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.

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

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

**Measure and identify the parts**: The kit is packed in groupings that protect the parts, and that is how the Parts List is organized. As you measure and identify the parts, label them with sticky notes using the names from the parts list, and check them off the parts list so you know you have everything. Taking the time now to identify and organize the parts also makes them familiar so you will understand what the instructions intend as you read ahead.
- Plan ahead so you know where you are going
- Read ahead so you know how to get there
- Paint ahead so the parts will be ready when you need them



**Tools and Supplies:**

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

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

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

This kit accommodates 1" Scale furniture

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

There are two wall finishes available for this house Milled MDF (MM)
and Milled Plywood (MP), and these instructions are used for both.
Special instructions for each may be found here and there along the way.
Milled Plywood builders: look at the important painting notes on page 4

**Base Floor**

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

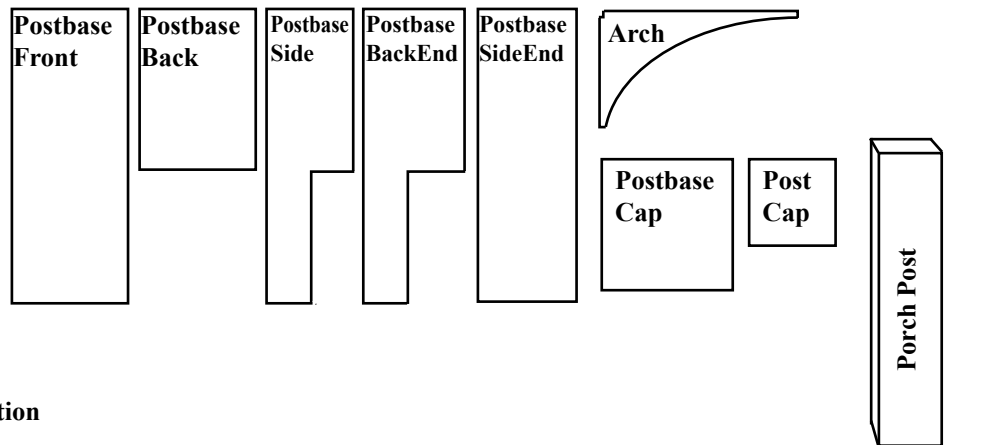(1)  Base Floor:  ($1/4$) $30^3/16$ x $19^1/2$
Stripwood pack:
  (3)  Rafter Material:  ($3/16$ x $^{11}/32$) 30     **Cross Section**
  (5)  Side Stripwood:  ($3/16$ x $^{15}/32$) 30
  (3)  Light Stripwood:  ($1/8$ x $5/16$) 30
(1400) Shingles:
Postbase Pack:
  (4)  Postbase Front:  ($1/4$) 2 x 5
  (2)  Postbase Back:  ($1/4$) 2 x $2^3/4$
  (6)  Postbase Side:  ($1/4$) $1^1/2$ x 5 Inlet
  (2)  Postbase BackEnd:  ($1/4$) $1^3/4$ x 5 Inlet
  (2)  Postbase SideEnd:  ($1/4$) $1^3/4$ x 5
  (4)  Postbase Cap:  ($1/4$) $2^1/4$ x $2^1/4$
  (4)  Post Cap:  ($3/16$) $1^1/2$ x $1^1/2$
  (6)  Arch:  ($1/4$) $3^3/8$ x 2, shaped.
(4)  Porch Post:  ($1^1/4$ x $1^1/4$) 5
Door Box:
 (1)  Oval Light Door, assembled :  (#U1119)
 Rail Pack:
  (4)  Porch Rail:  (W) $9^1/16$
  (4)  Porch Rail:  (W) $4^1/2$     **Cross Section**
  (2)  Front Trim:  ($1/6$ x $1/2$) 9
(36) Baluster:  ($1/8$ x $5/16$) $2^1/8$ in bundles
(16) Porch Rafter End:  ($3/16$ x $^{11}/32$) $1^5/8$ angled in bundles
 (6)  Dormer Rafter End:  ($3/16$ x $^{11}/32$) $1^3/16$ angled in bundles
(28) Bracket Base:  ($1/8$ x $3/8$) $1^5/8$ in bundles
 (6)  Bracket Strut:  ($1/8$ x $3/8$) $1^7/8$ angled in bundles
(10) 45º Bracket Cap:  ($3/16$ x $5/16$ angled) $1^5/8$ in bundles
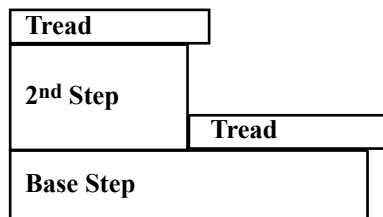 (4)  30º Bracket Cap:  ($3/16$ x $3/16$ angled) $1^1/2$ in bundles

Window Frame Pack
  (4)  $6^5/16$ Front Frame:
  (4)  $4^5/16$ Front Frame:
  (2)  $7^{13}/16$ Dormer Frame:
  (2)  $5^5/16$ Dormer Frame:
  (2)  Middle Frame:  $4^9/16$
  (2)  Middle Trim:  $4^{11}/16$
  (2)  Spacer:  $2^{(-)}$

**Window Frame**
**Middle Trim**     **Cross Section**
**Middle Frame**

Front Steps Pack
  (1)  Base Step:  ($1/2$) $2^1/2$ x 6
  (1)  2nd Step:  ($3/4$) $1^1/4$ x 6
  (2)  Tread:  ($1/4$) $1^7/16$ x 6
  (1)  Porch Edge:  ($1/4$ x $3/16$) 6

(1)  Bottom Stair Block:  (6 Step) $2^1/4$
(1)  Top Stair Block:  (6 Step) $2^1/4$, beveled
(1)  Stair Stringer:  ($1/8$) $3/4$ x $10^7/8$, angled

(2) Handy Square:  ($3/8$) Unsized Triangle ±7"
(1) Window Pane Sheet

**Postbase Front**   **Postbase Back**   **Postbase Side**   **Postbase BackEnd**   **Postbase SideEnd**   **Arch**

**Postbase Cap**   **Post Cap**   **Porch Post**

**Porch Rafter End**
**Gable Rafter End**
**Bracket Base**
**Bracket Strut**

**Bevel**
**Top Stair Block**
**Stair Stringer**

**Tread**
**2nd Step**
**Tread**
**Base Step**

**Bottom Stair Block**
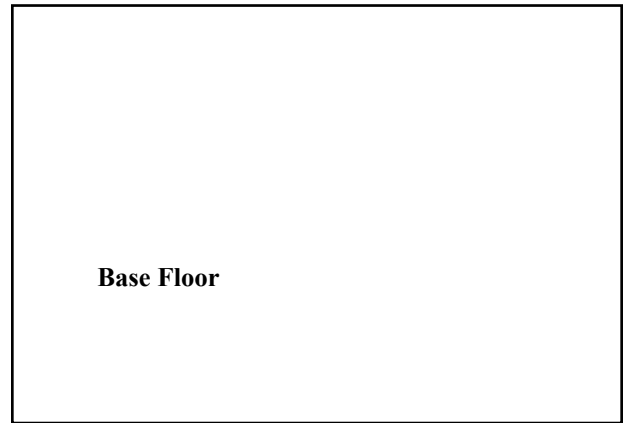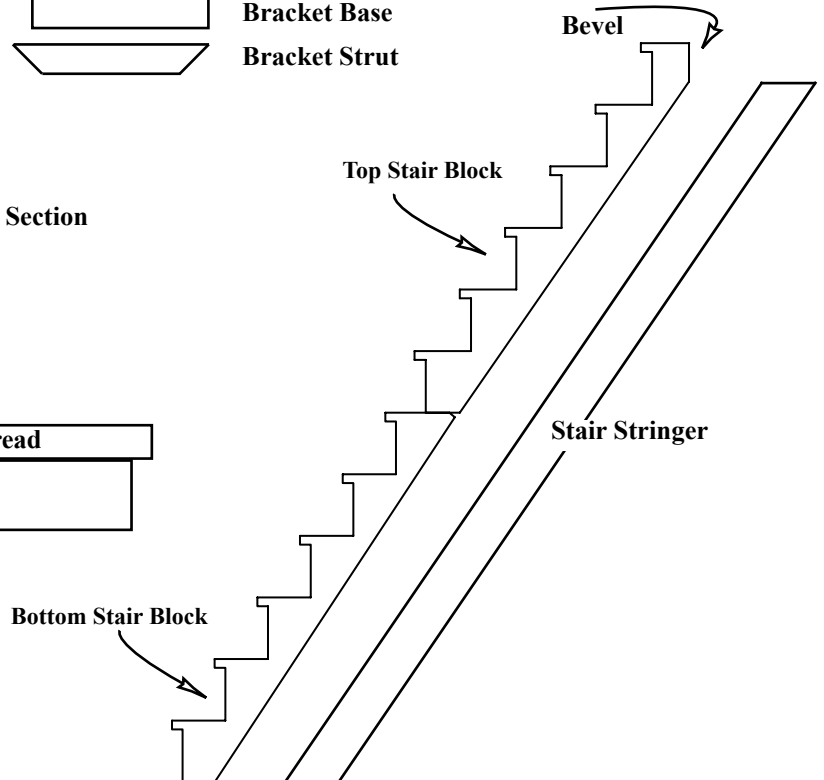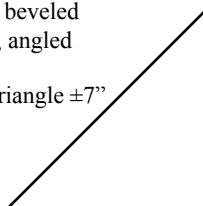
(1)  Dormer Base:  $(3/8)$ $5/8$ x 14, beveled

(1)  Front Wall:  $(3/8$ clapboard$)$ 9 x $30^{3}/16$, cutouts

(2)  Side Walls:  $(3/8$ clapboard$)$ 9 x $13^{5}/8$

(pr)  Attic EndWalls L&R:  $(3/8$ clapboard$)$ 12 x $13^{5}/8$, angled

(pr)  Dormer SideWalls L&R:  $(3/8$ clapboard$)$ $5^{7}/8$ x $5^{7}/8$, angled

(2)  Dormer Front Walls:  $(3/8$ clapboard$)$ $5^{1}/16$ x $3^{7}/32$

(1)  Dormer Triangle:  $(3/8$ clapboard$)$ $4^{tall}$ x $14^{base}$, angled

(2)  Chimney Block:  $(1^{1}/2$ x $1^{1}/2)$ 5, angled

(2)  Chimney Cap:  $(3/8)$ $1^{3}/4$ x $1^{3}/4$

(2)  Chimney Cap:  $(3/8)$ $1^{1}/2$ x $1^{1}/2$

(3)  Porch Triangle:  $(3/8)$ $1^{13}/32^{tall}$ x $6^{1}/8^{base}$

(4)  Foundation, Mid:  $(3/8)$ $18^{3}/4$ x 2

(2)  Foundation, Long:  $(3/8)$ $30^{3}/16$ x 2

(4)  Foundation, Spacer:  $(3/8)$ $9^{1}/2$ x 2

(1)  Top Front (Kneewall):  $(3/8)$ $30^{3}/16$ x $1^{1}/2$, bevel

(2)  Attic Divider:  $(3/8)$ 12 x $13^{5}/8$, angled, door cutout

(1)  Divider:  $(3/8)$ 9 x $13^{5}/8$, door cutout

(1)  Porch Beam:  $(3/4$ x $1^{1}/4)$ $31^{7}/16$

(1)  Mid Floor:  $(3/8)$ $30^{3}/16$ x $20^{1}/8$, stair hole

(1)  Porch Roof:  $(1/4)$ $34^{3}/16$ x $8^{1}/2$, bevel

(pr) Dormer Roofs L&R:  $(1/4)$ $12^{1}/8^{top}$ x $9^{5}/8$, angled, bevels

(1)  Front Roof:  $(1/4)$ $34^{3}/16$ x $15^{3}/32$, cutout

(1)  Rear Roof:  $(1/4)$ $34^{3}/16$ x 2

(2)  Rear Eave:  $(1/4)$ $3^{1}/8$ x $3^{1}/8$

(1)  Cricket Triangle:  $(1/4)$ $1^{1}/4^{tall}$ x $9^{5}/8^{base}$, angled, bevel

(pr)  Cricket Roofs L&R:  $(1/4)$ $6^{13}/16$ x $6^{13}/16$, angle, bevels

**Cross section**

**Chimney Caps**

**Chimney Block**

**Porch Triangle**

**Mid Floor**
**(The stair hole is closer to the back)**

**Eave**

**Rear Roof**

**Front Roof**

**Cricket Roofs**

**Cricket Triangle**

**Top Front (Kneewall)**

**Long Foundation (front & back)**

**Mid Foundation**

**Foundation Spacer**

**Porch Beam**

**Dormer Roofs**

**Porch Roof**

**Dormer Triangle**

**Dormer Front**

**Dormer Side**

**Dormer Base**

**Attic Divider**

**Divider**

**Attic Endwall**

**Side Wall**

**Front**

**Clapboard**

**Assembly Notes:**

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

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

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

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

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

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

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

**Glue the body of your dollhouse together** with white, water clean-up glue that dries clear.  Do not use instant-bond (super glue), fast-tack, rubber cement, silicone, or hot melt glues.  They are all used in some wood applications, but they all have some characteristic that makes them un-desirable for the body of your dollhouse.  Carpenter Glue works well, but glue-smear dries yellow or tan; many of the things you glue onto the house are pre-painted – extra glue will show.  I use Aleene's Tacky Glue® for all house body assembly.

