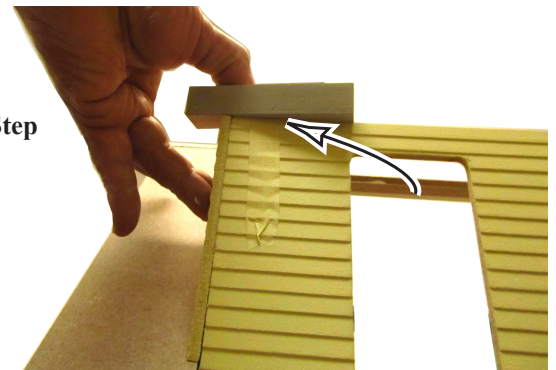
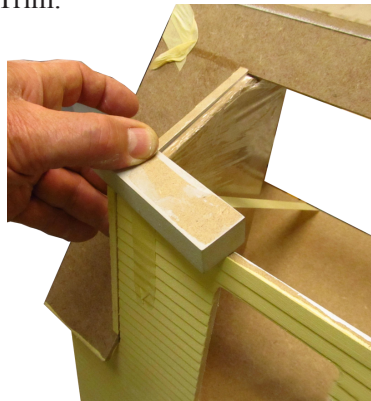
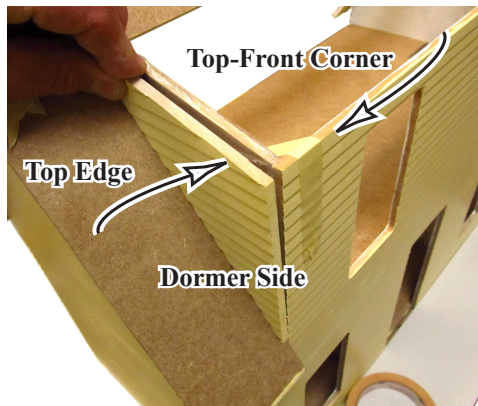
If the Dormer Side sticks out in front, file or trim it now



If the Dormer Side is recessed in front, proceed to step 12C

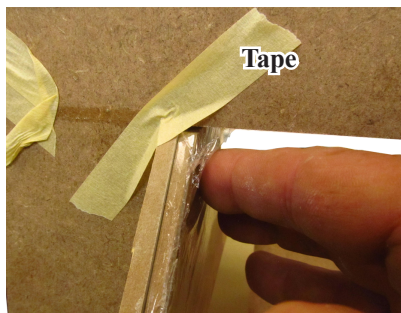
12C. Glue and tape the Dormer Sides to the Front Roof and to the Dormer Front. Adjust the position of the Dormer Side so that the top of the Dormer Side lines up exactly with the top-front corner of the Dormer Front. Do not be concerned with the fit of the front edge... that will be covered with Trim. Only fit the top.

Using the Front Step to test the fit.

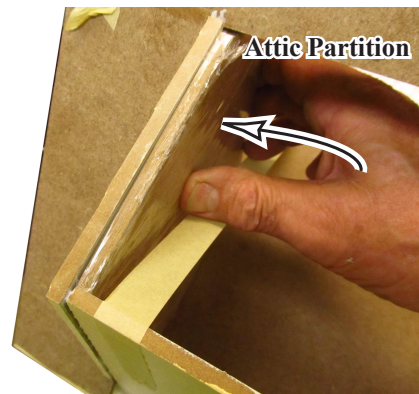


Top-Front Corner of the Dormer Front and the Top of the Dormer Side

12D. Press the Attic Partition sideways so it is tight with the edge of the Front Roof, then push the Dormer Side up against it. Tape the Dormer Side to the Dormer Front and Front Roof.



