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.

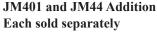
**Prepare your space**: This dollhouse will spread out over a large area while it is being built. You will need a large flat tabletop for the house, several boxes to keep parts organized until they are needed, and several trays lined with waxed paper for holding small parts while they are being painted.

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 Postlts®)

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

Trim and Stripwood:

Ideal for window interior trim



Flute24

□ SW16

#5254 Dentil Molding:

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





#5015



Doors:



#6002





#6018 opening: 31/16 x 79/16

## **Split Octagonal Shingles**

Cedar: HOC350







Dye1: Reddish Brown Dye2: Dark Grey











A Doghouse for your Dollhouse



## **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 Paint everything one coat Stain the Shingles

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

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) J0581 Base Floor: (1/4woodgrain print) 103/4 x 103/4

(1) J0580 Middle Floor: (3/8woodgrain print) 103/4 x 103/4

(2) J0578 Foundation: (1/2) 3/4 x 11 (2) J0579 Foundation:  $(1/2)^{3/4} \times 9^{3/4}$ 

(1) J0576 Liner: (1/8) 105/8 x 9

(1) J0577 Attic Liner: (1/8) 105/8 x 97/8 Shaped

(1) T1004 Bag of Shingles (350) (4) J0587 Trimstrip: (3/8) 3/32 x 13

(1) J0584 Rear Roof: (1/4) 113/8 x 63/8, Beveled

(1) J0583 Eave:  $(1/4) 10^3/8 \times 1^1/8$ , Beveled

(1) J0585 Window Hood: (1/4) 8 x 11/2, Beveled

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

(3) J0586 Bracket: (3/4 Beveled) x 1/2

(1) J0582 Front Roof: (1/4) 113/4 x 103/4, Beveled

(1) J0575L Left Peak Sidewall: (3/8 clapboard) 51/4 x 511/16

(1) J0575R Right Peak Sidewall: (3/8 clapboard) 51/4 x 511/16

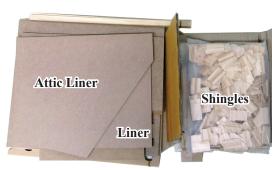
(1) J0499 Flower Box: (3/4) 1/2 x 61/4

(1) J0573 Front: (3/8 clapboard) 113/8 x 11, Window, Grooved

(1) J0588 Cresting (Rooftop Gingerbread): (1/8Die Cut) 11<sup>3</sup>/4

(Pr)J0589 Eave Gingerbread (L or R): (1/8Die Cut) 1013/16

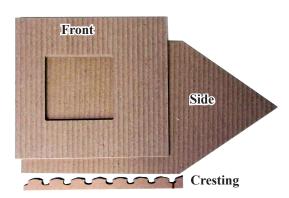


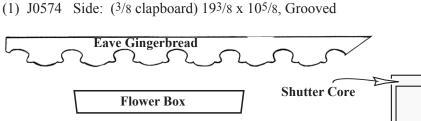




Trim









JM401 with two JM44 additions

**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

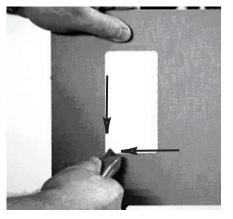
Customizing tip: When I build a right side extension and cut a doorway into the house, I move the stairs in the house 1" forward to leave room at the back for the doorway.

## **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.

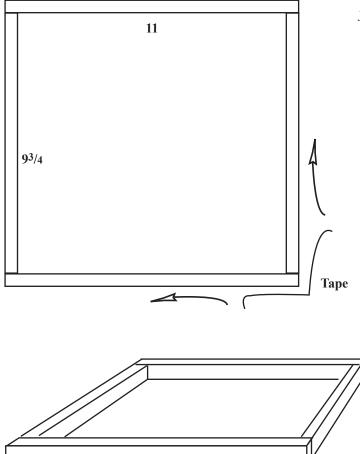
Stain the Shingles: Our pro uses Real Good Toys' Shingle Dye when dying the shingles for this house. Batch dye or stain the shingles several days ahead of time so they will be dry when the time comes to use them (instructions are with the shingle dye).