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

**Glue the shingles on** with glue that doesn't have any water in it!  If the glue says "water clean-up", it will curl the wooden shingles.  Look carefully at the glue you intend to use to be sure it is solvent-based, or use hot-melt glue (and watch out for the burns).  I use Liquid Nails #LN-601® glue which comes in a caulking-gun tube at the hardware or building supply store (note – Liquid Nails® also makes #990 which is "water clean-up" and will curl the shingles).  Check ingredients and warnings!

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

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

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

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

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

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

**Square the corners** of the window, door, and stair holes with a utility knife - each cutout has a rounded corner left over from the tool that made it.

Make two cuts in each corner from the outside (one from each direction), then cut from each direction on the inside to cut away the rounding in the corner so the window, door, or stairs will fit.
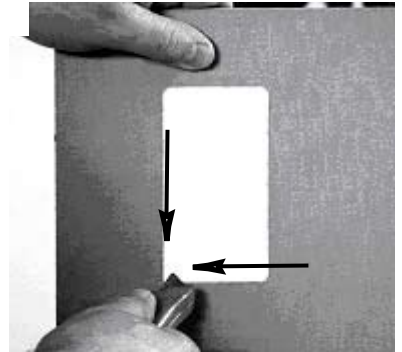


**Stain the Shingles**:  Our pro uses Real Good Toys' Shingle Dye (available through your Real Good Toys miniature dealer) when dying the shingles for this house.

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).



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

1. **Glue doesn't stick to paint.**  It does, however, stick to a part that has been first-coated and sanded.  For this reason, parts that will be the same color can be glued together after one coat and sanding, but before the second coat of paint is applied.

2. **The quality of your paint job depends on sanding** after the first coat, and sanding is easiest and best while the parts are un-assembled,

3.  **Where two colors of paint will be next to each other,** the neatest result will be achieved if the parts are marked and painted to just cover the mark, leaving the rest of the joint un-painted.  That way, when they are glued together, the glue joint will have wood for strength, and the joint between colors will be perfect (impossible to achieve with masking for painting)

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

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

A Railing Assembly demo is available online at dhbuilder.com

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

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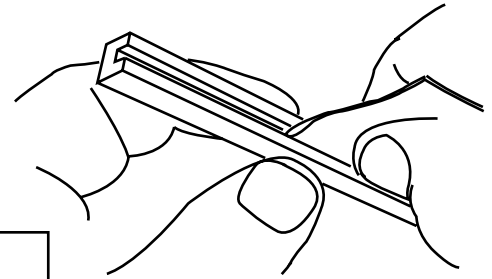
Balluster

**Paint (one coat) and Sand
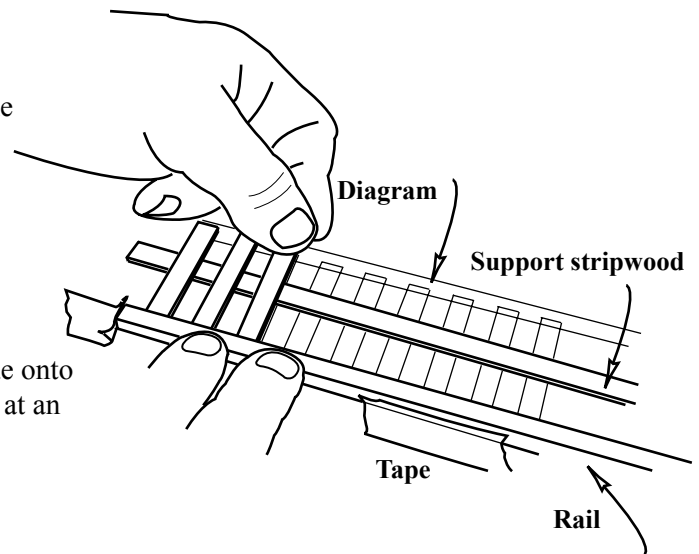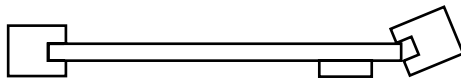the Rails and Ballusters**
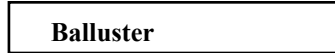
B. Assemble the Railing:
1.  Set one Rail on the assembly diagram, lined up on each end;
tape it in place so it won't move.  Put a dab of glue on a Balluster
end, and push it into the groove at a balluster locator on the dia-
gram.  Straighten and adjust the Balluster to exactly line up with the
diagram, then put in the next Balluster.

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

**Diagram**

**Support stripwood**

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

**Tape**

**Rail**

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

3. Squeeze the Rails together so the Ballusters are fully in the grooves.
4. Hold the Railing set on the drawing; make the Rail ends exactly line
up.  Adjust the Ballusters - - straight and square.  Tape together Dividers
to form a square inside corner, and lay the Railing in the corner as the
glue dries - keep the ends square!
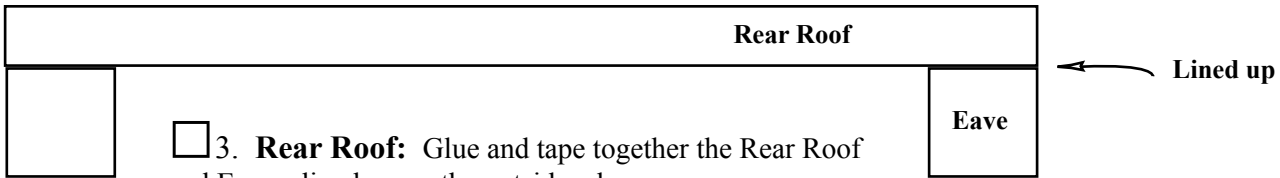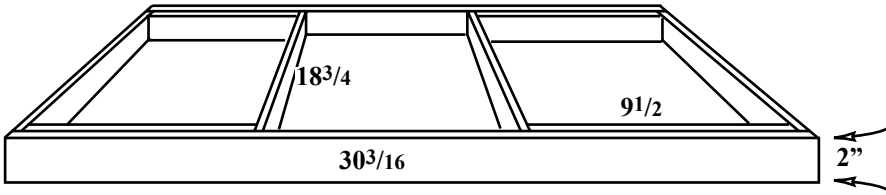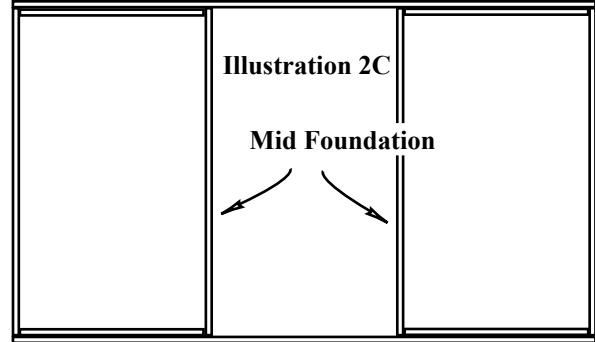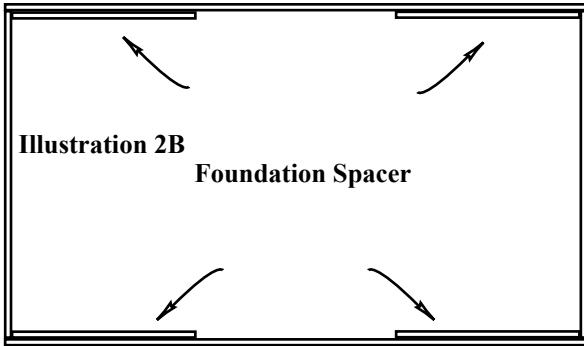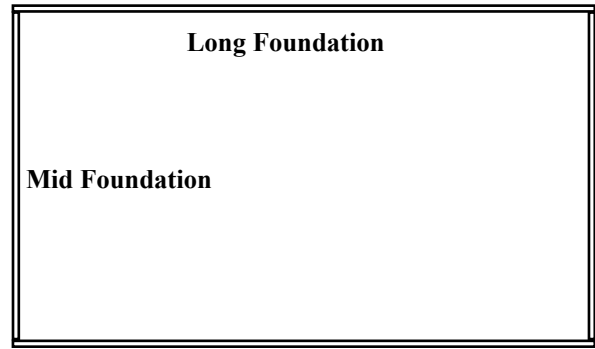
C.  Paint (second-coat) the Railing
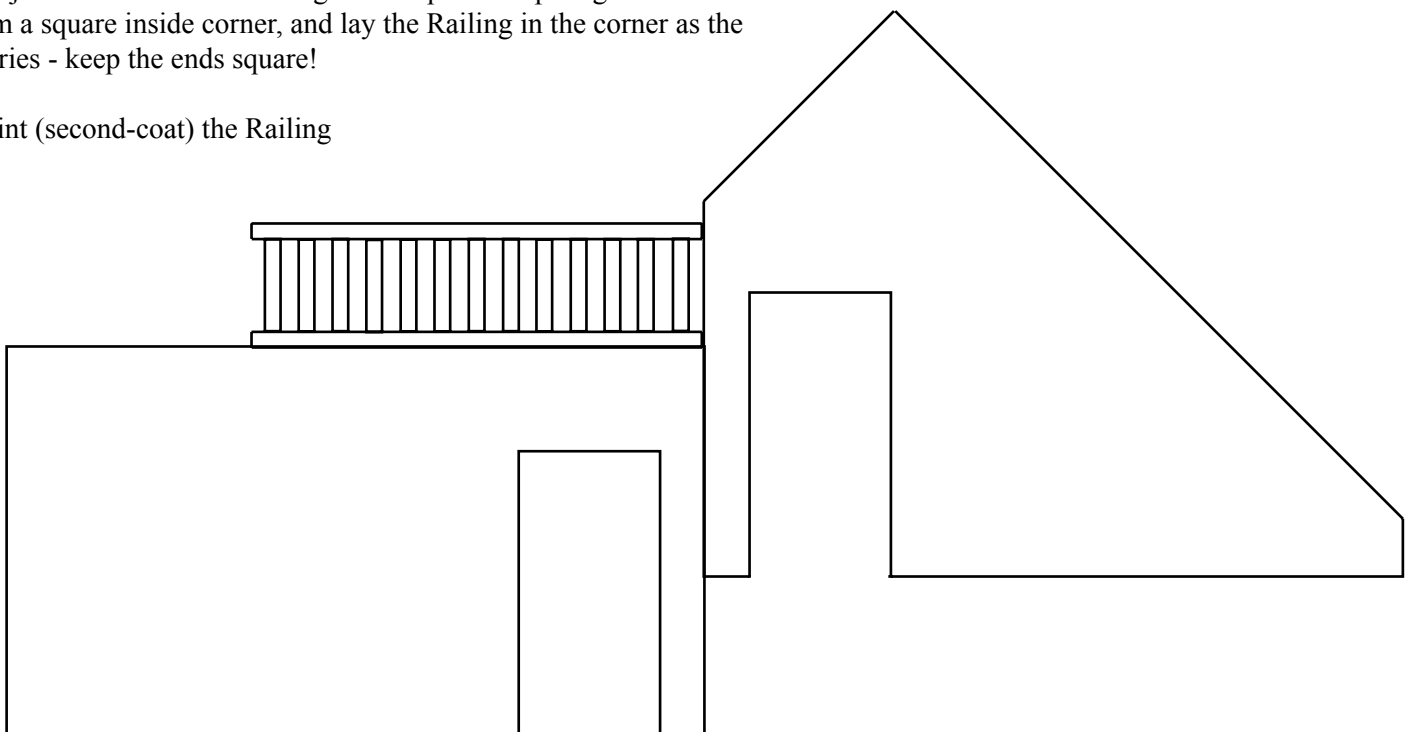
☐2 **Foundation**.  A. Glue and tape the Foundation Longs (30$^{3}$/16") and two Foundation Mids (18$^{3}$/4") together.

B. Glue Foundation Spacers (9$^{1}$/2") to the inside of the Foundation perimeter.  (Illustration #2B)

C. Glue two Mid Foundations (18$^{3}$/4") to the Foundation set as shown.  (Illustration #2C)

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

**Long Foundation**

**Mid Foundation**

**Illustration 2B**
              **Foundation Spacer**

**Illustration 2C**

**Mid Foundation**

18$^{3}$/4

9$^{1}$/2

30$^{3}$/16

2"

**Rear Roof**

Lined up

**Eave**

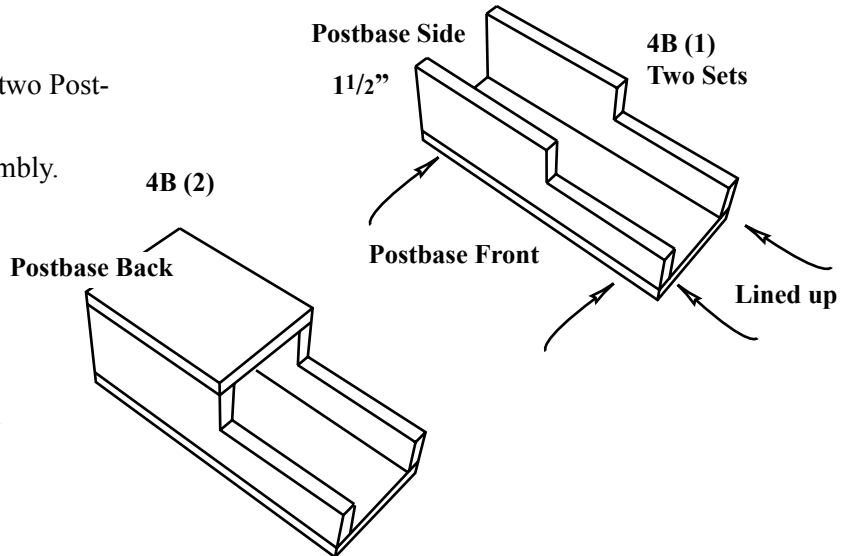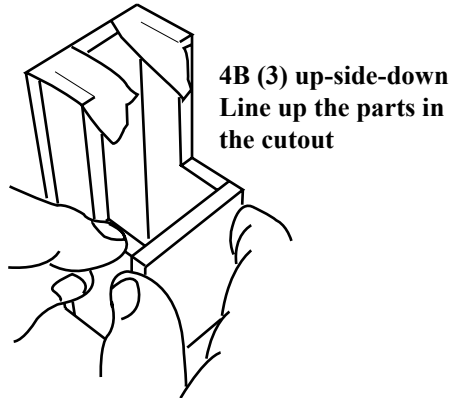☐3.  **Rear Roof:**  Glue and tape together the Rear Roof and Eaves, lined up on the outside edge.