Tape

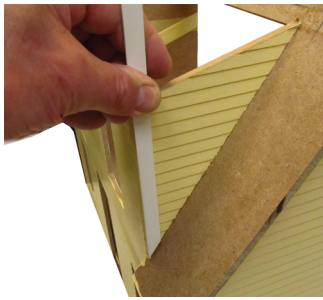


Attic Partition

Let the glue dry - take off the tape

12E. Repeat for the other Dormer Side

13. Cut, glue, and tape Trim to fit the corners of the Dormer.

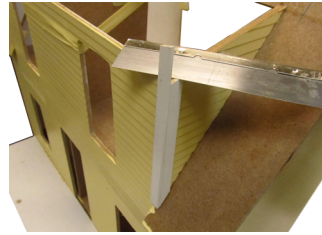


Trim: Angled end down

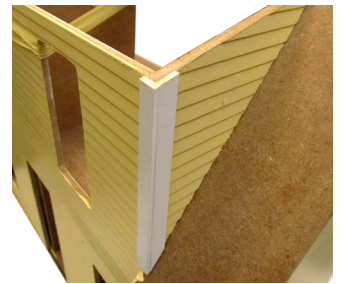


Dormer Side guides the cut

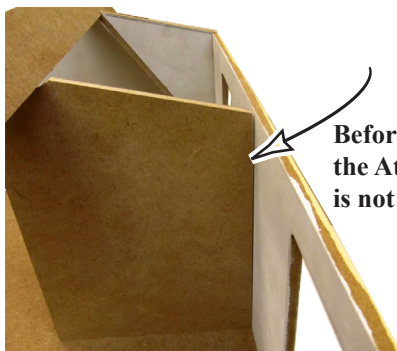
Leave room at the bottom for two thicknesses of shingles



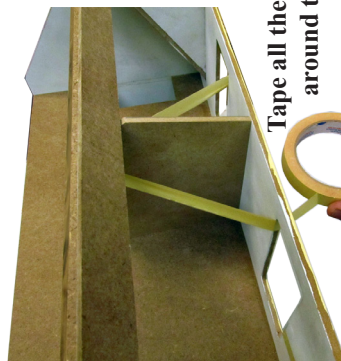
The other end of the same piece: square end down



14. A. Set the Divider and Attic Partition in the center of the house with the Attic Partition touching the Dormer Front. Tape thru the windows if necessary to pull the Dormer Front to touch the Attic Partition from the floor to the top.



Before taping, the Attic Partition is not touching

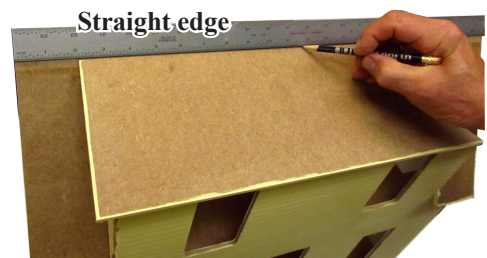


Tape all the way around twice



Pull the Dormer Front straight

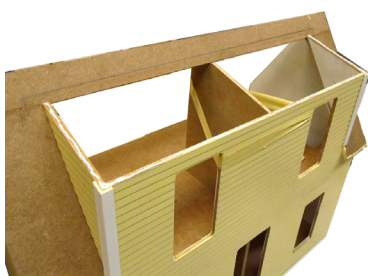
B. Without glue, set the Dormer Roof in place. Use a straight edge to draw a *straight* reference line on the Front Roof. This line will guide the use of tape and weights to ensure the Dormer Roof is straight as it is glued to the Front Roof.



Straight edge

Draw a straight reference line

C. Glue, tape, and weight (if necessary) the Dormer Roof to the Front Roof, Dormer Sides, and Dormer Front, centered side-to-side (21/8). Check along the reference line to be sure the Dormer Roof is straight. Tighten the tape in the middle to lift up a downward bow, or weight the middle to push down an upward bow.

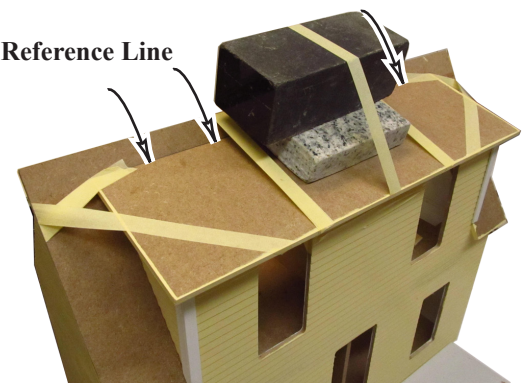


Apply glue



tape all the way around twice

Tape has pulled the Dormer Roof up in the middle



Reference Line

Weights have pushed the middle back down to the line. Don't push it too far!

