

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

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 3) 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



Supplies:

Tape measure or ruler, Pencil, Sticky notes (like PostIts®)

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

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

Sandpaper: 320 grit, 3-5 sheets

Glue: Aleene's Tacky Glue for the dollhouse

Masking tape: 3/4" or 1"

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

Wallpaper paste: Roman's "Border" Paste

Waxed paper

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

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

Customizing? Options for building Real Good Toys' Dollhouses

Exterior:

Exterior Paint Color:
see www.RealGoodToys.help for suggestions

Accessories:

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

Interior:

- Wiring
- Wallpaper
- Interior paint color:
- Ceilings
- Painted walls
- Interior trim
- Flooring:
Applied wood, tile, or carpet
- Window and Door trim
- Baseboard and Crown

Windows: available working or non-working



#5025



#5015



#5037

Doors:



#6002



#6018



#6022

opening: 3 1/16 x 7 9/16

Trim and Stripwood:
Ideal for window interior trim

-  Flute24
-  SW16

#5254 Dentil Molding:

J-FK: Baseboard, Crown, Stairside, and Landing

Split Octagonal Shingles
Pine: HOW500
Cedar: HOC350



Shingle Dye



Dye1: Reddish-Brown
Dye2: Dark Grey



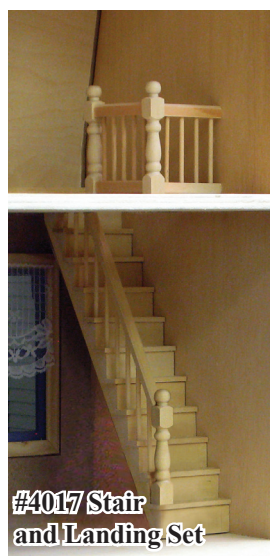
Wallpaper
HH444
P2000



LH-100 Lighthouse



#6803 Banister
and Landing Set



#4017 Stair
and Landing Set



A Doghouse
for your Dollhouse



T-10
Turntable

Assembly Tips:

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

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

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

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

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

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

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

Glue the body of your dollhouse together with white, water clean-up glue that dries clear. Do not use instant-bond (super glue), fast-tack, rubber cement, silicone, or hot melt glues. They are all used in some wood applications, but they all have some characteristic that makes them undesirable 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 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). Check ingredients and warnings! Solvent-based glues say "Caution, Flammable".

If you Wallpaper, use 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.

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

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

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

Pre-assemble the Stairs, dis-assemble the Door for painting

Paint everything one coat

Sand everything until the paint is smooth, transparent, and some of the wood is showing through

Clean the grooves

Wiring? Cut electrification slots in the floors

Build the housebody (walls and floors)

Second-coat the outside of the Walls

Build the Rear Roof assembly (Rear Roof and Eaves)

Draw shingle guidelines

Wiring? Do some of the wiring now.

Paint and attach the Roofs

Optional: finish the wiring

Assemble and finish painting everything else

Finish the outside

Finish the inside

Can I do it differently? These instructions are offered as "best practices" advice, and it is what we do when we build this addition. But if you are customizing or have something else in mind, test-ahead to make sure your planning includes *everything!*

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 www.realgoodtoys.help for slideshows about how to crowd the papers together in the corner... you can't do that with pre-papered walls).

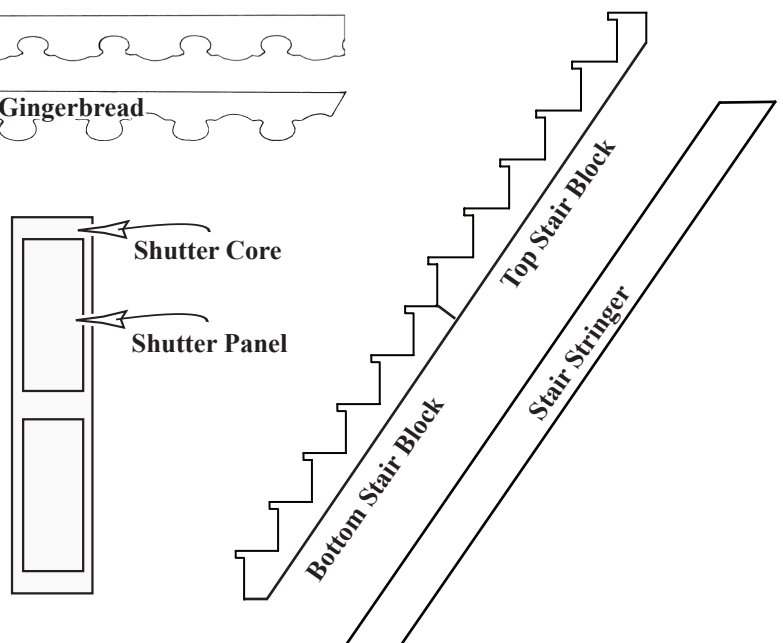
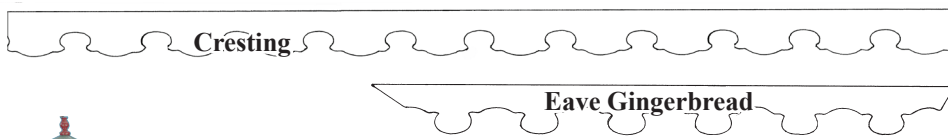
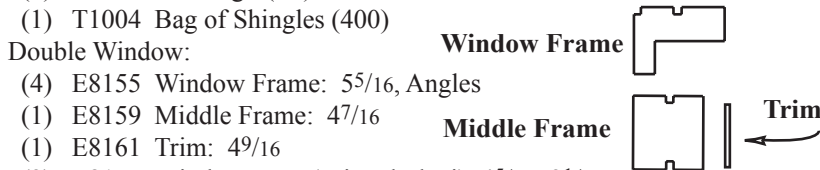
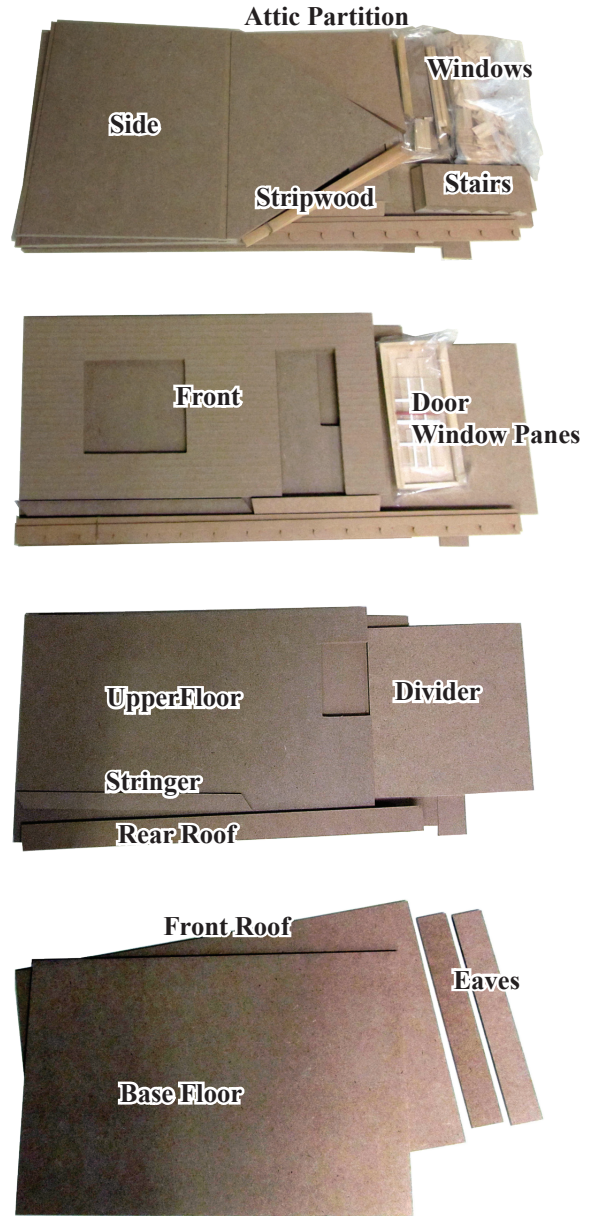
Third, I have had to replace paper too often that has gotten damaged by glue or tape during construction... that wastes time and paper (\$) and can make it so you are left deciding whether to replace a damaged paper or letting it slide because you don't have any more of that pattern and you'll have to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