☐4. **Porch Posts:**
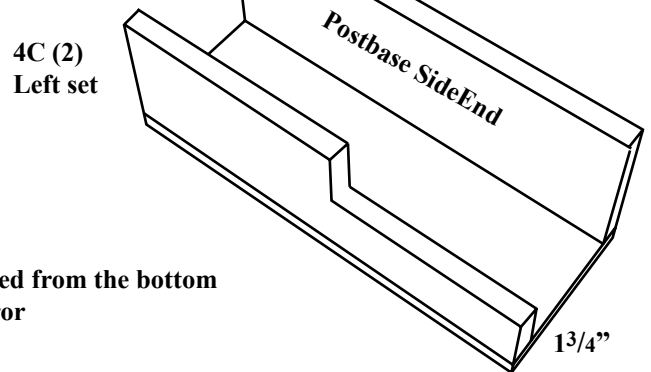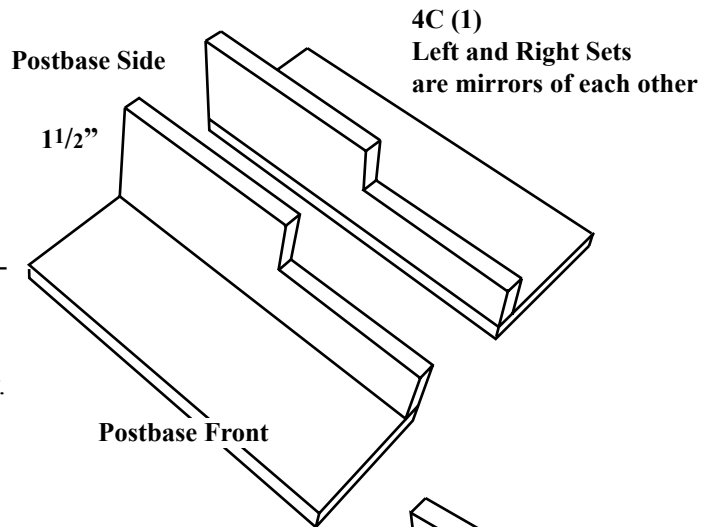A. Sort the Postbases into these 5 categories

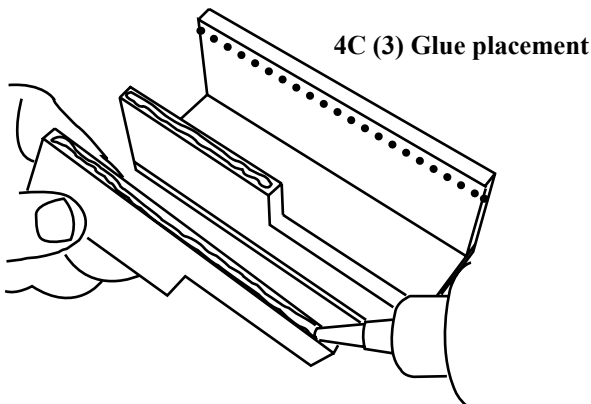| 2" | 2" | 1$^{1}$/2" | 1$^{3}$/4" | 1$^{3}$/4" |
|---|---|---|---|---|
| Postbase Front | Postbase Back | Postbase Side | Postbase BackEnd | Postbase SideEnd |
| | 2$^{3}$/4" | | | |
| 5" | | 5" | 5" | 5" |
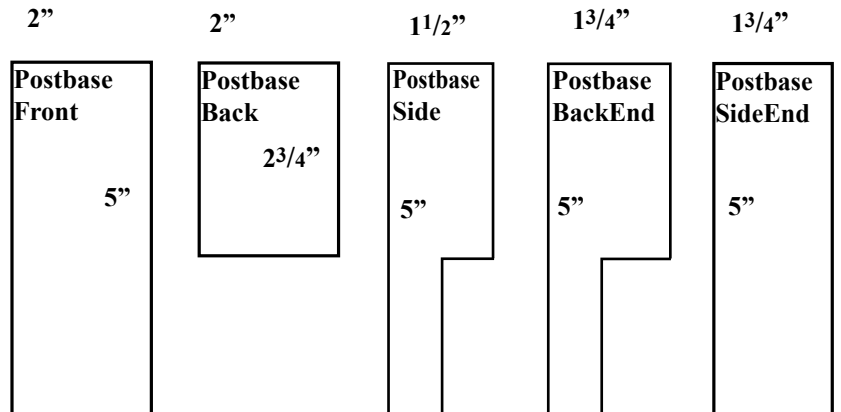
☐ 4B Center Postbases:

(1) Lay two Postbase Fronts flat, glue and tape two Postbase Sides to each, lined up on the edges

(2) Glue and tape a Postbase Back to each assembly.

(3) Line up the edges and ends, with extra attention to the edges in the cutout

**Postbase Side**

**1¹/₂"**

**4B (1)
Two Sets**

**4B (2)**

**Postbase Back**

**Postbase Front**

**Lined up**

**4B (3) up-side-down
Line up the parts in
the cutout**

☐ 4**C**  End Postbases

(1) Lay two Postbase Fronts flat, glue and tape one Postbase Side to each, lined up on opposite edges to make one left set and one right set

(2) Glue and tape a Postbase Side End to each assembly.

(3) Glue and tape the Postbase BackEnd to the back edge of the Postbase Side and to the inside face of the Postbase SideEnd (dotted line in Illustration 4C (3))

(4) Line up the edges and ends with extra attention to the edges in the cutout.

**Postbase Side**

**1¹/₂"**

**4C (1)
Left and Right Sets
are mirrors of each other**

**Postbase Front**

**4C (3) Glue placement**

**4C (2)
Left set**

**Postbase SideEnd**

**1³/₄"**

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

**BackEnd**

**Side**

**SideEnd**
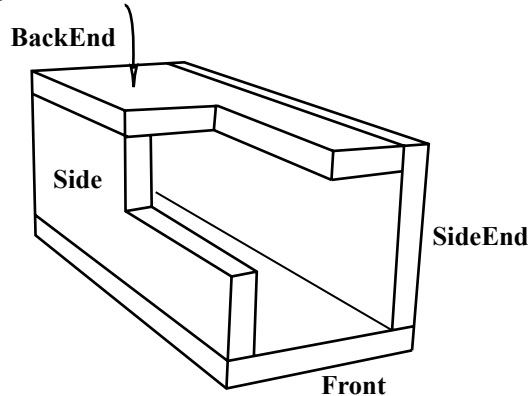
**Front**

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

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

**Clapboard faces outward**

**The way the parts fit
follows the roofline**

**The point of a triangel is
always a little rounded**
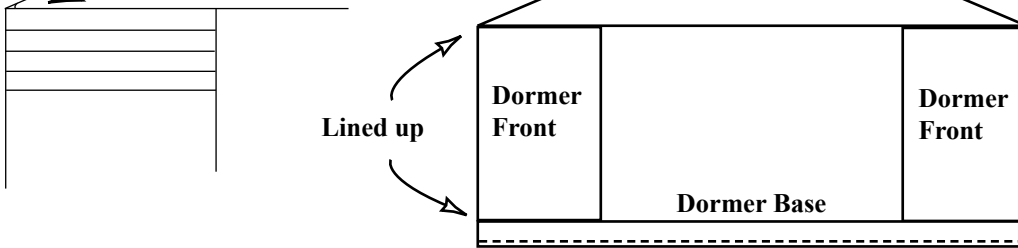
**Dormer Front Set
view from the side**

**Dormer Triangle**

**Dormer
Front**

**Dormer
Front**

**Lined up**

**Dormer Base**

**Lined up on the inside**

**Bevel faces back**

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

☐ 6.  **Test Assembly:**

A. **The First Floor**

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

**Side**

**Lined up in back**

**Lined up
on the edges**

**Front**

**Base Floor**
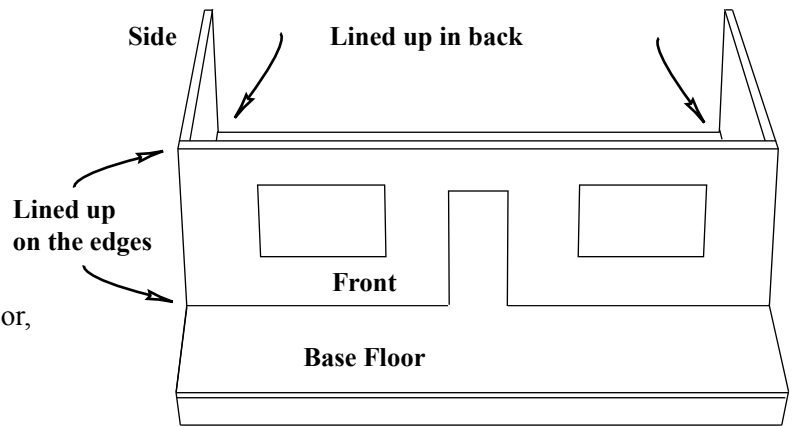
**B. The Second Floor:**

Tape the Mid Floor to the Walls lined up on the ends and in
  back - the stair hole is closer to the back
Tape together the Top Front and Attic Endwalls; tape them
  to the Mid Floor, lined up on the ends and in back.  Tape
  the "Handy Squares" in the back corners to hold the Attic
  Endwalls straight.
Tape the Porch Triangles to the Top Front and Floor.
Option: Some builders set the Porch Triangles 1/4" from
  the edge for extra detail

**Attic Endwall**

**Handy Square**

**Porch Triangle**

**Top Front**

**Mid Floor**

**Detail of Top Front**

**Porch Triangle**
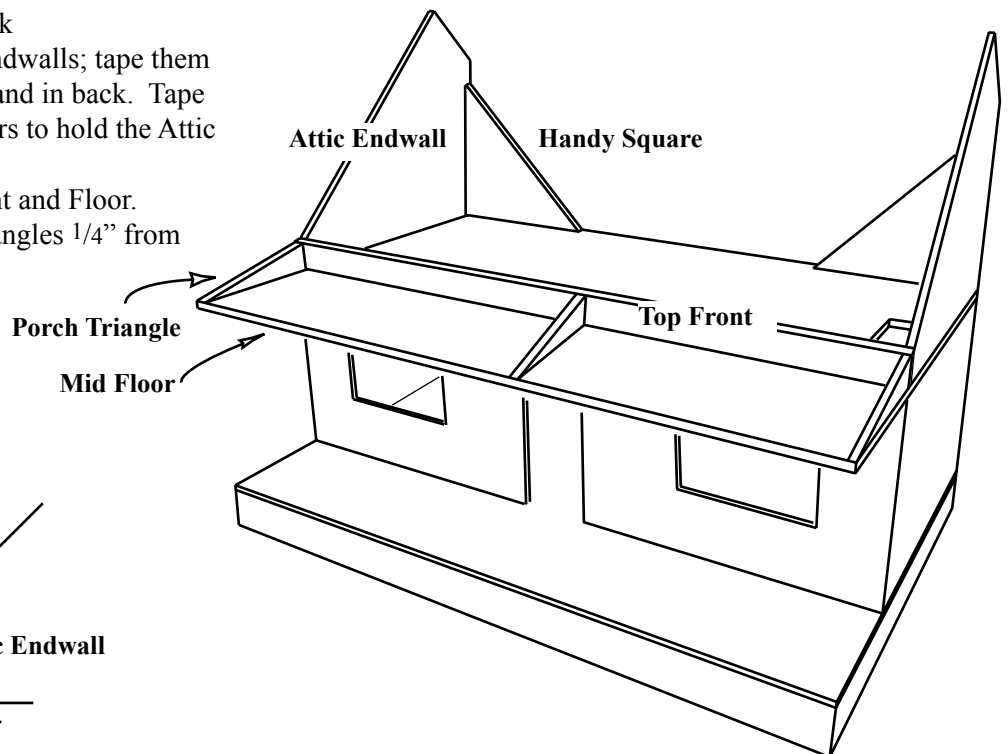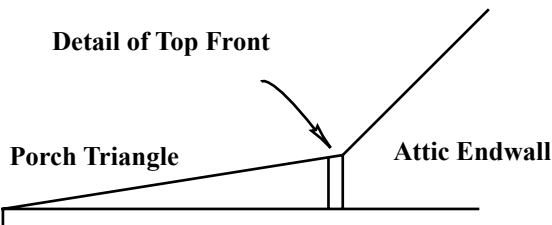
**Attic Endwall**

□ 6 Test Assembly (continued).