## Pre-Assembly: Assemble the Foundation before painting

1. Glue and tape together the Foundation. Set the Base Floor on the Foundation without glue to confirm you have the pieces in the right places and that the Foundation is square as the glue dries.



**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.



Line up the Foundation with the Floor on 3 edges

# 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.

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.

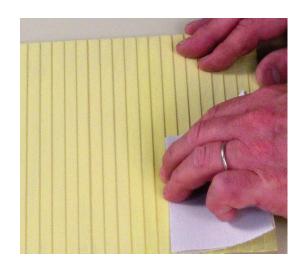
Clean the edges and grooves before assembly. A little paint always builds-out the corner of an edge or groove and will make assembly harder and the glue joint less strong. Test the Floors in their grooves to see that they fit well.





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.







Cleaning an edge with the back of a utility knife blade

## **Preparation**

Begin by deciding whether this extension is to be used on the left or the right side of your house. These parts may be used for either side, but illustrations shown here describe the assembly of the left side extension. The orientation of parts for the right side extension are exactly reversed.

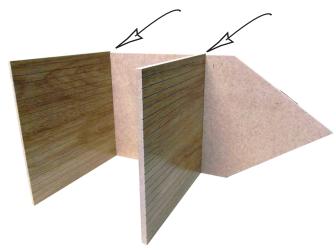
Pre-finish the woodgrain floors to protect the surface from damage during construction. Wipe off the first coat of finish completely and, when dry, gently sand the surface to take off the shine (a used "ScotchBrite" pad is perfect), then put on a second coat of finish.

#### Assembly Continue to step 4 without stopping

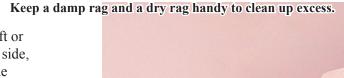
☐ 1. *Illustration #2* Glue and tape the Milled Side to the Middle Floor, flush at the back, and sticking out 1/8" in the front.

☐ 2. *Illustration #3* Glue and tape the Base Floor in place, flush at the back, and sticking out 1/8" in the front. Make sure the Base Floor is tight to the top of the groove.

## The Floors stick up 1/8" in front



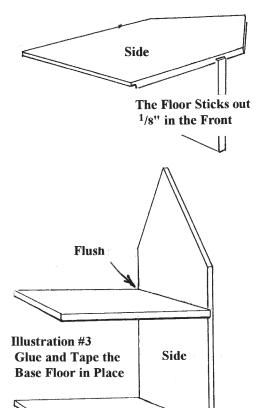
This photo is of a Left Addition

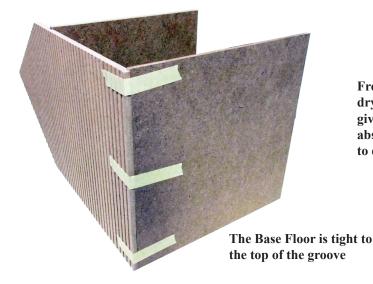


Use enough glue so some squeezes out of every joint.









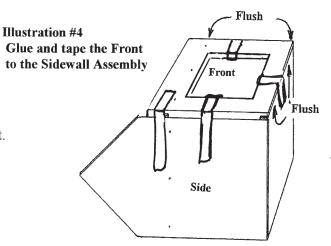
From here on I do gluing and taping, then let the glue dry with the Addition in position against the house. This gives the best guarantee that everything will fit, but it absolutely requires a flat worksurface that is big enough to do all of that. If it's not flat the parts won't fit.