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

**Identify the parts: Open one bundle at-a-time.
Measure each part and find it on the parts list.
Label the parts and, as you preview the instructions,
group them as they will be used.**

Parts List: Measurements are approximate and are for identification only

- (1) J0490 Base Floor: (1/4) 17¹/₄ x 11⁷/₈
 - (1) J0491 Upper Floor: (3/8) 17¹/₄ x 11⁷/₈, Stair hole
 - (2) E3904 Side Panel: (3/8 Milled) 18⁵/₃₂ x 11³/₄, Grooved
 - (1) J0492 Front Panel: (3/8 Milled) 17³/₄ x 9⁵/₈, Windows/Door, Grooved
 - (1) J0493 Front Roof: (1/4) 19¹/₈ x 11¹/₂
 - (1) J0494 Rear Roof: (1/4) 19¹/₈ x 1¹/₄, Bev.
 - (2) J0495 Eave: (1/4) 13³/₈ x 10
 - (1) E3614 Attic Partition: (3/8) 8³/₄ Tall x 6¹/₈ Base
 - (1) J0496 Divider: (3/8) 9 x 7⁷/₈
 - (1) E3623 Groove Fill: (3/8 x 1/8) 4
 - (1) J0498 Door Base: (1/4) 3¹/₁₆ x 3¹/₂
 - (2) E9803 Stair Stringer: (1/8) 3/4 x //10⁷/₈
 - (1) E9802 Top Stair Block: 2¹/₄
 - (1) E9801 Bottom Stair Block: 2¹/₄
 - (4) E3973 7/16 Stripwood: 3/32 x 10¹³/₁₆
 - (1) 6042 Door
 - (1) J0640 Door Horizontal Trim: (3/8 x 3/32) 3⁵/₁₆, Angles
 - (2) J0641 Door Vertical Trim: (3/8 x 3/32) 7¹¹/₁₆, Angle
 - (1) J0499 Flower Box: (1/2 x 3/4) 6¹/₄, Mitered
 - (2) J0489R Eave Gingerbread: (1/8) 11⁵/₈
 - (2) J0489L Eave Gingerbread: (1/8) 11⁵/₈
 - (1) J0488 Cresting: (1/8) 17¹⁵/₁₆
 - (1) T1004 Bag of Shingles (400)
- Double Window:
- (4) E8155 Window Frame: 5⁵/₁₆, Angles
 - (1) E8159 Middle Frame: 4⁷/₁₆
 - (1) E8161 Trim: 4⁹/₁₆
 - (2) E8157 Window Pane (Printed Plexi): 4⁵/₈ x 2¹/₈
 - (2) E8158 Spacer: 1³¹/₃₂
 - (2) E3632 Shutter Core: (1/8 x 1) 4⁵/₈
 - (4) E3633 Shutter Panel: (3/4 x 3/32) 1⁷/₈
 - (4) J0645 Interior Window Trim: (3/8 x 3/32) 5⁵/₁₆, Angles

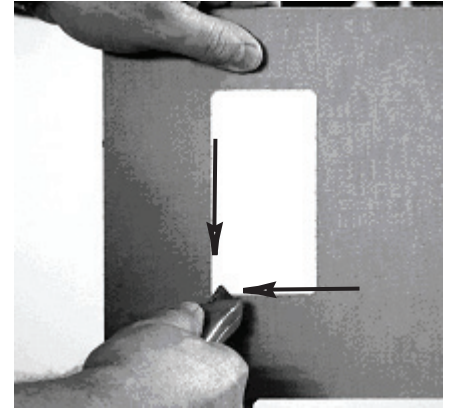


OnLine Support: There are many photos of dollhouses under construction as well as tips, techniques, and extra help with your dollhouse project at: www.realgoodtoys.help

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

Square the corners of the window, door, and stair holes with a utility knife or coarse file. 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 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).



Pre-Assembly: Assemble the Stairs before painting

- 1. Glue and tape together the Stairs.