Let the glue dry - take off the tape



**Wiring?**

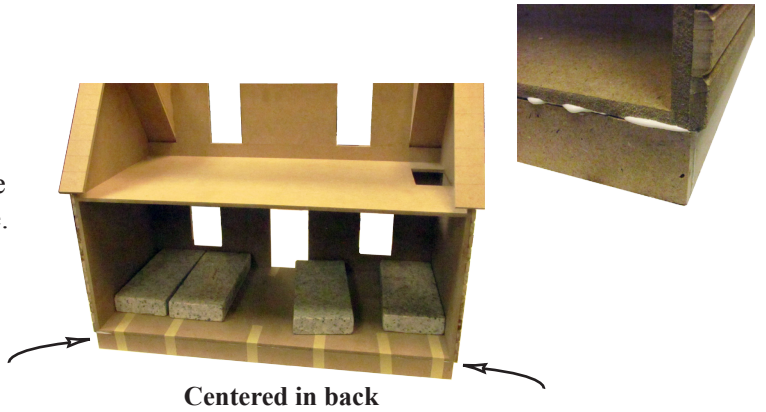
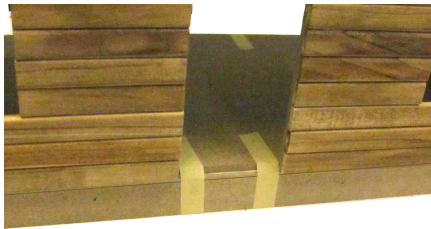
Now is the best time to run the “main loop” of tapewire from underneath the Base Floor (leave a 2” flap) thru the electrification slots, up one sidewall, across the Attic Ceiling, down the other Sidewall, and back under the house, all in one piece

with no connections. When you put the house on the foundation, the tapewire will be accessible in the ‘cellar’ for a Jack or a wired turntable for the most robust, subtle, and convenient connection to house wiring.

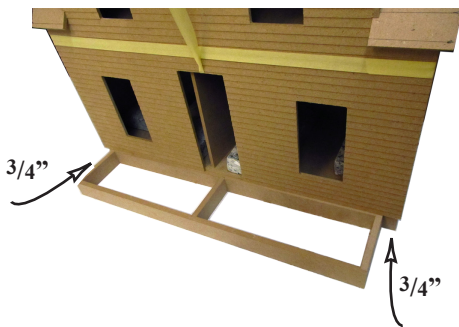
see [www.realgoodtoys.help](http://www.realgoodtoys.help) for more on wiring this house

**Make sure your work surface is truly flat for the next steps.**

15A. Glue, tape, and weight the house to the Foundation, lined up in back and centered side-to-side. Check the front: centered side-to-side too. Tape along the back and thru the door. Let the glue dry; take off the tape.



15B. Glue and tape the Porch Foundation to the house Foundation, centered side-to-side (3/4”). Let the glue dry; take off the tape.

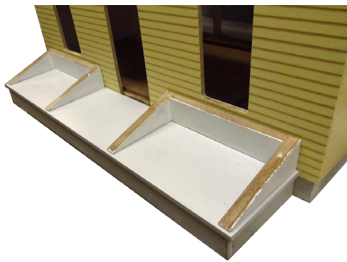


Paint the Foundations with texture-paint - mix Real Good Toys’ *Stucco* with foundation paint and apply in short swirls

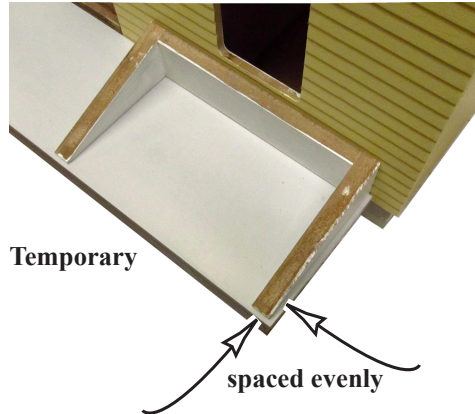
15B. Glue and weight the Porch Floor to the Porch Foundation and House Front, centered side-to-side. Let the glue dry.



16A. Set the Porch Triangle assemblies on the Porch Floor, spaced evenly at the side and front. Mark the 3 sides of the Triangle to show where the Porch Post will be glued.



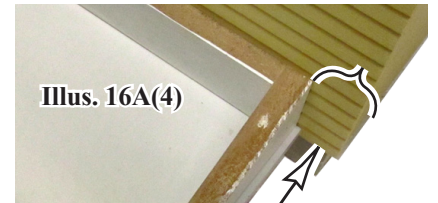
Porch Triangle assemblies



Temporary



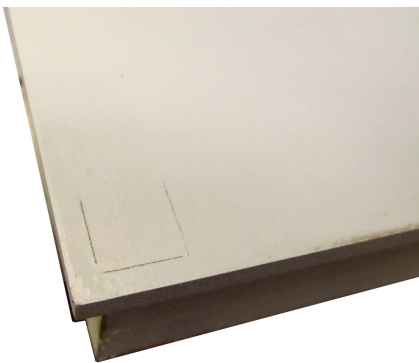
Mark for the Posts



Illus. 16A(4)

Measure to the edge of the Front (used in step 16C)