**C.  The Roofs**

Tape together The Front Roof and the Rear Roof Assembly
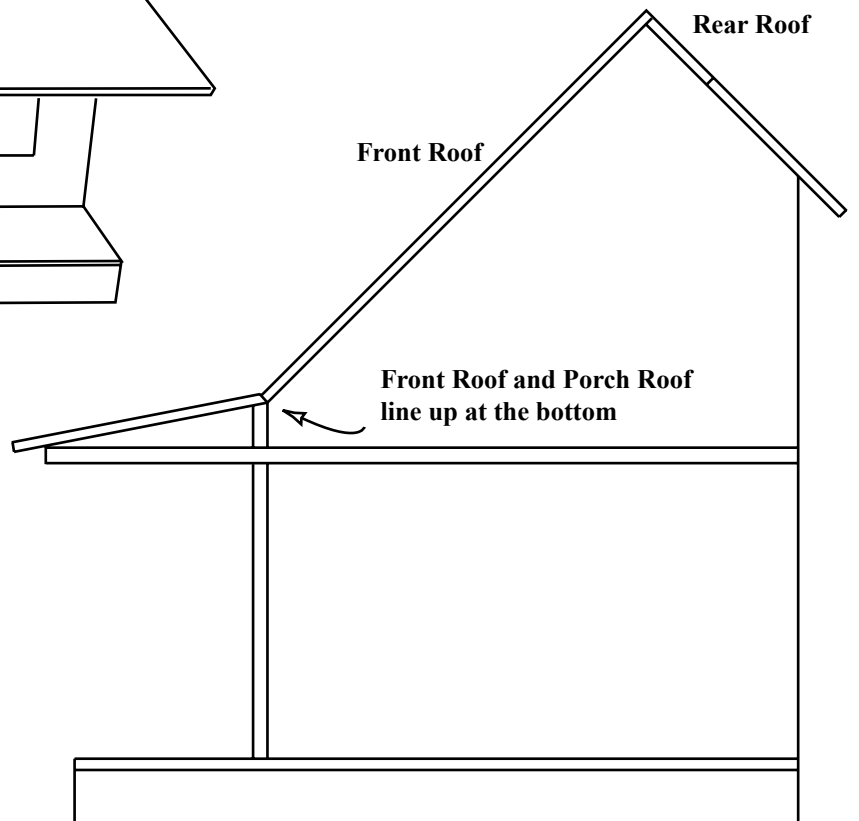
Set the Roofs on the Attic Endwalls, centered side-to-side (2" over-
  hang on each end)

Tape the Porch Roof to the bottom edge of the Front Roof, lined up
  side-to-side and at the bottom

Tape Attic Dividers to the Front Roof lined up with the edges of the
  cutout.  Use the Divider to square the Attic Dividers front-to-back

**Rear Roof Set**

**Front Roof**

**Tape**

**Front Roof**

**Attic Dividers
Line up with the edge**

**Porch Roof**

**Rear Roof**

**Front Roof**

**Front Roof and Porch Roof
line up at the bottom**
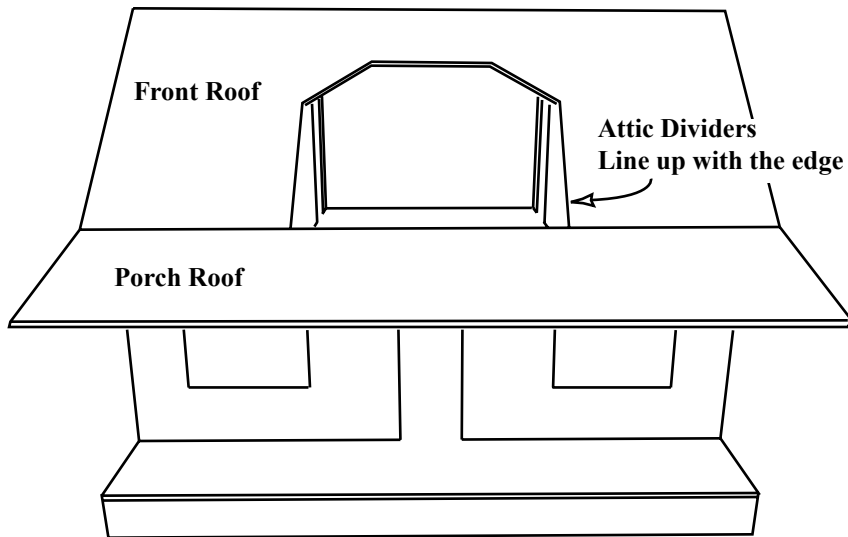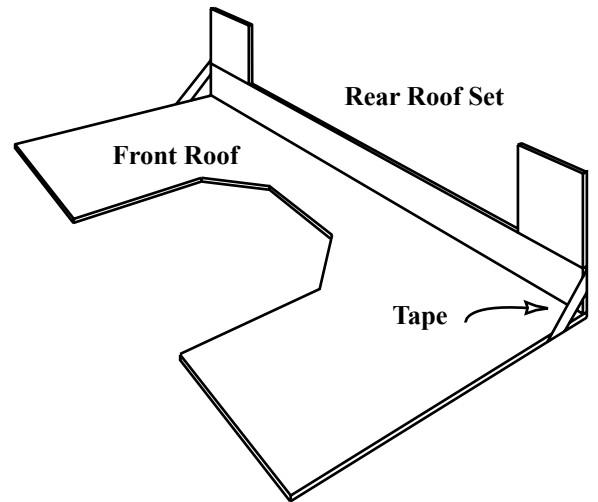
Measure for shingle guidelines from the top of the Roof.  Mark every 1" down both sides of the Front Roof, the Porch Roof, and the Rear Roof set.  The guidelines themselves may be easiest to draw after the roofs are removed and they are flat on the table, but measure and mark now.  Measure and mark the Front edges of the Dormer Roofs and Cricket Roofs every 1" starting at the top

**1"**
**2"**
**3"**
**4"**

**Shingle Guidelines every 1"**

**Dormer Roof front edge**
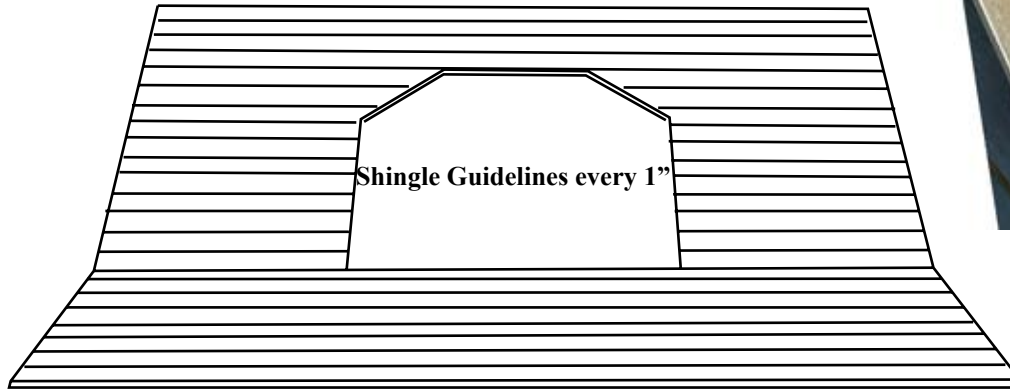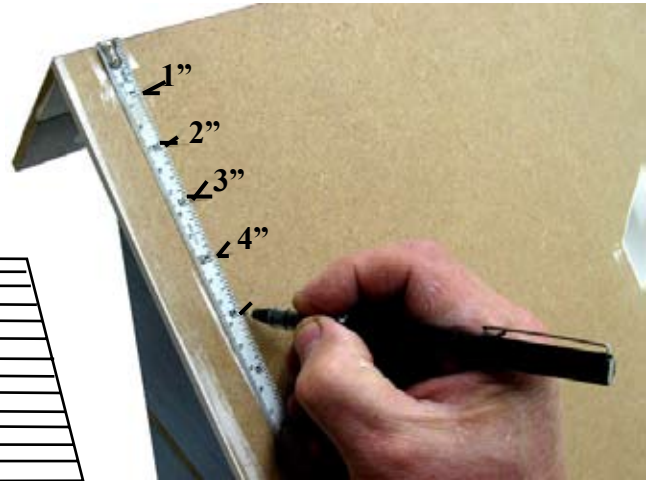
Stand the Dormer and Cricket Roofs on their front edges and use a divider to extend the marks for shingle lines
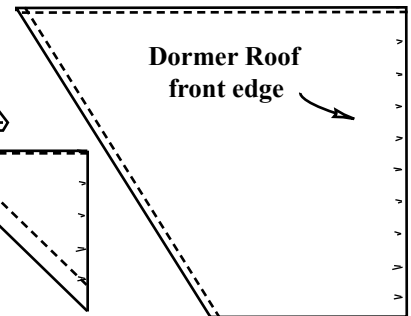
**Lined up on top**
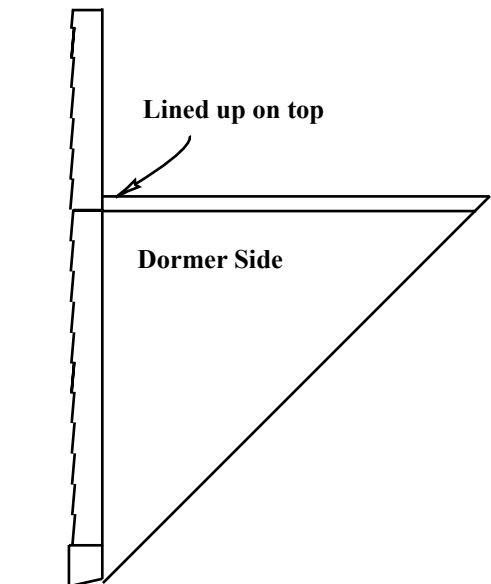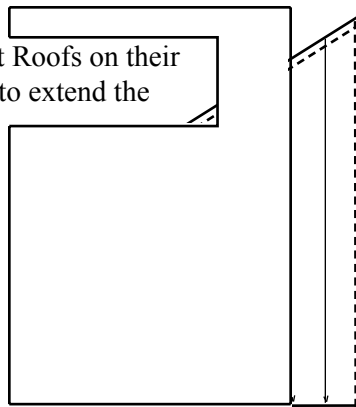
**Dormer Side**

☐ **6 Test Assembly (continued).**
**D. The Dormer**

Tape Dormer Sides to the Dormer Front set, lined up at the top
Tape the Dormer Front/Sides to the Front Roof inside the
  cutout.
Tape together the Dormer Roofs at the peak.  Tape the Dormer
  Roof set to the Front Roof on top of the Dormer
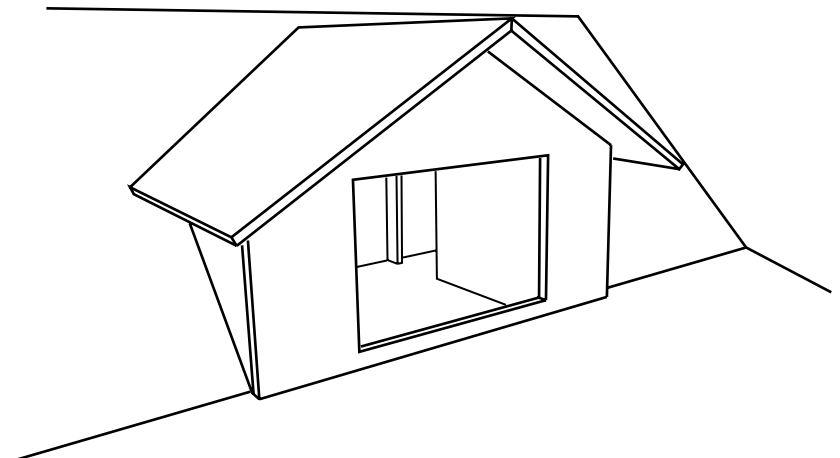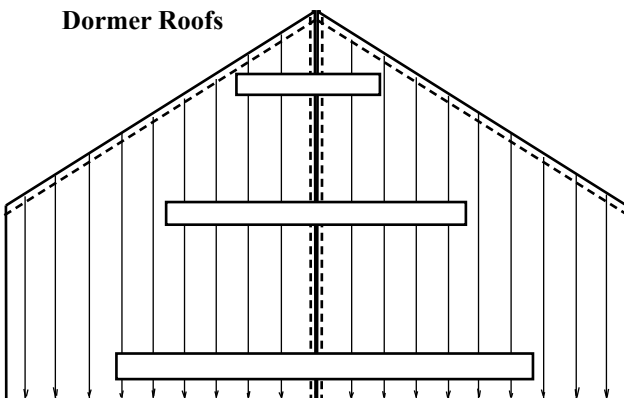
**Dormer Roofs**

## ☐ 6 Test Assembly (continued).
## E. The Porch

Set up the Postbases and Railings on the Front Porch.
  Inspect the fit of the 4$\frac{1}{2}$" Rail without the Front Trim.
  If it fits from the Postbase to the Front, the Front Trim
  will be cut to the top of the Rail after final assembly.  If
  the thickness of the Front leaves a space in the Rails'
  length, the Front Trim will be used full length
Set up the Front Steps between the Center Postbases
Set a Postbase Cap on each Postbase, centered
Set a Porch Post centered on each Postbase.  Note:
Set a Postcap centered on each Porch Post
Set the Porch Beam on the Postcaps