Stretch the tape across the joint for a tight fit
 Turn the stairs over onto a flat surface (weight if necessary to hold the stairs flat)
 Clean up the glue squeezings

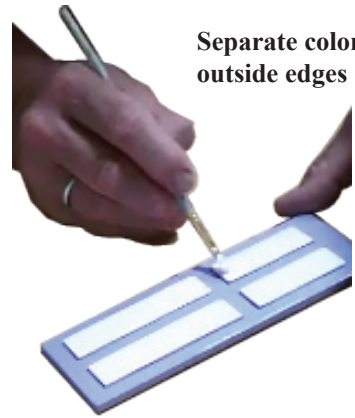
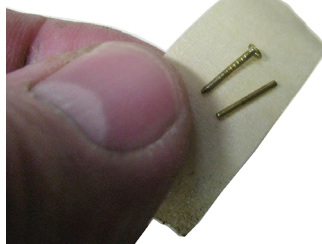


Disassemble the door for painting (see page 6)

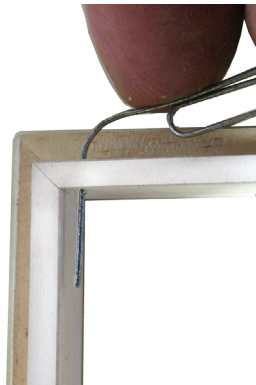


Pull the bottom Pin with a knife.

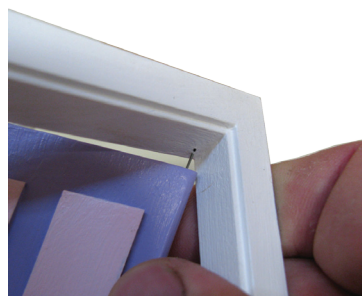
Don't lose the pins! (if you do, a cut-off paper clip will work)



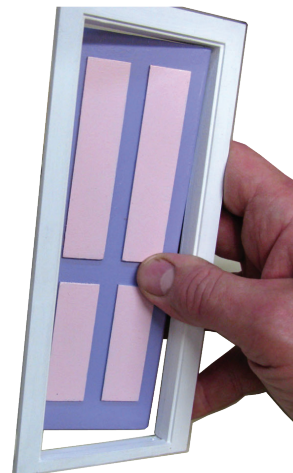
Separate colors on outside edges



Clean the top pin hole on the side that will be hinged.

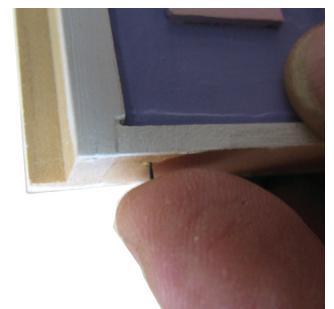


Feed the Top Pin into the hole in the door top frame



Swing the door into the frame from the inside

You will have to "find" the hole for the bottom pin (the pin with a head) - push it in all the way.



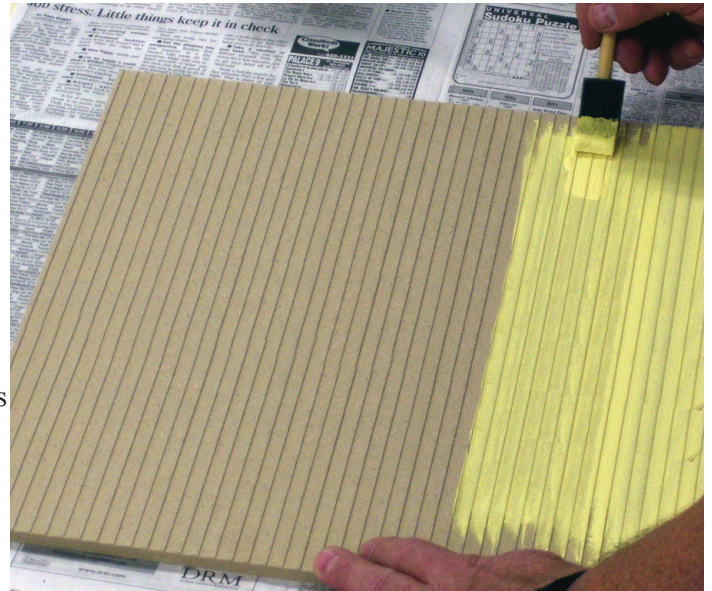
B. Painting: www.RealGoodToys.help has painting and sanding videos

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 here and don't suggest it.



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.

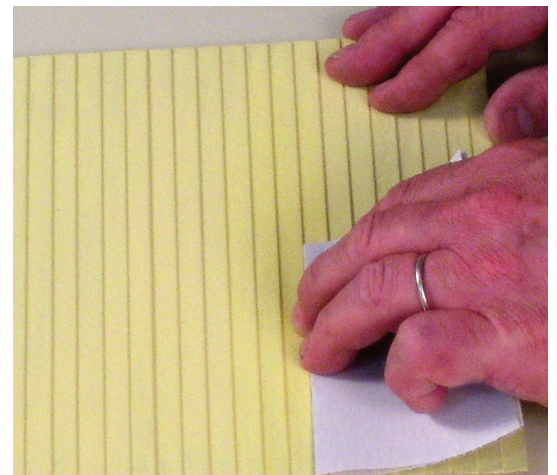
Paint the parts the first coat. The first coat mostly soaks into the wood, filling and reinforcing the grain so the sanding step clips off the fibers and leaves the surface smooth. Resist sanding before painting - it will leave the surface fuzzy and make a smooth finish harder to achieve. The quality 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.

Paint the walls on both faces. Paint the Trim on one face and both edges.

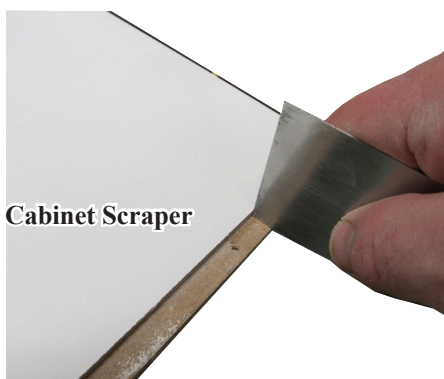
Sand everything. Sand until the paint is smooth and "soft" feeling, transparent, and some of the wood is showing through. Sand the Clapboard one-clapboard-surface-at-a-time (one board). Fold the sandpaper and sand back and forth until the surface of that board is smooth and transparent; then move on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



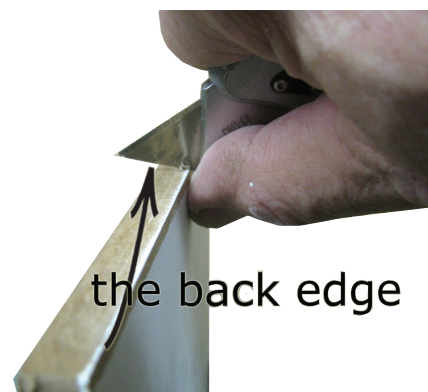
Paint the second coat. The Second coat for the outside of the Walls may be done after assembly of the housebody (that's what I do). The second coat goes on smooth and creamy with enough paint on the brush so it is quiet while you are brushing the paint out, but not enough to leave puddles or drips.