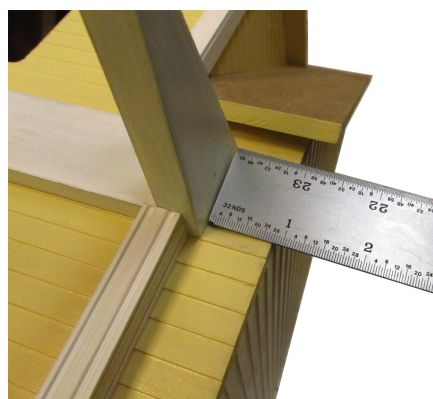
16B. Scrape a spot for the glue to grab (glue doesn't stick well to paint). Confine the scraping to within the marks (you don't need to get it all).



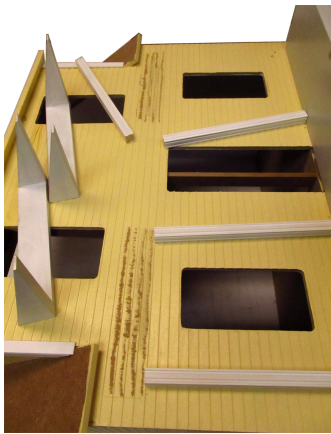
**Lay the house on its back**

16C. Locate and mark the position of the Triangle and Spacer assembly, 8" above the Porch Floor (use the Posts) and as measured in 16A (4) from the edge of the Front.

16D. Scrape for the glue to grab. Confine the scraping to within the marks (you don't need to get it all).



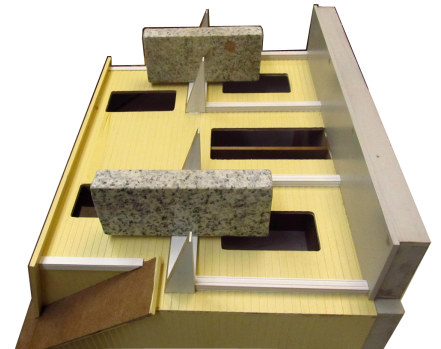
16E. Glue the Triangle and Spacer assembly to the Front. Use plenty of glue (lots of it will be lost in the shape of the clapboard). Check the position again; add weight, let dry.



Plenty of glue



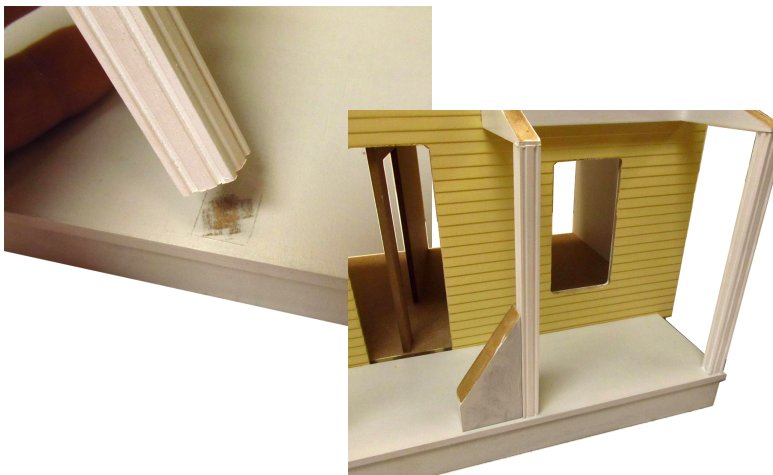
Let the glue set for several minutes before taking out the Posts



Let the glue dry - take off the weights

Stand the house upright

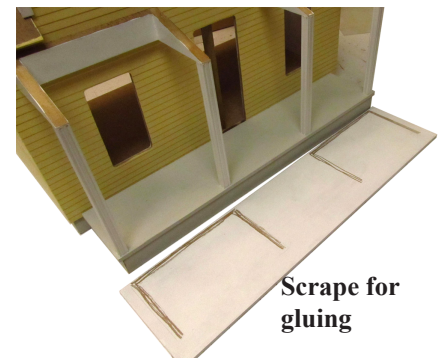
17A. Glue the Porch Posts to the Porch Floor and Triangles, located on the bottom by the marks (16A) and at the top by the Triangles. Check that they are straight.



17B. Test the Porch Roof (centered - 3/8 from the ends) and mark, then scrape for gluing.