**Front Trim**

**Center Postbase**

**4$\frac{1}{2}$" Railing**

**End Postbase**

**Front Trim**

**9$\frac{1}{16}$" Railing**          **9$\frac{1}{16}$" Railing**

**End Postbase**          **Center Postbase**          **End Postbase**

**Steps**

**Porch Beam**

**Post Cap**

**Porch Post**

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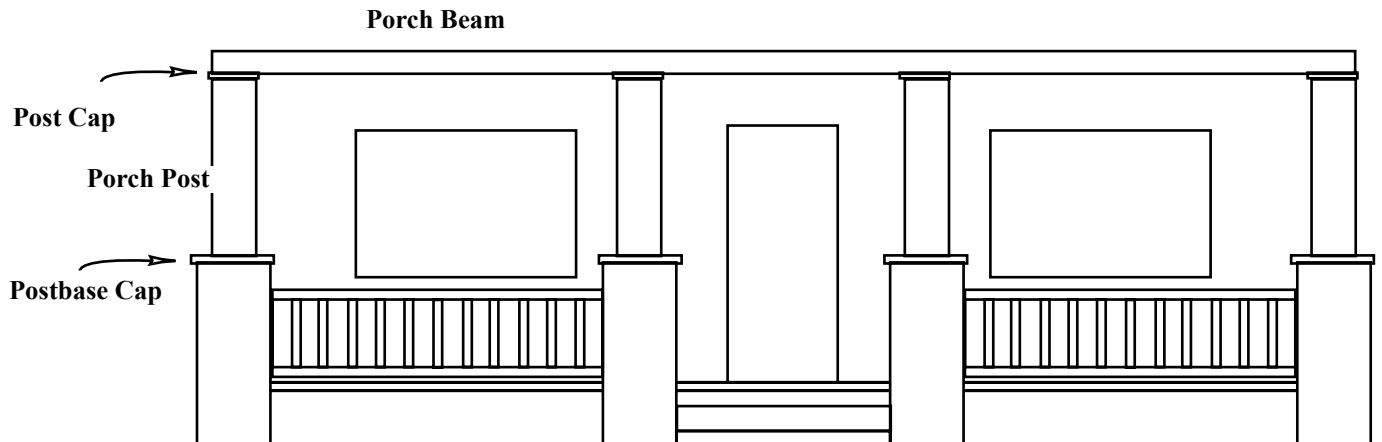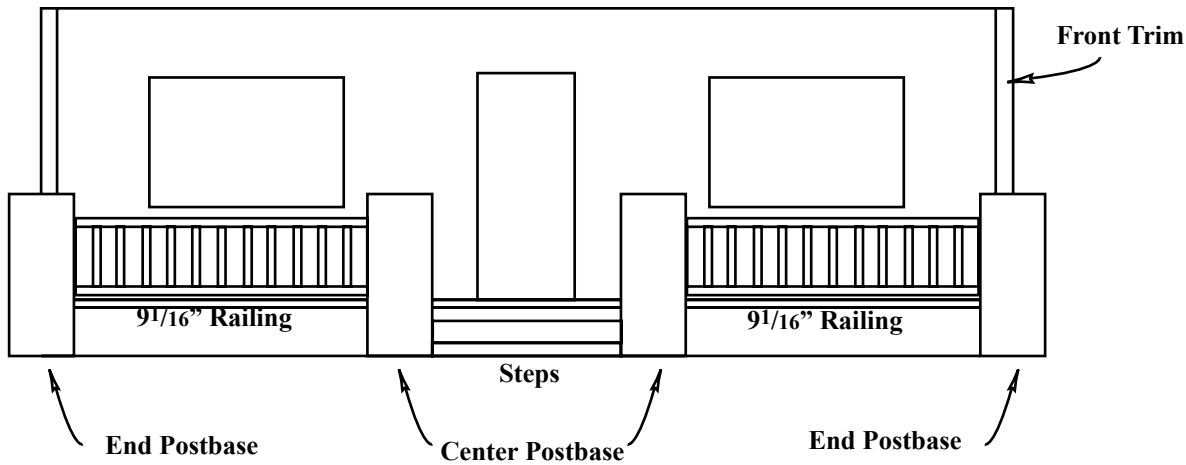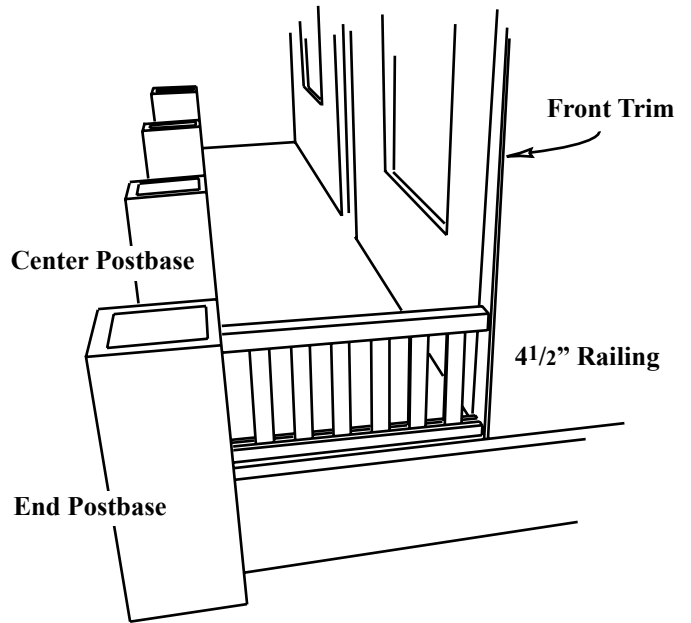
☐ 7. Now you are ready to mark everything for painting. Make sure each thing that is being marked is properly positioned - straight and tight - so the marks will be in the right place.

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

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

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

**The Porch can be built with two Posts or four, and with any configuration of Arches you wish. Look at the photos, test different arrangements, and decide which look you prefer.**

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

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

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

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

Finish marking and taking the test assembly apart.

☐ 8. Paint the Dollhouse parts now, just-barely covering the tracings (see the "tips" on page 4). High-quality interior semi-gloss latex enamel is recommended for a surface that can be cleaned but is not so shiny that the finish looks un-natural and harsh. The primary colors may use a quart of paint each. Craft paints often have less solids than house paint, and may require more coats to get good coverage, but they are available in small quantities so they can be a good choice for details that don't use much paint. Avoid old gloppy paint and poor quality paint brushes (we use disposable foam brushes for most painting).
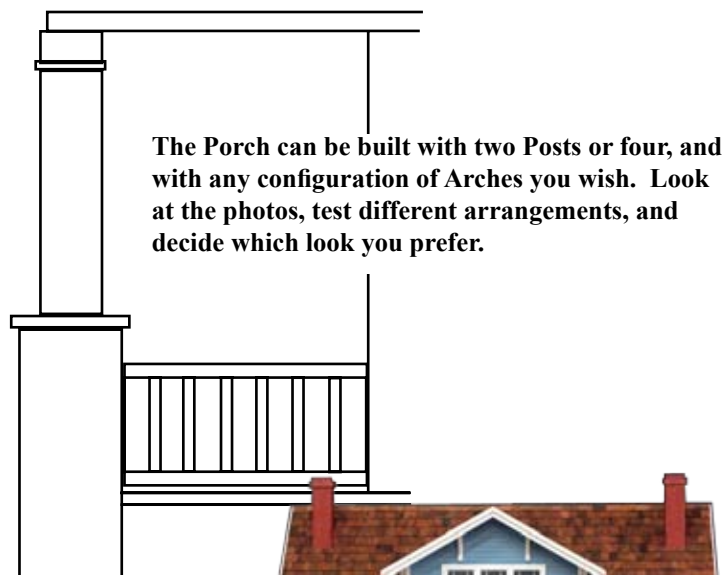
☐ 9.  Glue, tape, and weight the Base Floor to the Foundation. Glue together the Base Step and the 2nd step.   Let the glue dry

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

☐ 10.  Glue, tape, and weight the first-floor walls to the Base. If you are waiting to install the Divider, *set it in place without glue* to hold the Front straight.  Tape the Handy Squares to the Sides while the glue dries.  If the test assembly showed the Front Trim is used full-length, glue it to the Front on each end.

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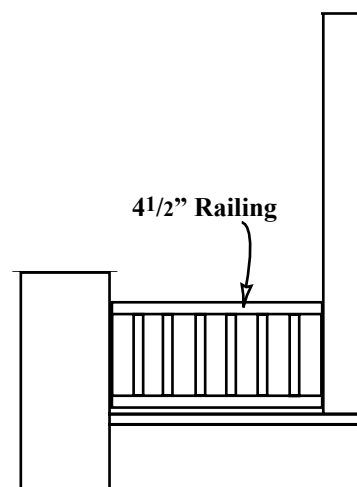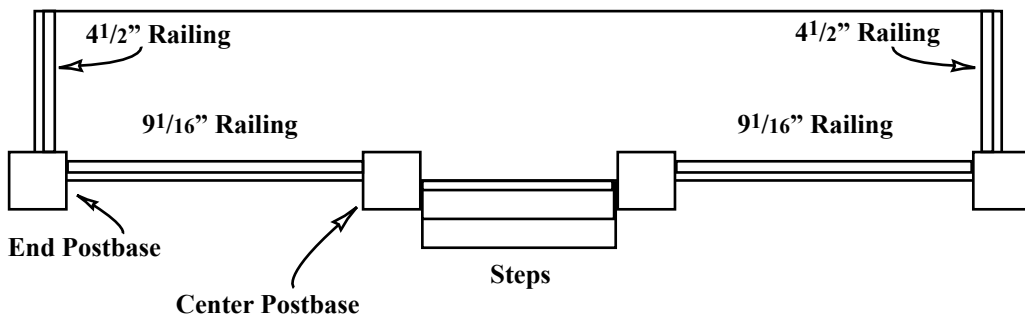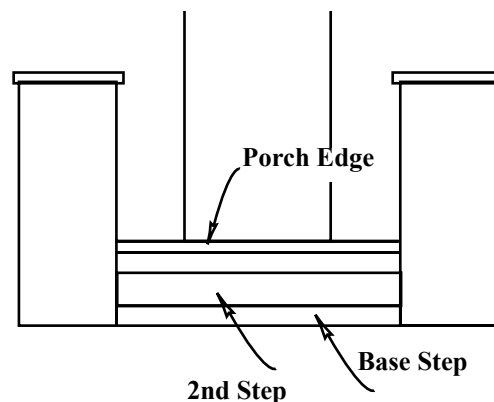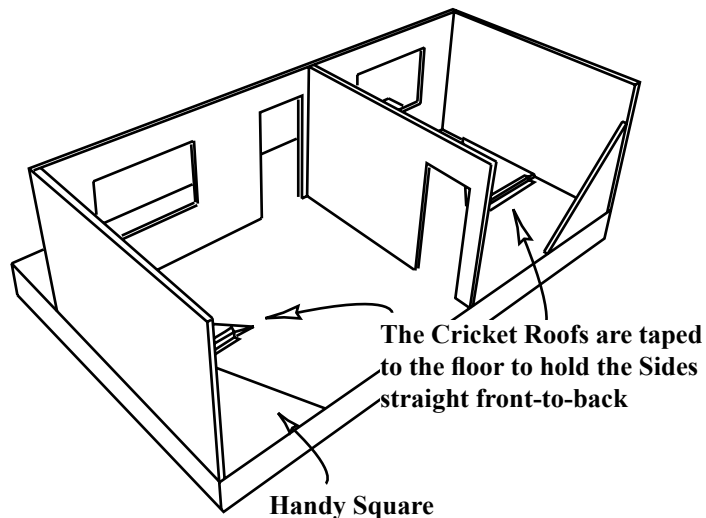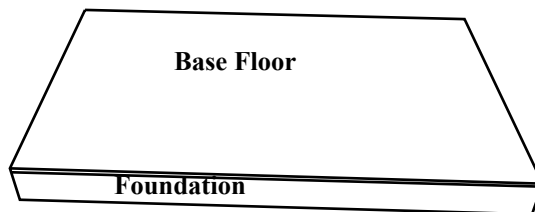Stucco/texture paint is mixed and ready.
Without glue, set up the parts as they were in the test-setup (except the Arches).  You may wish to lift the Rails with some of the pre-cut stripwood (the Bracket Struts are a good thickness)

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

☐ 12.  Glue the 4$^{1}$/2" Railing in place about $^{1}$/4" from the edge of the floor (and lifted with the Struts if desired).

**Base Floor**

**Foundation**

**The Cricket Roofs are taped to the floor to hold the Sides straight front-to-back**

**Handy Square**

**Porch Edge**

**Base Step**

**2nd Step**

**4$^{1}$/2" Railing**                          **4$^{1}$/2" Railing**

**9$^{1}$/16" Railing**                      **9$^{1}$/16" Railing**

**4$^{1}$/2" Railing**

**End Postbase**

**Steps**

**Center Postbase**

☐ 13. Tighten up the End Postbase, the $9^{1}/_{16}$ Railing, and the Center Postbase on one end to exactly locate the Center Postbase. Keeping the Center Postbase in that spot, spread the End Postbase and the Railing so you have a little clearance to work.

Put glue on both ends of the Railing; push the railing against the Center Postbase to leave dots of glue where the Railing touched.