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

Cleaning a groove with a Cabinet Scraper



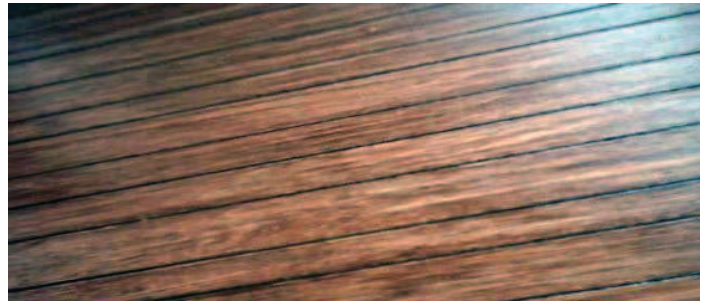
the back edge



Cleaning an edge with the back of a utility knife blade

Flooring: Hardwood flooring, carpeting, tile, or paint is applied after assembly is complete. Faux-wood flooring is done before assembly

Google: "Faux Wood Floor on MDF gpr01010" or
www.dollhouseworkshop.net/RGT/Videos/Faux-wood.html



Assembly

Continue to step 8 without stopping

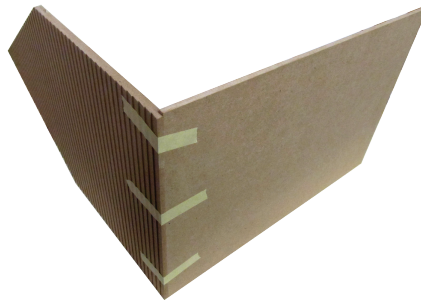
- 1. Select the Upper Floor. Without glue, test the Floor panel along with the Sides to check the fit, and to identify the position of the stair hole that you have chosen – closer to the front, but on either left or right.
- 2. Spread glue in the grooves of the Sides. Use plenty of glue and spread it lightly with your finger to keep it from dripping
 (if the glue is too runny, wait a bit for it to tack).

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

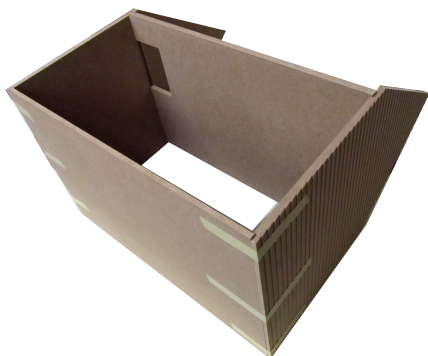
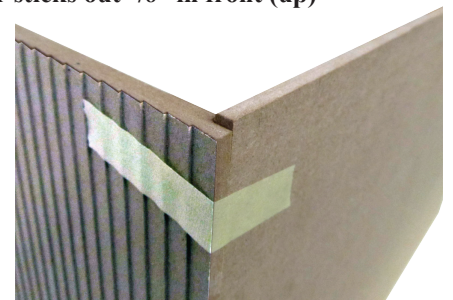
- 3. Stand the Side on edge and press the Floors into the grooves (check the orientation of the Upper Floor... the stair hole is up and on the side you chose). The Floors line up with the Sides at the back and stick out 1/8" in front (up).
- 4. Press the other Side onto the Floors.
- 5. Tape the Base Floor tightly, pressed all the way to the top of the groove. Tape above the Upper Floor with one strap from one Side to the other (out of the way of the Front, which will be attached before the glue is allowed to dry)

Step 2

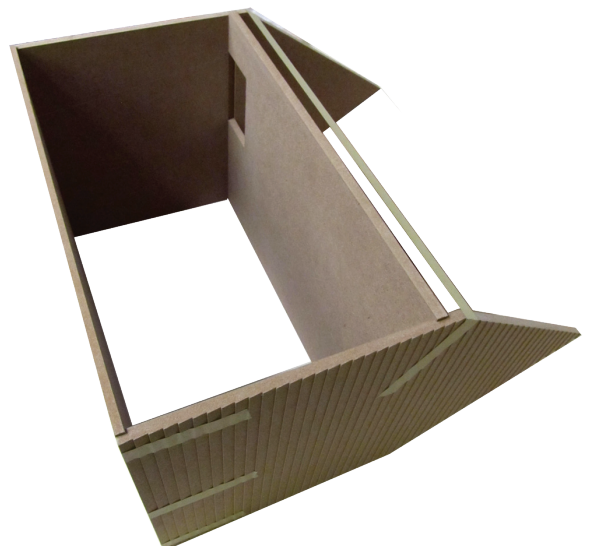
Use enough glue so some squeezes out of every joint. Keep a damp rag and a dry rag handy to clean up excess.



The back is down, the Floor sticks out 1/8" in front (up)



step 5



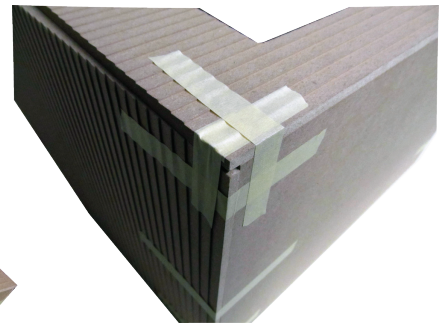
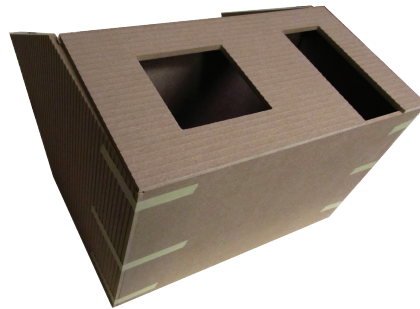
Taping: Use enough tape so you can stick it down and still have length enough to **stretch** the tape on both sides of the joint... then rub the tape down for good adhesion.