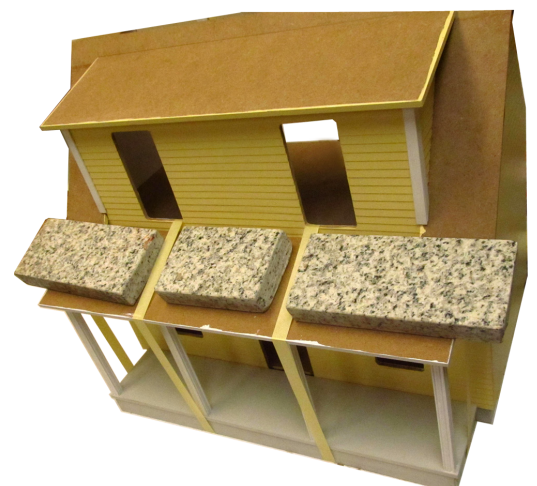
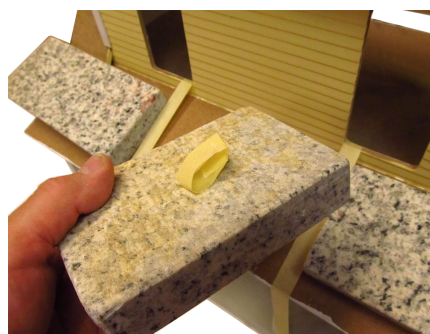


Mark



Scrape for gluing

17C. Glue and Tape the Porch Roof to the Triangle assemblies, centered (3/8), Add weights (a loop of tape will keep them from slipping). Let the glue dry.



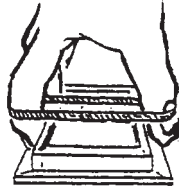
Let the glue dry - take off the weights and tape

**Window Assembly:**

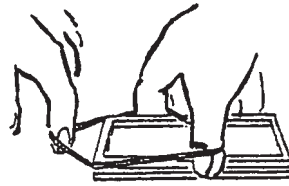
*www.realgoodtoys.help has more window assembly photos*

□ 18A. Glue and tape together the window frame sets. Turn the frames over and stretch a rubber band around the lip on the inside.

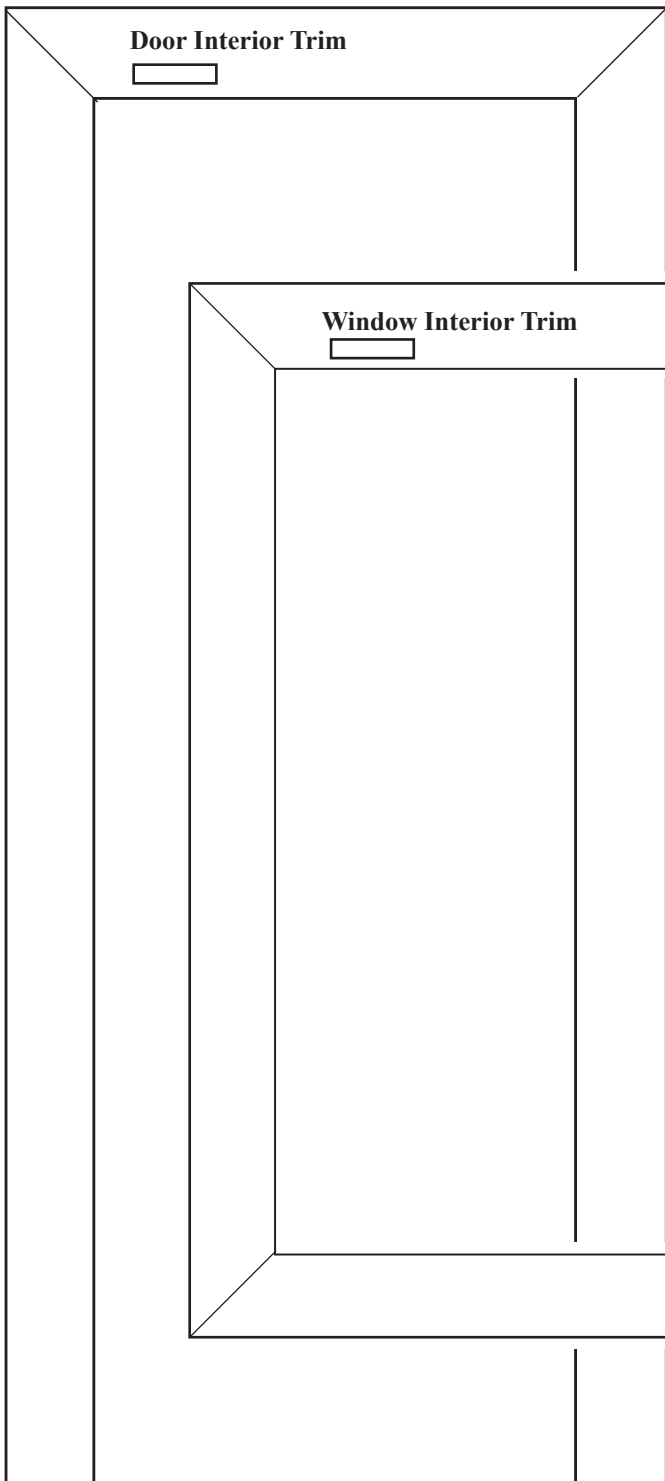
B. Glue and tape together Interior Trim. Window Panes and interior trim will be installed as part of the Interior Finishing Plan (see the page 21).