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

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

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

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

Lay the Porch Beam against the fronts of the Postbases to straighten them. Set a few weights against the Porch Beam to keep it snug.
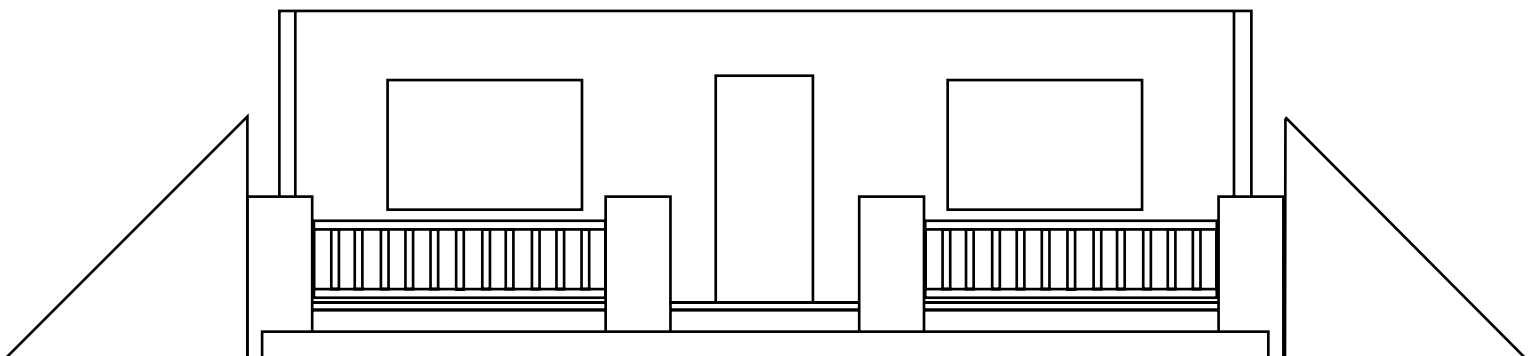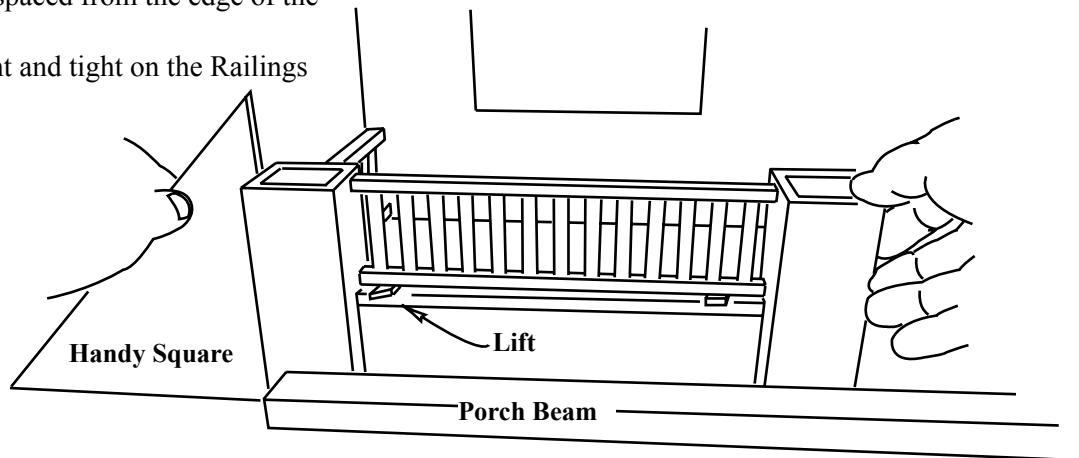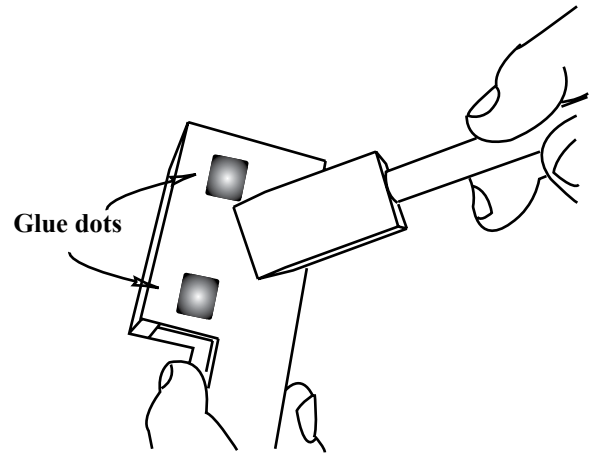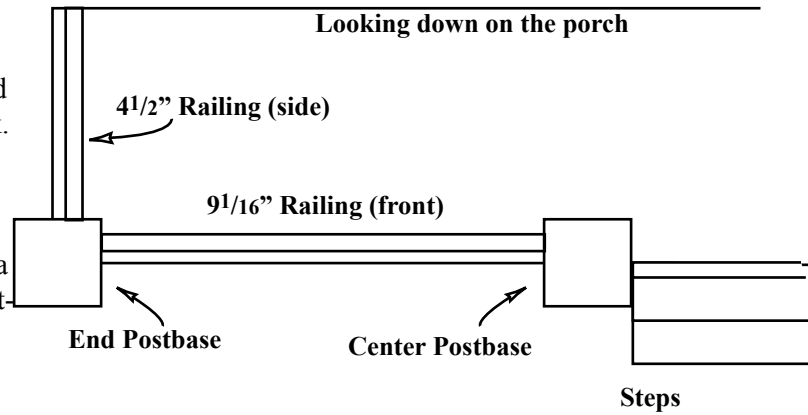
Hold the Handy Squares against the End Postbases to straighten them up-and-down.

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

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

Let the glue dry.

Finish painting the Postbases.

**Looking down on the porch**

$4^{1}/_{2}$" **Railing (side)**

$9^{1}/_{16}$" **Railing (front)**

**End Postbase**

**Center Postbase**

**Steps**

**Glue dots**

**Handy Square**

**Lift**

**Porch Beam**

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

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

**Postcap**

**Porch Beam**

**Post**

**Arches are
touching**

**Postbase Cap**

**Porch Edge**

**Steps and Treads**
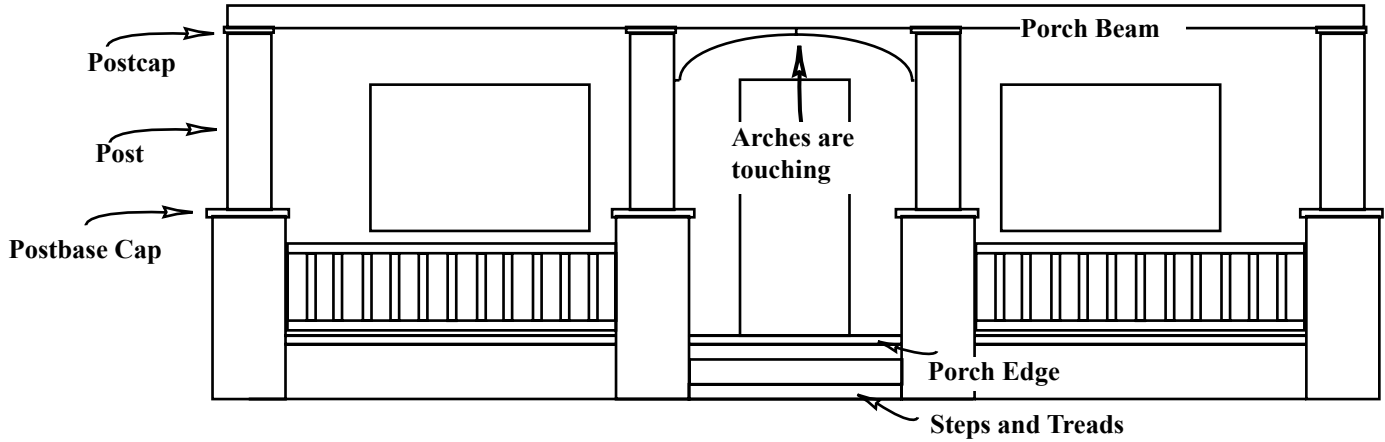
☐ 16A.  Glue, tape, and weight the Mid Floor to the walls and
Porch Beam, lined up in back and side-to-side.  Line up the
inside of the stair cutout with the inside of the wall.
Let the glue dry.

**Attic Endwall**

**Top Front**

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

**Handy Square
(temporary)**

**Mid Floor**

**Porch Triangle**

**Use the top of the wall
as a cutting guide**
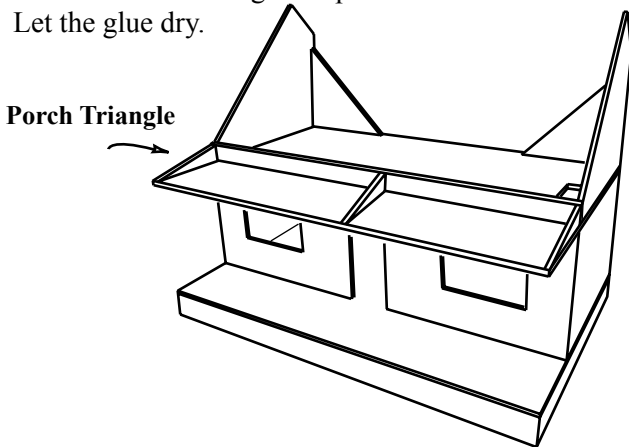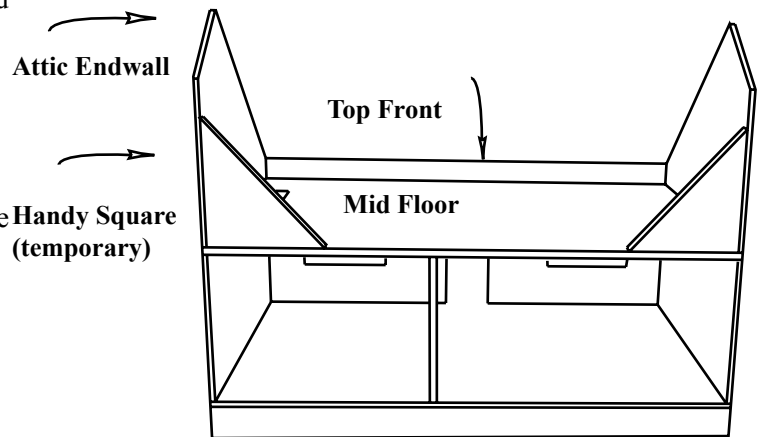
☐ 17.  Cut Side Stripwood ($3/16$ x $15/32$) for the Vertical Side Trim.
Hold the Stripwood against the side, lined up at the back edge and
lined up with the bottom of the Base Floor.  Use the top of the At-
tic Endwall as a cutting guide - cut the Stripwood with a fine-tooth
saw (like the X-Axto razor saw)
Hold the offcut against the side lined up with the front edge.  Use
the Top Front and Attic Endwall and cut the Stripwood to fit.
Cut a Vertical Side Trim pair for the other side too.  Glue and tape
the Vertical Side Trim to the sides

**Side Trim**

**Lined up at the bottom
of the Base Floor**
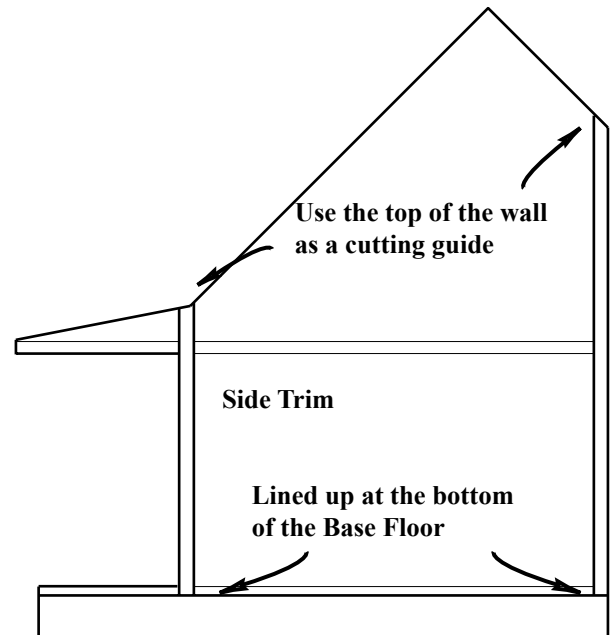
□ 18.  Glue and tape the Roofs to the house, centered side to
side (a little over $2^1/_{16}$" overhang).
Let the glue dry.

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

**Front Roof**

**Rear Roof and Eave**

**Porch Roof**

**Lined up at the bottom**

**Dormer Side**
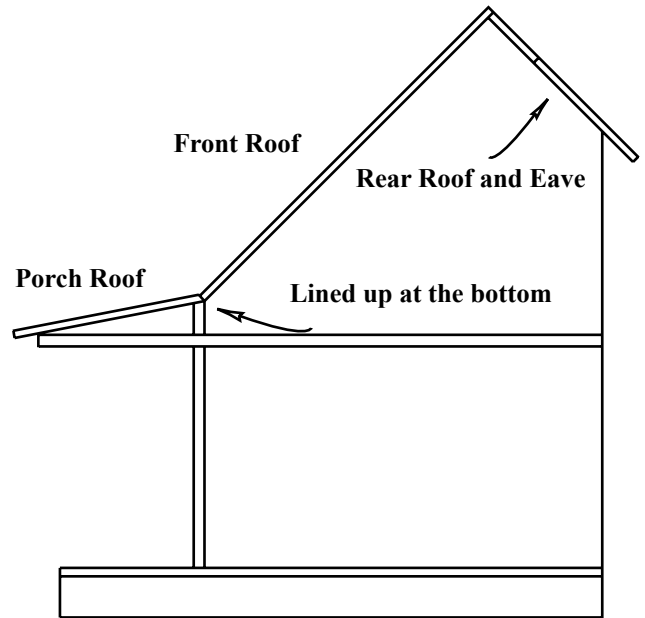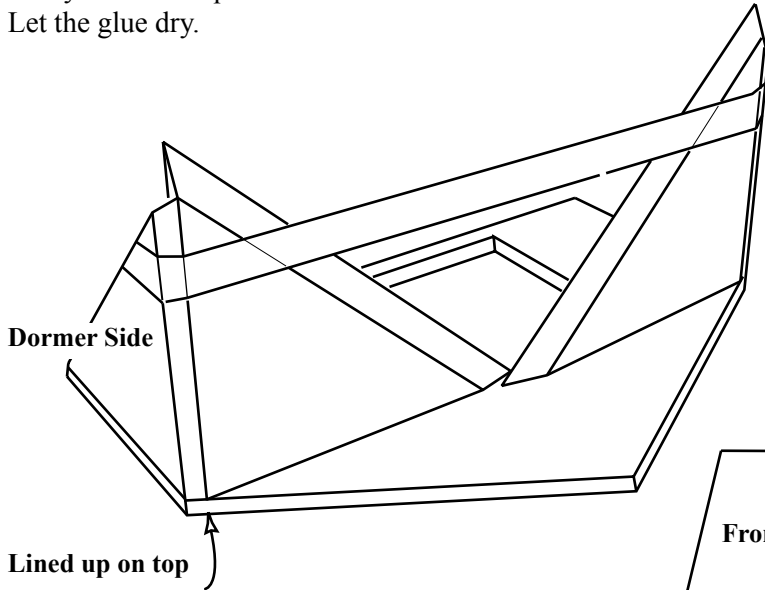
**Lined up on top**

□ 20.  Glue and tape the Attic Dividers into
the attic, lined up with the cutout, straight and
square.
Let the glue dry.