Assembly Details:

Photos support the descriptions but do not replace them.

Note: Many of these photos are of un-painted parts, but you should have painted these parts at least one-coat already, and have sanded thoroughly.

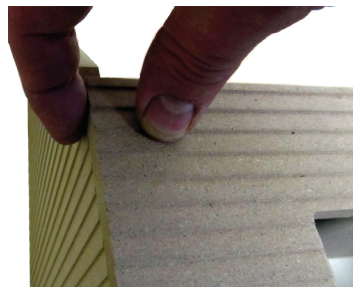
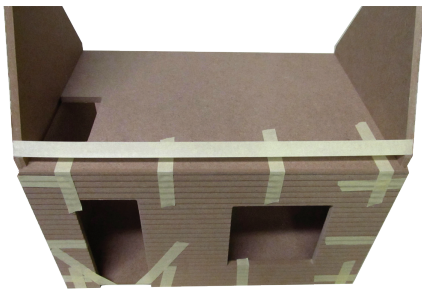
□6. Spread glue in the grooves of the Front. Set the Front on the housebody lined up at the bottom corners side-to-side. Make sure the Base Floor is tight to the top of the base groove. Tape the Front to the Base tightly.



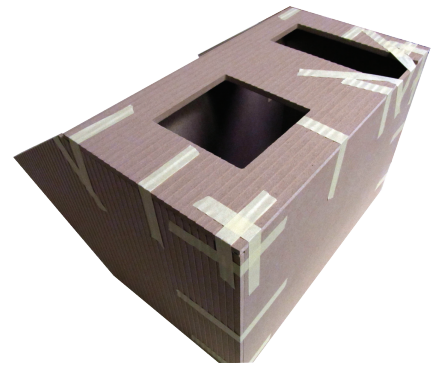
A Well Taped Corner won't slip

□7. Line up the Side with the Front at the top, Tape the Front to the Sides.

Tape the Front to the Upper Floor.



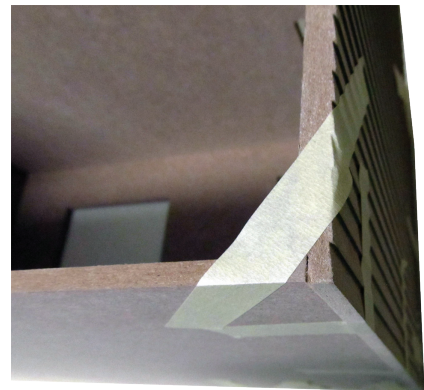
step 7



Tape the Sides at the back.



step 8



Tape the Sides to the Base like this to hold the Base tight to the top of the grooves

□8. Install the Groove Fill. Its purpose is to fill the groove along the stair hole leaving a smooth wall. Tap with a hammer and wood block if it's a snug fit.

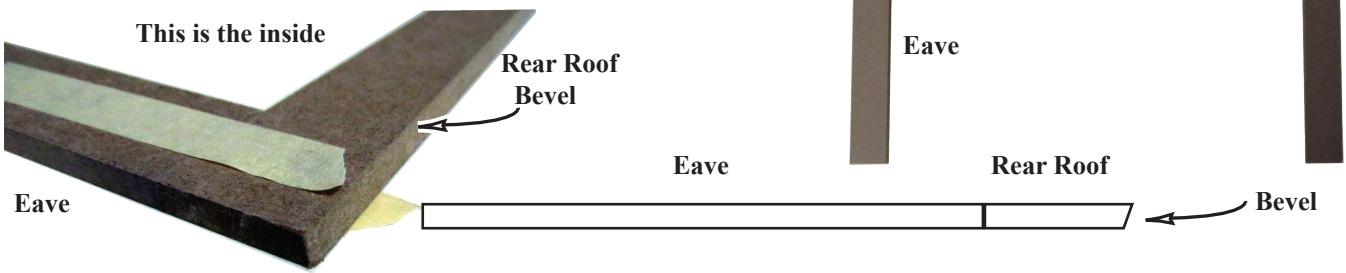


**Step 8
Groove-Fill**

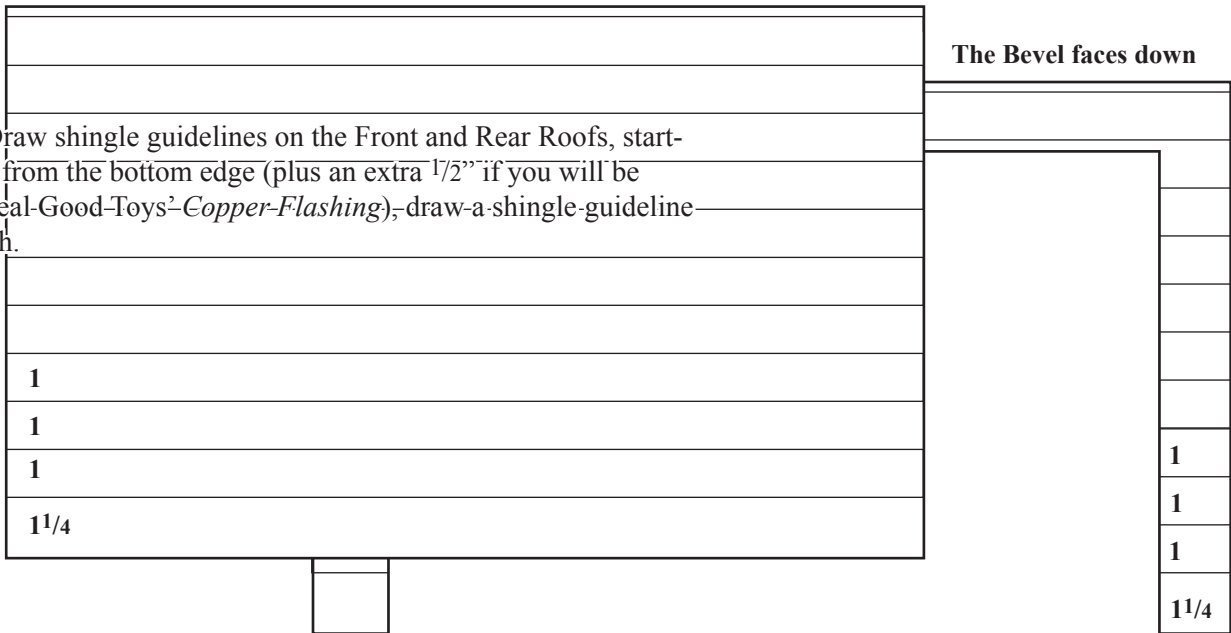


Check that the Base Floor is tight to the top of the groove. Let the glue dry.