The hands are holding the frame parts Down, not squeezing them together



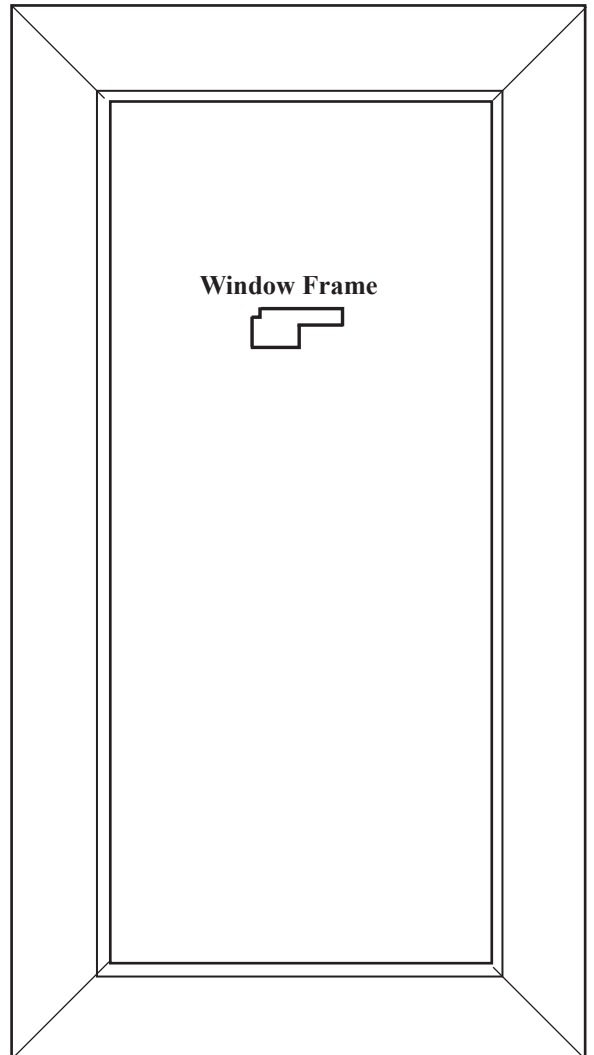
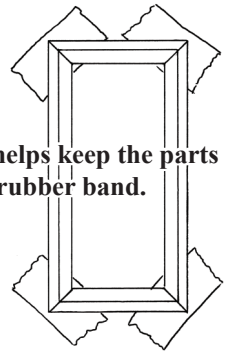
This is a cross-section from the top of how the windows will be installed



Door Interior Trim

Window Interior Trim

A snip of tape in the corners helps keep the parts still while you put on the rubber band.



Window Frame

## 18C. Glue together the Shutter Cores and Shutter Panels



18D. Pull the bottom hinge pin to disassemble the door for painting. Tape the pins under the threshold so you don't lose them (a cut-off of a paper clip can substitute for a lost pin). Re-assemble the door when the painting is done. Secure the pane with a tiny dot of glue in each corner.

**Check the fit of the Windows and Door in the cutouts - carve or file if necessary for a good fit.**



19. Glue in the Exterior Window frames (the panes don't go in yet) and Shutters. Glue in the Door.




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### 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.

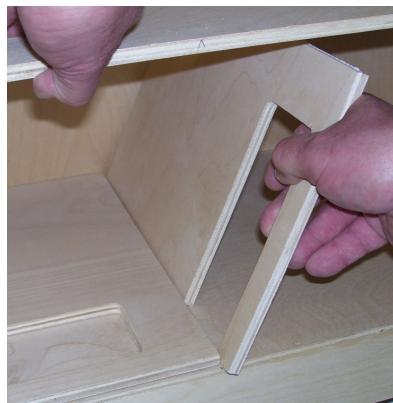
Now you're ready for *your* order of interior finishing.