**Front Roof**

**Attic Dividers
Line up with the edge**

**Porch Roof**
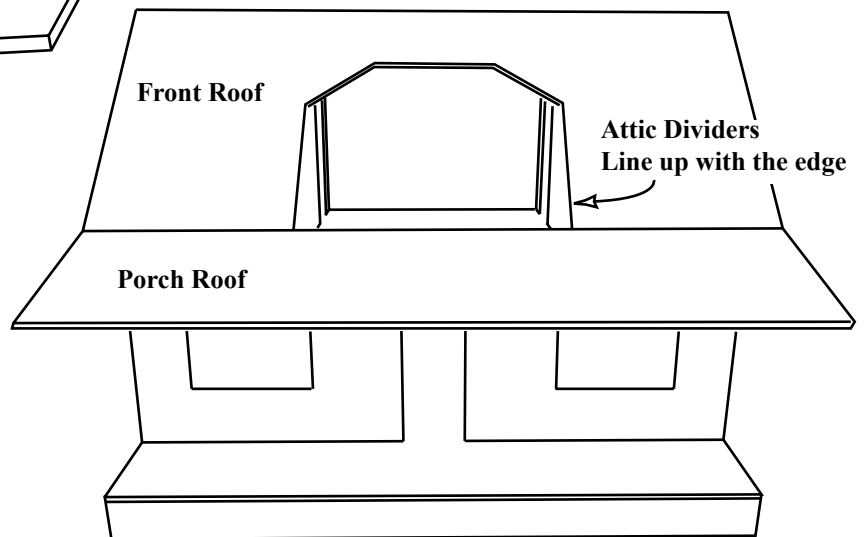
□ 21.  Glue and tape the Dormer to the house, lined up on the inside.

□ 21B.  Cut Dormer Vertical Trim from the "Light Stripwood"
($1/_8$ x $5/_{16}$).  Cut the Side Trim first, then the Front Trim.  Leave
a gap at the bottom for shingles (2 thicknesses of shingles) so
you won't have to cut the shingles to go around the Trim
Glue and tape the Trim in place

**Dormer Vertical Trim**
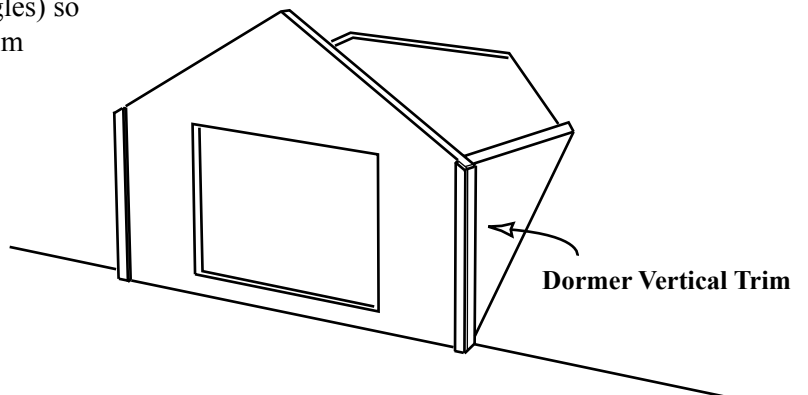
**If you intend to use copper flashing in the valleys, visit www.dhbuilder.com for guidance.**

Glue and tape the Dormer Roof to the house.
Let the glue dry.
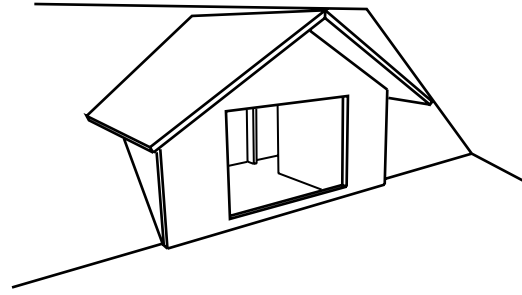
☐ 23.  Tape together the Cricket Roofs at the peak. Lay the
Cricket Triangle into the roof set spaced evenly from the front
edges and set back so that the bottom edge of the Cricket Tri-
angle exactly matches the bevels on the Cricket Roof edge.
Paint the Cricket Set parts
Glue and tape the Cricket set together.
When the glue is dry, glue the Cricket to the Porch Roof, lined
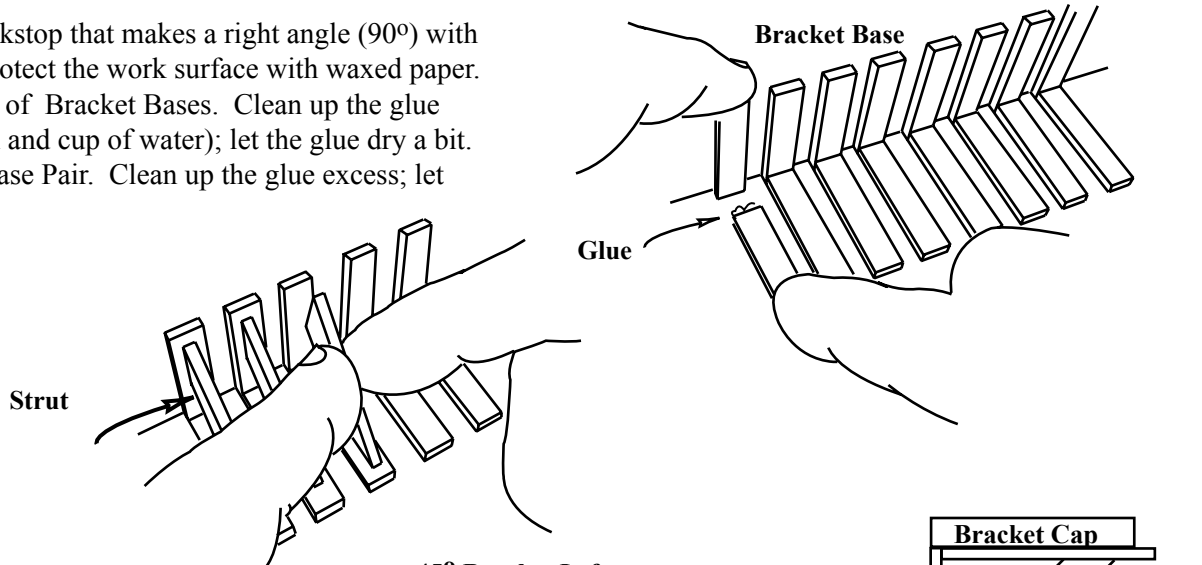up on the front edge and centered side-to-side.
Let the glue dry.

**Cricket Roofs**

**Bevel**

**Lined up with the bevel**

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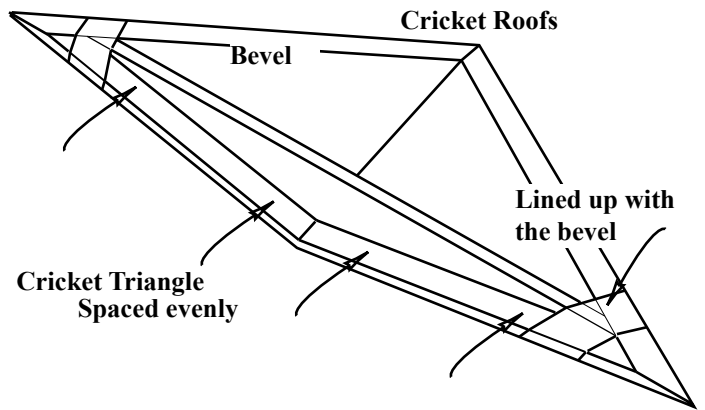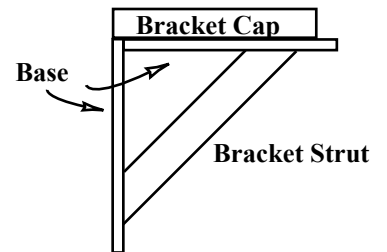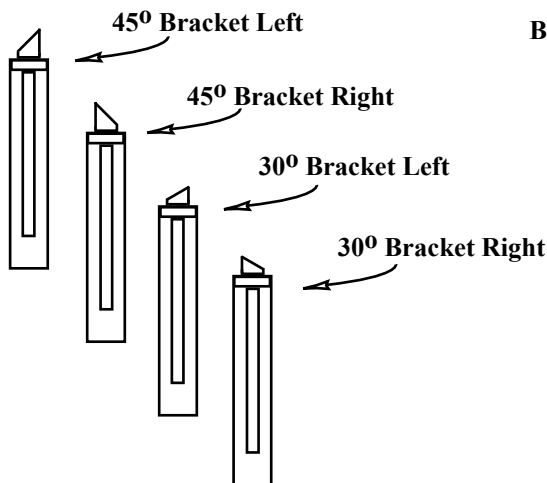
## Brackets
The pre-cut bracket parts are in bundles and, if they haven't
been painted, do so now. The easiest and strongest bracket
construction is with first-coated parts that have been sanded.

☐ 24.  Arrange a backstop that makes a right angle (90º) with
the work surface.  Protect the work surface with waxed paper.
Glue together 14 pairs of Bracket Bases.  Clean up the glue
excess (a paint brush and cup of water); let the glue dry a bit.
Glue a Strut to each Base Pair.  Clean up the glue excess; let
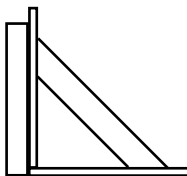the glue dry.

**Bracket Base**

**Glue**

**Strut**

Glue a Bracket Cap to each Bracket - make:
  5) 45º Brackets Left
  5) 45º Brackets Right
  2) 30º Brackets Left
  2) 30º Brackets Right

**45º Bracket Left**

**45º Bracket Right**

**30º Bracket Left**

**30º Bracket Right**

**Bracket Cap**

**Base**

**Bracket Strut**

**Attach the Cap**

### Window Assembly:
*dhbuilder.com has more window assembly photos*

☐ 25. Paint (first-coat) the Window Frames. Do not get paint on the ends, and wipe off any paint that has crept around the corner onto the ends. Sand the Window Frames and paint (second-coat) only the edge with the groove for the Window Pane. The rest of the Frame will be painted after assembly.

☐ 26. Build two First Floor Windows using the large panes, and the $4^{5/16}$ and $6^{5/16}$" Frames

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

Steps in banding a window set:
  •Put a Window Pane between two side frames with the frames face down on the table or on a piece of cardboard (less slippery).
  •Set the top and bottom frames in place.
  •Put a rubber band on your thumb and index finger, and push down on the Side Frames with those fingers.
  •Stretch the band over the top.
  •Switch hands with the new thumb and index finger also pushing down on the Side Frames. Now stretch the rubber band over the other end of the window.
  •Press down on each corner to line up the frames and make the surface of the window flat.
 Too frustrating? A snip of tape in each corner will keep the pieces from flying, but remove the tape after the rubber band is on so the parts can self-locate from the pressure of the band in the corners.

**Glue and rubber band together** all the Window Frames with the Window Panes in place. The painted mullions are on one face of each pane and should always be on the outside (or on the inside--- your choice, but keep it the same in every window).
 A word about mullions: Painted mullions can be nicked in handling before assembly or at any time in the life of the dollhouse. In use, it is seldom easy to see that a mullion has been nicked, but if you do want to touch-up the mullions, mask the edges of the damaged mullion with "magic" tape, rub the tape down on the edge next to the mullion, and paint between the tape with "white-out"). Let the paint dry thoroughly before removing the tape.