9. Glue and tape together the Rear Roof and Eaves with the Rear Roof's bevel at the top.

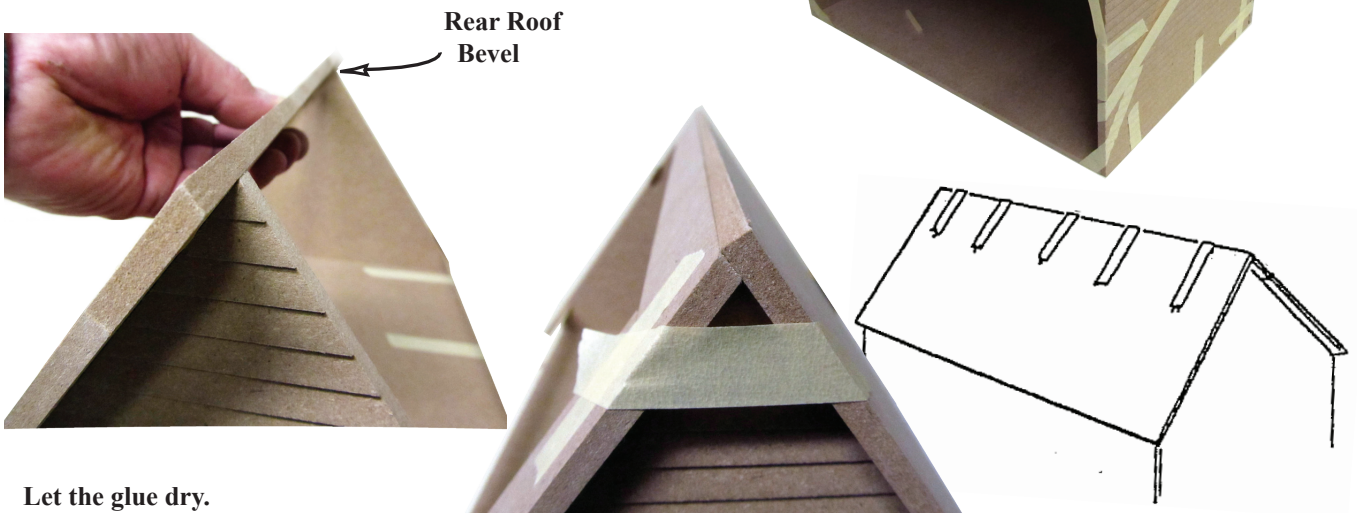


10. Draw shingle guidelines on the Front and Rear Roofs, starting 1 1/4" from the bottom edge (plus an extra 1/2" if you will be adding Real-Good-Toys² Copper-Flashing); draw a shingle-guideline every inch.



Builder's note: If you are wallpapering the Attic Endwalls it is easiest to pre-cut (but not attach yet) the paper before the Roofs go on. Pre-cut Stripwood to fit on the front and back face of the Sides (see page 10)

11. Test the Front and Rear Roofs on the housebody, centered side-to-side. Trace and paint the underside of the roofs leaving most of the space between the tracings un-painted for glue. Glue and tape the Roofs together and to the housebody, centered side-to-side.



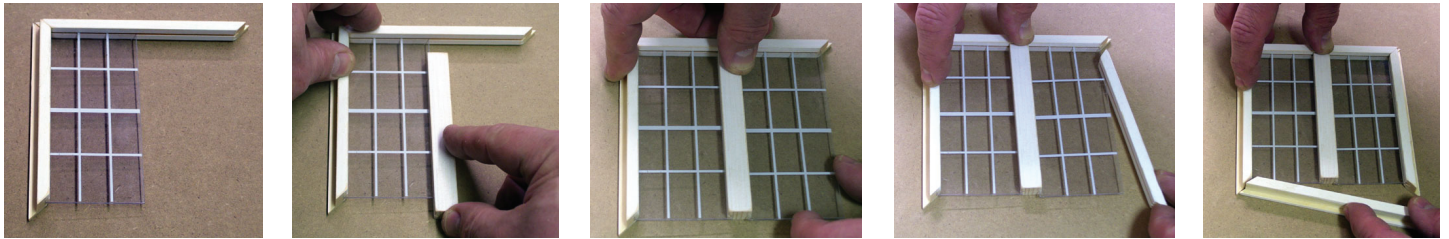
Let the glue dry.

1
1
1
1
1 1/4"

Touch up Paint:

www.realgoodtoys.help has slideshows

- 12. Finish painting the housebody.



Window Assembly:

The parts used in this section should be painted ahead of time. If they have not been painted, do so now.

- 13. Test assemble (*no glue*) the window set before you do anything else; identify the parts, see how they fit, and see where the glue goes.

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.

- 14. Lay out and assemble the double window face down on the work surface.

- 15. Turn the double window face up and push the Middle Frame down to the work surface. Adjust the spacing of the Middle Frame with the 1³¹/₃₂" Spacers (Illustration #9).

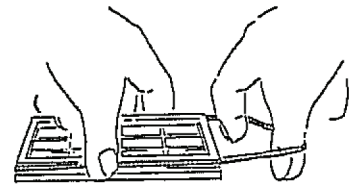
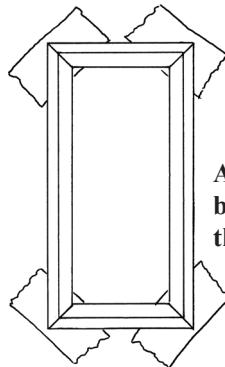
- 16. Glue the Trim to the Frames centered on the Middle Frame (Illustration #10).