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

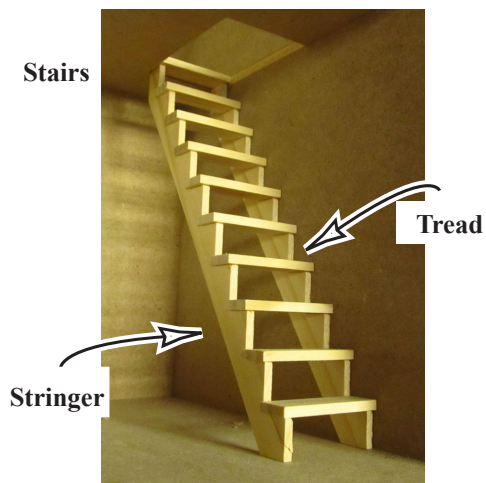
- Start the wiring (using "tape" style wiring)
- Divider and Attic Partition
- Finish wiring
- Wallpaper and paint
- Windows and Doors
- Flooring
- Baseboard and crown moldings
- Stairs

20. The Divider and Attic Partition are important supports for the Floor and Roof, but they can go anywhere you like. Consider your interior plan and locate them accordingly.

Tip the glued Divider and put it in until it is almost against the front wall, set the base of the Divider down, lift the next higher floor, straighten the Divider, and push it the last bit into position (same for the Attic Partition).

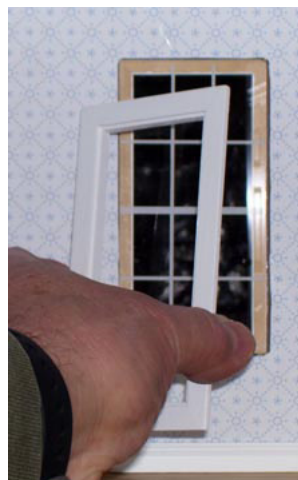


21. Glue a Stair Tread into the stair hole, lined up on top and closer to the front of the house. Let the glue dry.  
 B. Glue a Stair Stringer to the Side Wall, the bottom of the Top Tread, and the front edge of the stair hole.  
 C. Glue another Stringer in the same position, spaced approximately 2" from the first.  
 D. Glue the rest of the Treads to the Stringers and to the Wall.



22. Without glue, set the Window Panes in the cutout against the Exterior Window Frames.  
 Glue the Interior Window Trim over the cutout with dots of glue in the corners, centered.

Looking from the inside with the Exterior Window Frame already installed from the outside, set the Window Pane into the opening.



Glue the Interior Window Trim to the wall with dots of glue in the corners

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23. Glue and tape the Rear Roof to the house.

24. Glue the Chimney in place (see page 24) - it can go on either side.  
 Glue the Front Step in place.

Note: The Chimney and Front Step look great with the same Texture Paint suggested for the Foundation (see page 17).



There are Shingling slideshows for this roof at [www.realgoodtoys.help](http://www.realgoodtoys.help)