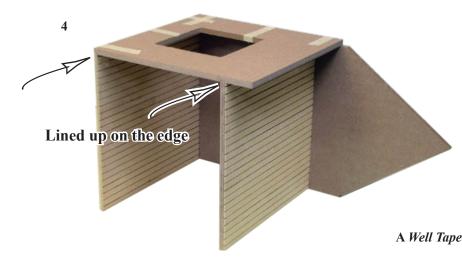
## **Assembly Details:**

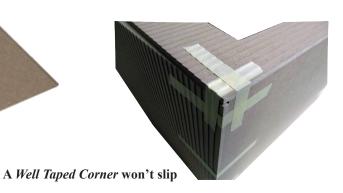
Photos support the descriptions but do not replace them.

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.

3. *Illustration #4* Glue and tape the Front to the Sidewall assembly, Line up the ends of the floors with the edge of the Front. Make sure the Base Floor is tight to the top of the groove.







Will you be cutting a doorway into the house? Now is the right time to do it.

Lay out the door cutout in the Liner (usually  $3^{1/16} \times 7^{1/16}$ , 1" from the back).

Cut the Liner with a utility knife, oscillating multitool, or jig saw.

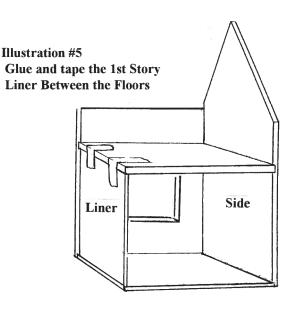
Set the extension and Liner against the house - mark the house.

Cut the doorway in the house.

note: I extend the door frame with 1/8 x 1/8 stock when I install the door.

4. *Illustration #5* Glue and tape the 1st Story Liner between the floors, flush with the ends of the Floors, tight to the front.

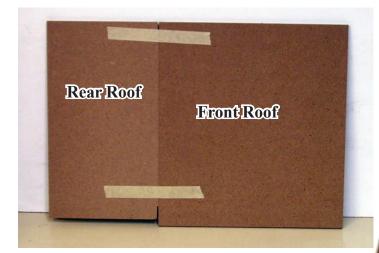




Let the glue dry.

 $\square$  8. Glue and tape the 2<sup>nd</sup> Story Liner to the extension's middle floor and front, against the house's side panel.

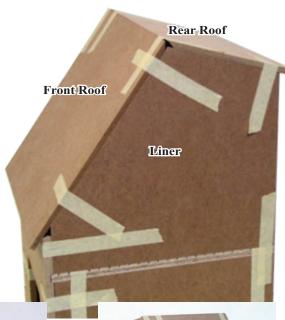
9. Glue and tape the Front and Rear Roofs to each other and to the extension.













These photos are of a special-purpose taped together model, so the tape stayed on throughout the build... but you should take off the tape whenever your glue is dry



Let the glue dry

## Shingle The Roof:

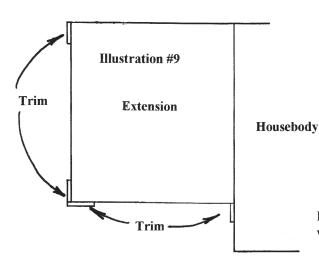
Glue: Use a thick panel adhesive such as Liquid Nails® Macco available in a caulking gun tube at building supply stores. Trim just a little of the end of the tube for a tiny hole, to give a thin bead of glue. Always use good ventilation with solvent based adhesives.

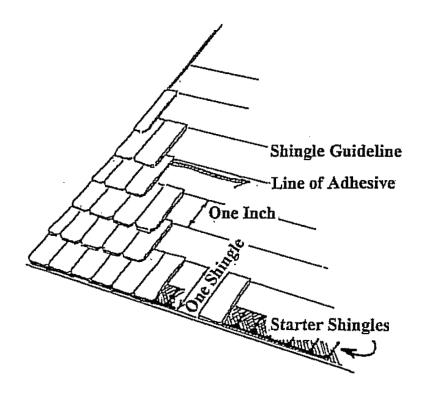
10. Apply a thin line of adhesive <sup>1</sup>/8" below the lowest guideline all the way across the Roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess. Hold the first Shingle steady and press another shingle into the adhesive, tight to the first. Hold the next Shingle 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.