- 17. Touch-up the sanding and paint, but *stay away from the Window Pane!*

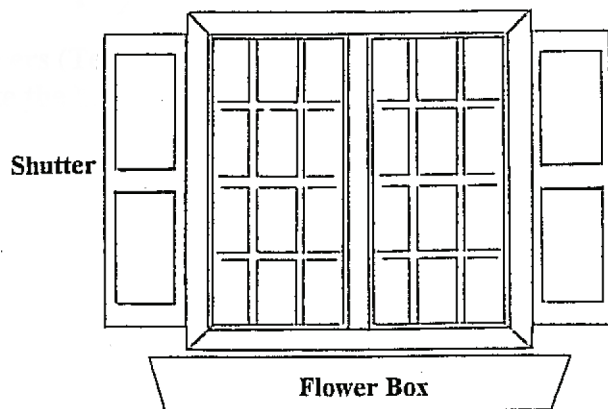
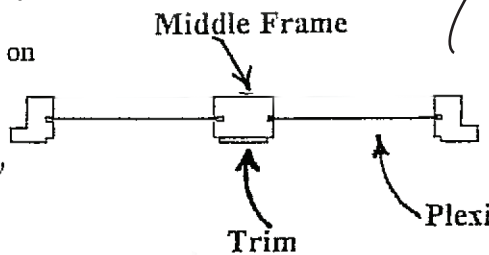
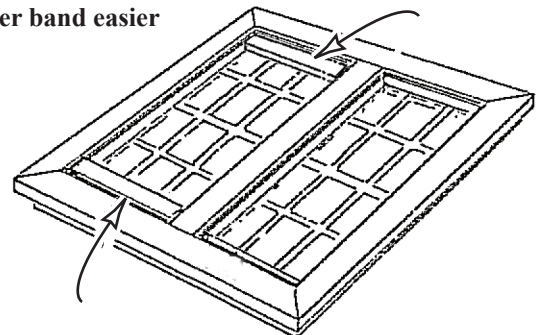
- 18. Check the fit of the window in the opening. Make sure the window can sit level with the house. Trim the corners of the opening square if necessary for a good fit.

- 19. Glue the window in place only after the housebody is painted.

- 20. Paint the Shutter parts on both faces. Without glue, adjust the spacing of the Shutter Panels on the Shutter Cores. Remove the Shutter Panel, put a scant line of glue on each edge of the back surface, then replace the Shutter Panel. Too much glue will make the panel curl.



A snip of tape at each corner and working on brown cardboard makes controlling the rubber band easier



Shingle The Roof:

Glue: Use a thick panel adhesive such as Liquid Nails®^{Macco} available in a caulking gun tube at building supply stores. Trim just a little of the end of the tube for a tiny hole, to give a thin bead of glue. Always use good ventilation with solvent based adhesives.

21. Apply a thin line of adhesive $\frac{1}{8}$ " below the lowest guideline all the way across the Roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess. 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. The first row of Shingles is tight to the bottom, the rest line up with the guidelines. Finish each row before starting the next row.

22. Continue up the roof one row at a time. Start every other row with a half Shingle so that the seam between Shingles is offset $\frac{1}{2}$ Shingle back and forth as you go up the roof. Cut the top row of shingles so that each row will have the same reveal. Finish the top edge with a "Boston Lap": pairs of shingles laid horizontally. Start at the ends of the peak, and, with each pair overlapping the previous pair, work to the middle (Illustration #15).

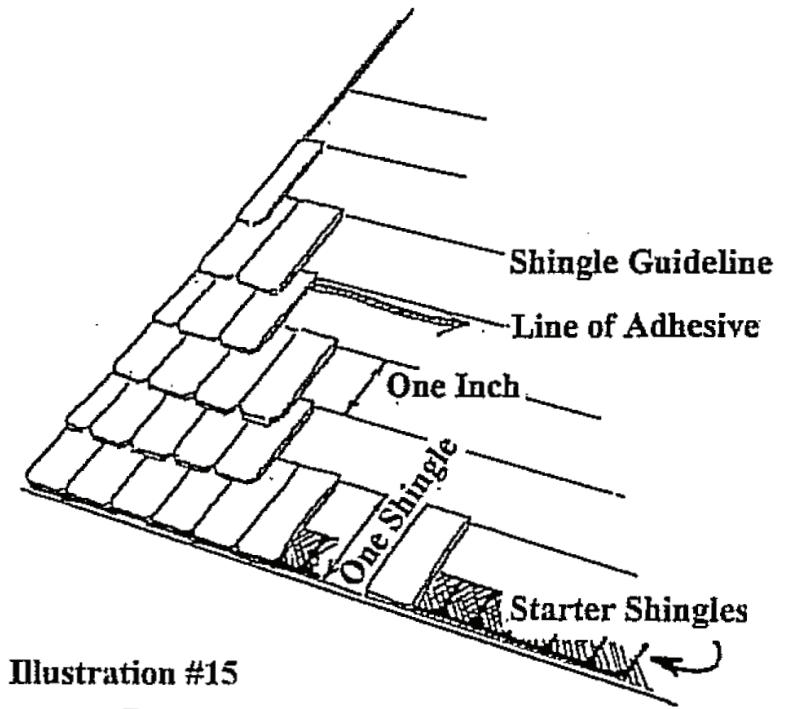
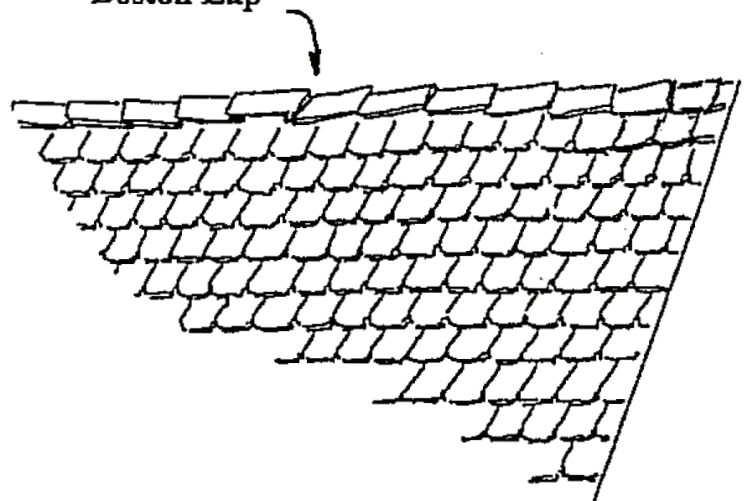