**25. 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. Hot-Melt glue or Fabric glue will also work.

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

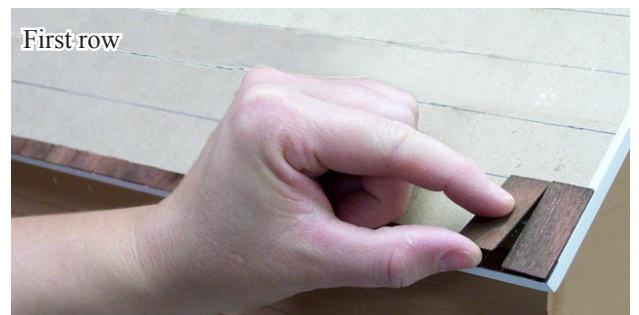
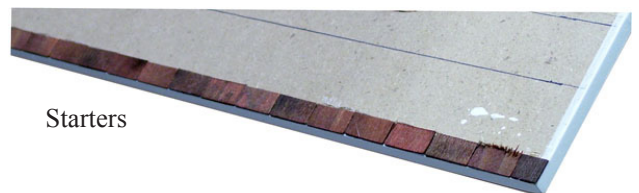
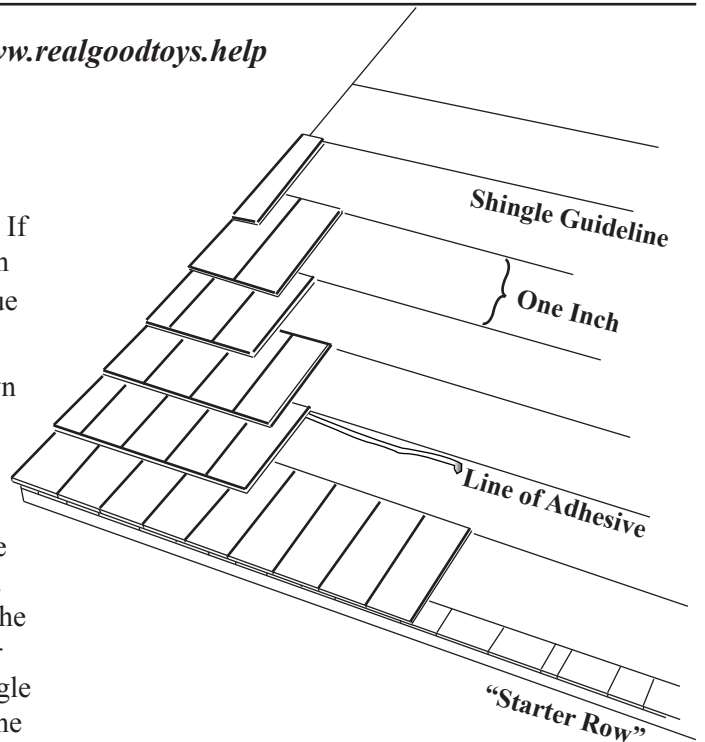
C. Apply a thin line of adhesive just below the lowest guideline (start out with a line 4 shingles long and increase as you learn). Press the top edge of a Shingle into the line of glue, smearing the excess upward. Hold the first Shingle steady and press another Shingle into the adhesive, tight to the 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 Chimney to keep the bottom edge of every row straight.

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

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.



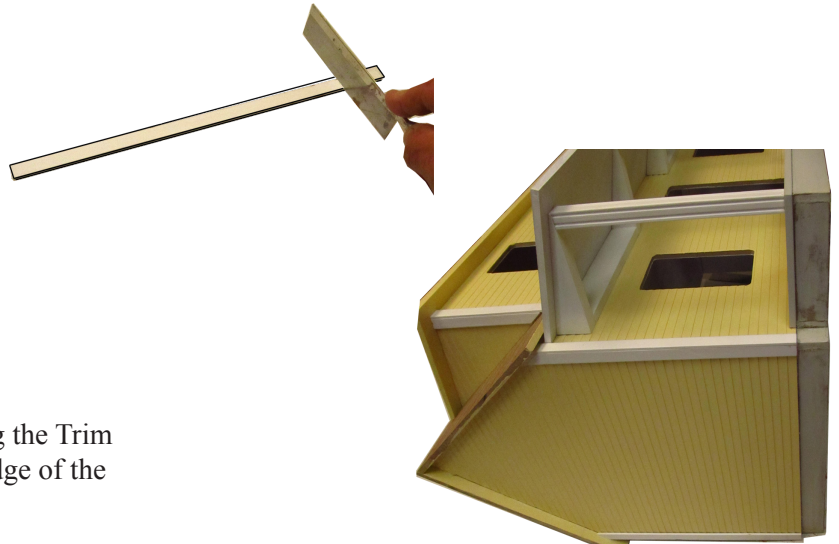
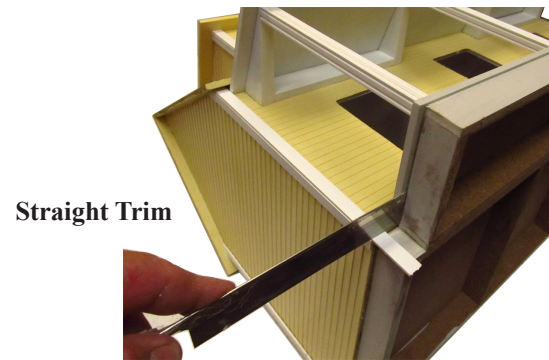
Boston Lap at the Peak



**Touch up and Trim**

25. Touch up the paint if necessary

26A. Hold Angled Trim against the Side, with the angled top against the bottom of the Roof, lined up with the face of the Front. Cut the bottom to match the bottom edge of the Side. Glue in place. Repeat for the back edge of the Side's Trim. Let the glue dry.



B. Hold Straight Trim against the Front overlapping the Trim on the Side. Cut the bottom to match the bottom edge of the Front. Glue in place, let the glue dry.

Repeat A & B for the other side of the house

C. Glue and tape Eave Gingerbread to the edge of the Roofs, covering the edges of the Shingles.



**You're done with the construction part of your project.  
Enjoy the Rest!**