Start every other row with a half Shingle so that the seam between Shingles is offset <sup>1</sup>/<sub>2</sub> 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).

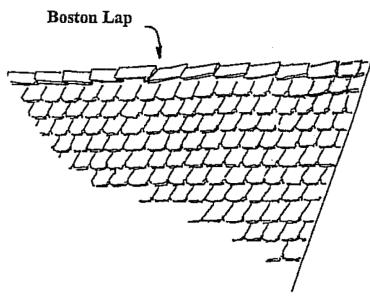
## **Trimstrips:**

12. Cut, paint, and attach Trimstrips to the front and side (Illustration #9).





## Illustration #15



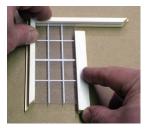
If you are not gluing the Addition to the house along the way, delay the Housebody Trimstrip.

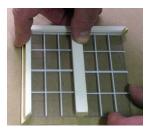
## Touch up Paint:

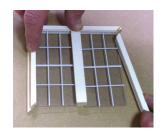
www.realgoodtovs.help has slideshows

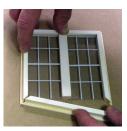
13. Finish painting the housebody.











## Window Assembly:

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

14. 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.

☐ 15. Lay out and assemble the double window face down on the work surface.

16. 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.

17. Glue the Trim to the Frames centered on the Middle Frame.

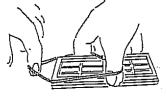
18. Touch-up the sanding and paint, but stay away from the Window Pane!

19. 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.

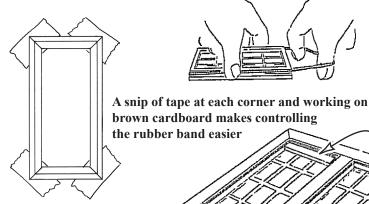
120. Glue the window in place only after the housebody is painted.

21. 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.



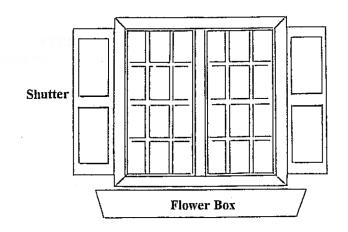


the "holding" hands are pushing down, not squeezing together





Middle Frame 131/32 Spacers (temporary!) locate the Middle Frame



# **Brackets and Window Hood:** Attach the Brackets and Window Hood after the Window has been installed. 22. Tip the house onto its back. Without glue lay out the Brackets and Window Hood see Illustration #14. When the Bracket spacing is right, remove the Brackets one at a time, and glue that Bracket on .etc. until all the Brackets are glued on. Glue the Window Hood in place. Let the glue dry. Attach the Brackets and Window Hood Finish the Outside Crest Gingerbread 23. Lay out and cut the Crest Ad set. Cut the Crest Gingerbread Coothed saw (such as an X-actorm Coothed saw). Line up the Crest Ad with the pattern, and mark the cut Cut two pix of Eave Crest Gingerbread to match the cutting pattern (Illustration #15). Install the Rooftop and Eave Crest Gingerbread (the Crest Gingerbread will cover the edges of the shingles). Window Hood Bracket llustration #16

Glue the addition to the house. Use lots of glue, great bands of tape all the way around the house and addition using several thickness to give a really good pull, and spring clamps (spring clothes pins work well) or tape (don't tape to wallpaper) to hold the parts tight at the back. If the house has trimstrips at the back edge, take them off with heat (a hair dryer makes it a few minute job with no breakage).

Glue and tape the foundation to the house Foundation.

Glue and tape the Addition to the Foundation and house - weight the floor.

## 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:

squeeze out).



24. Glue together the Interior Window Trim at the corners. Glue the Trim to the windows after wallpaper

or painting is done (be skimpy with the glue to avoid



• Electrical wiring (using "tape" style wiring)

- Wallpaper, paint
- Interior Window Trim
- Flooring
- Stairs
- Baseboard and crown moldings



Congratulations!

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