Illustration #15

Boston Lap



Finish the Outside

23. Paint and install the Eave Gingerbread to the edges of the Roofs, covering the edges of the shingles.

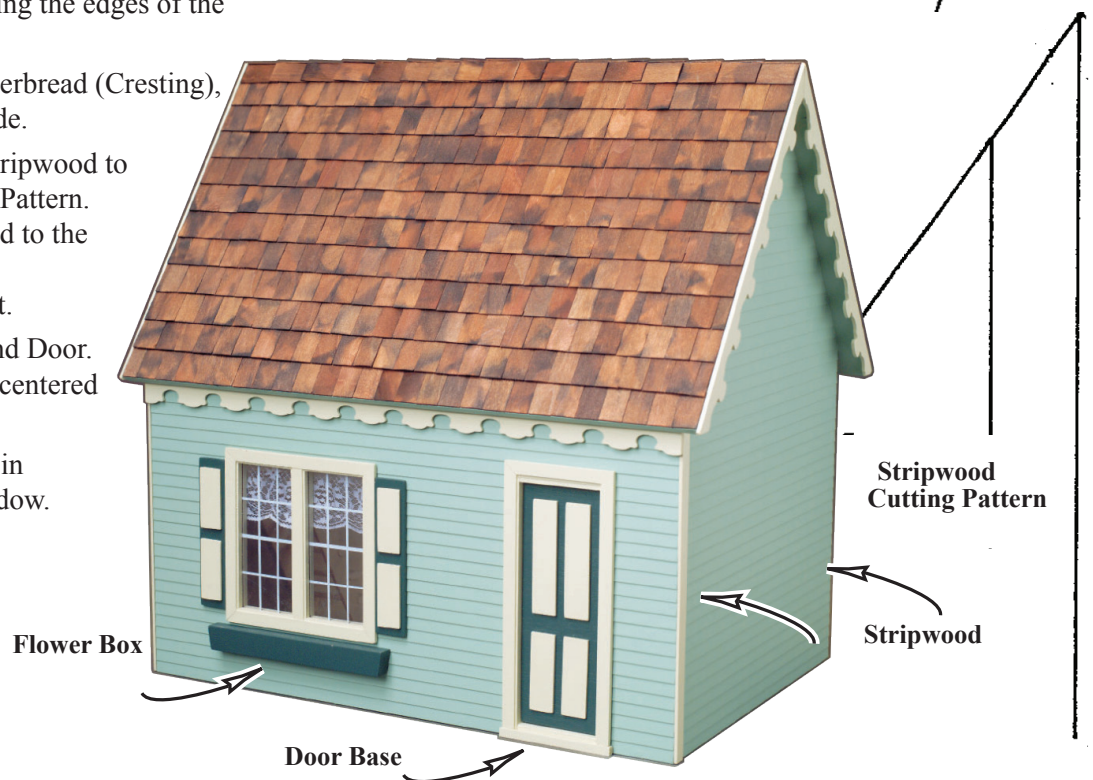
24. Install the Front Gingerbread (Cresting), if desired, centered side-to-side.

25. Cut the ends of the Stripwood to match the Stripwood Cutting Pattern. Paint and install the Stripwood to the Sides.

Cut off the bottom edges to fit.

26. Install the Window and Door. Glue the Door Base in place, centered below the door.

27. Glue the Flower Box in place centered below the window.



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

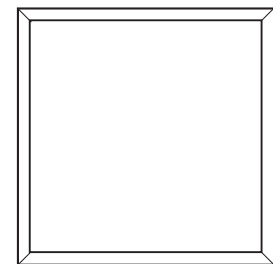
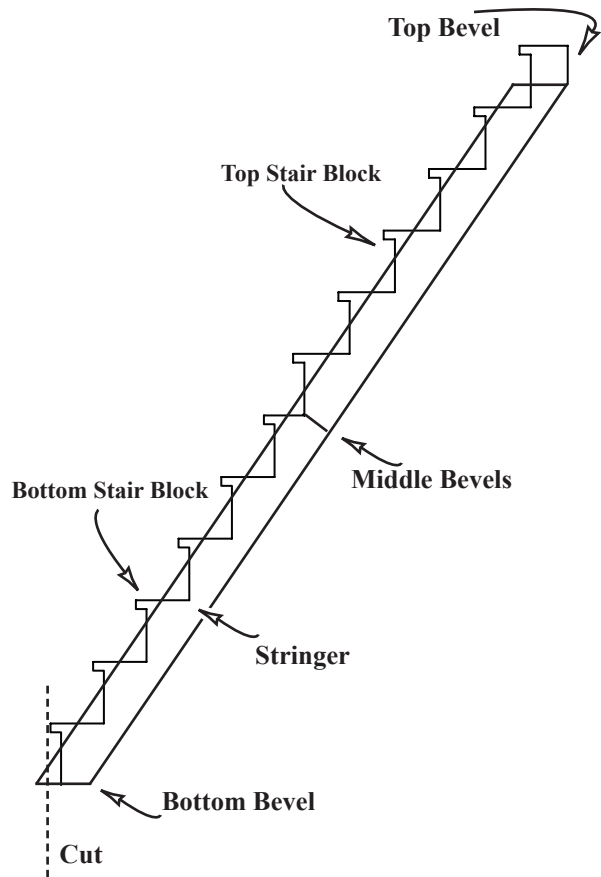
With the pieces in your hands, imagine the steps to get to where you want to be. Now you're ready for **your** order of interior finishing. Here's the order that our assembly pro follows for tackling most custom interior finishing:

- Dividers
- Electrical wiring (using "tape" style wiring)
- Wallpaper, paint
- Interior Window Trim
- Flooring
- Stairs
- Baseboard and crown moldings

28. Install the Stairs and Stringer; cut the stringer at the bottom edge as shown.

32. The Divider and Attic Partition can go wherever you choose. Consider your plan, test the Dividers with some of the furniture you envision, then glue them in place.

33. Glue together the Interior Window Trim at the corners. Glue the Trim to the windows after wallpaper or painting is done (be skippy with the glue to avoid squeeze out).



Interior Window Trim



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