☐ 27. Triple Window: 3 small panes, $7^{13/16}$" and $5^{5/16}$" Frames, Middle Frames and Middle Trims.
 Glue together one $5^{5/16}$" and one $7^{13/16}$" Frame - face up, with a small piece of tape in the corner.
 Slide a Pane into the groove.
 Glue in Middle Frame with the Pane in its groove.
 Add another Pane and Middle Frame, then the last Pane
 Glue and tape on the other $5^{5/16}$" Frame, then the $7^{13/16}$" Frame.
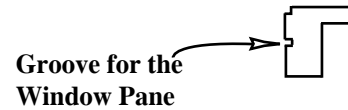 Space one Middle Frame from the side frame with two spacers, then move the spacers to locate the other Middle Frame.
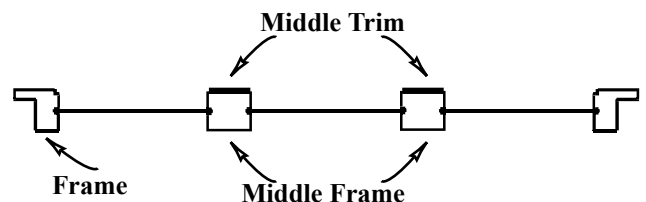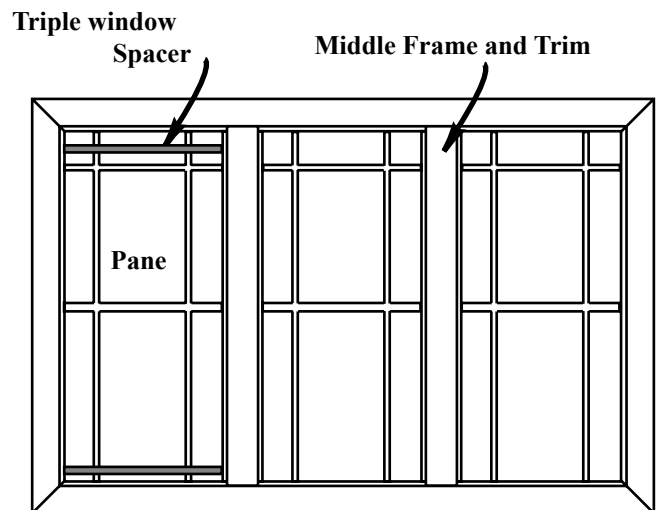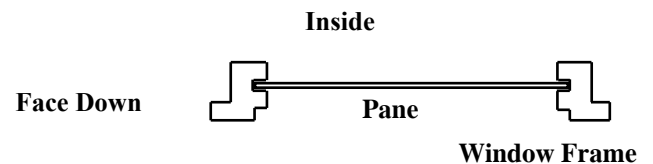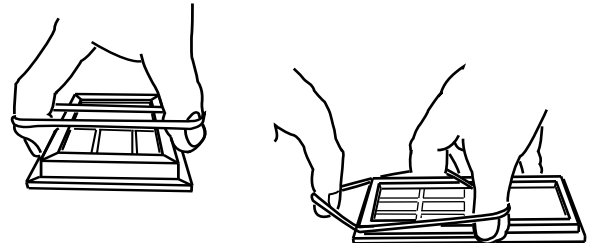 Glue the Trims centered on each Middle Frame
 Tape the Window tight, particularly up-and-down
 Turn the window over and stretch a rubberband around the back

**Illustration #47**
**Window Frame**



**Groove for the Window Pane**

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



**Inside**



**Face Down**          **Pane**

**Window Frame**

**Triple window Spacer**          **Middle Frame and Trim**



**Pane**

**Middle Trim**



**Frame**          **Middle Frame**

Paint (second-coat) the Window Frames, but stay away from the Window Panes

## Trim

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

Porch Rafter End

☐28A.  **Porch Rafter Ends**: Lightly mark the underside of the
  Porch Roof every 2" from right to left, then again from left to
  right.  This will give you pairs of marks $3/16$" apart for locating
  the Porch Rafter Ends.
Glue the Porch Rafter Ends to the Roof and edge of the Mid
  Floor.  Use the Handy Square to keep them straight.

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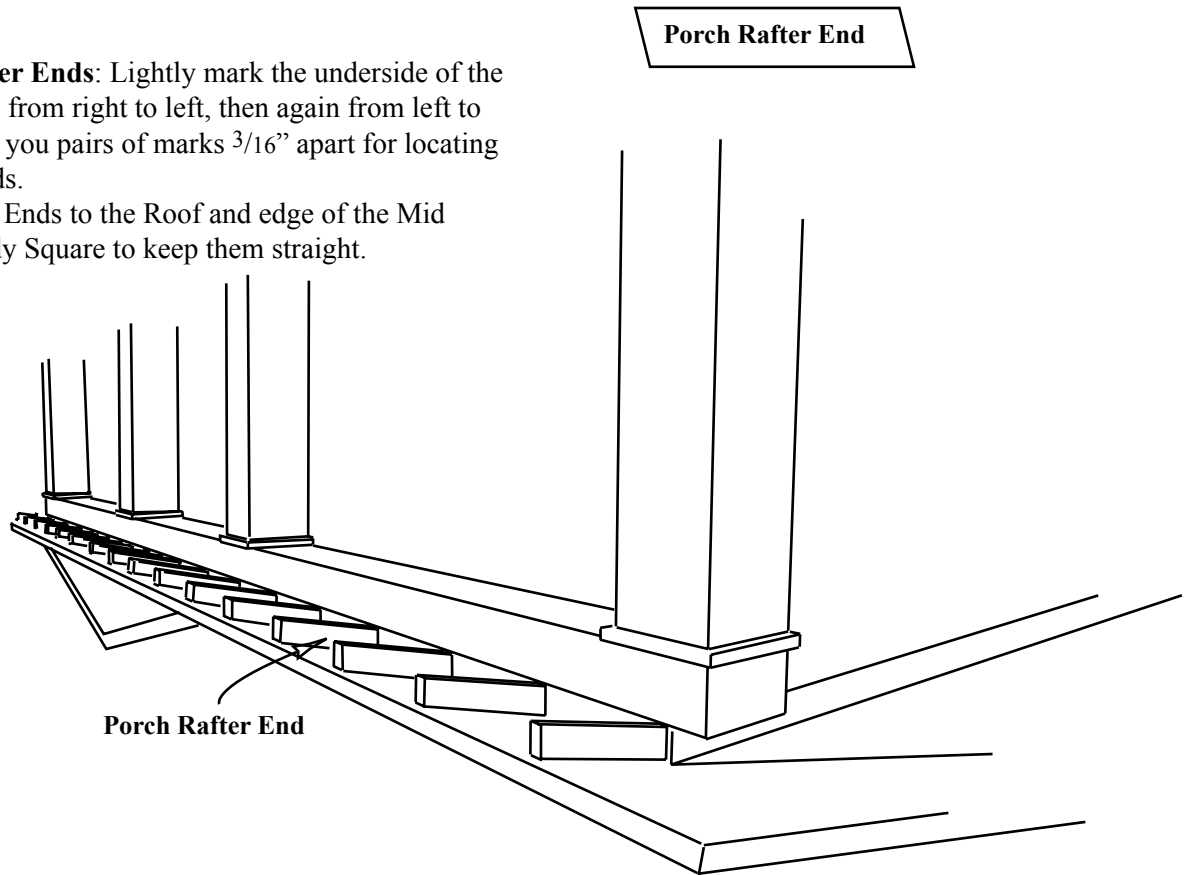
☐28B.  **Arches**: Glue Arches to the Posts and Porch Beam,
  centered front-to-back.

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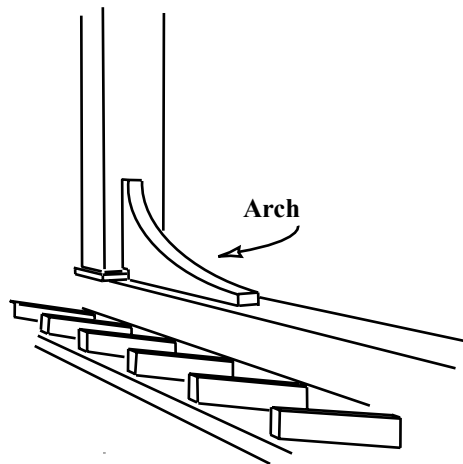
☐ 28. 45º Side Brackets: A. Glue the rear 45º Bracket to the
side and roof, touching the Side Trim at the back edge.  Notice
the amount of space from the bottom edge of the Bracket to the
next clapboard edge.  That spacing will be used to place the rest
of the brackets.

**A. Glue on the rear bracket first**

**Space below the bracket**

**45º Right Bracket**

**14º**

**45º**
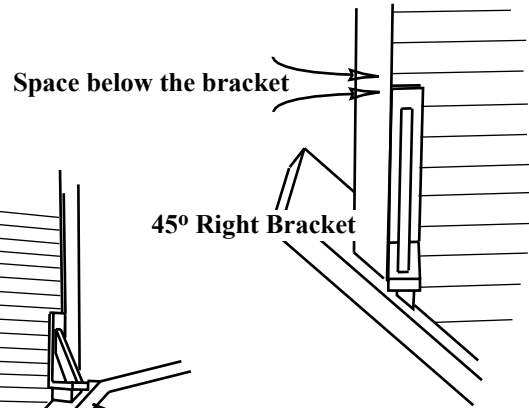
B. Glue on the second
Bracket (notice the
Bracket Cap faces the
other way) lined up with
the first, using the space
below the Bracket

**7 Clapboards**
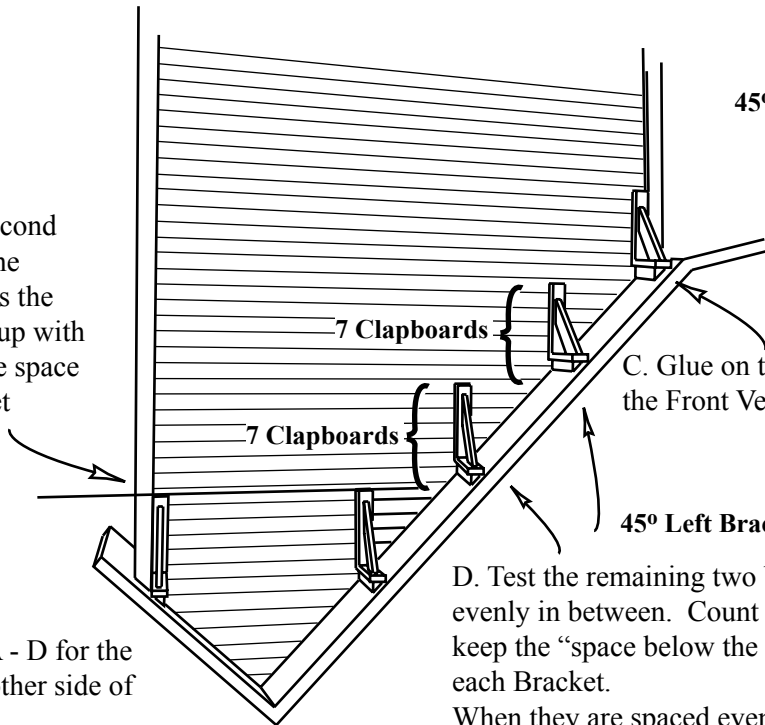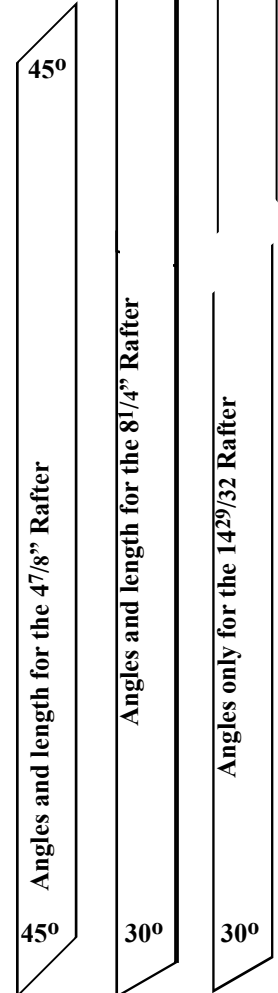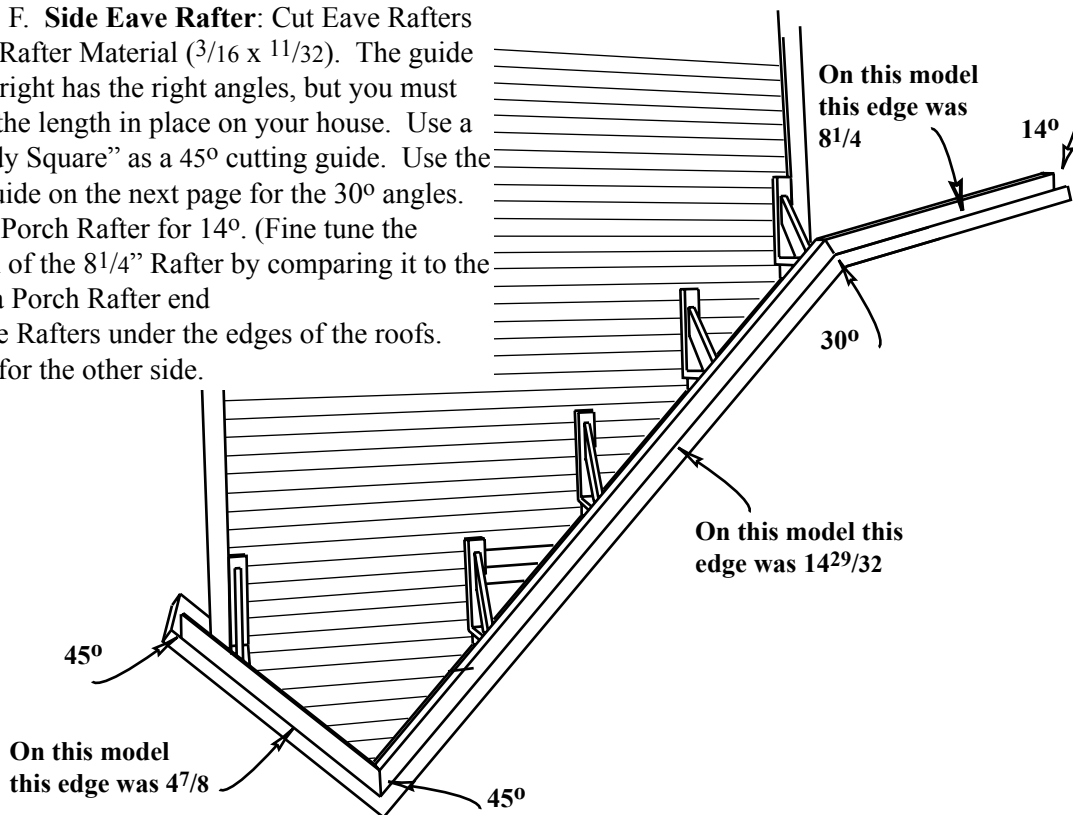
**7 Clapboards**

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

**45º Left Brackets**

D. Test the remaining two brackets spaced
evenly in between.  Count 7 clapboards and
keep the "space below the Bracket" the same for
each Bracket.
When they are spaced evenly,
glue them in place

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

**45º**

☐ 28.  F.  **Side Eave Rafter**: Cut Eave Rafters
using Rafter Material ($3/16$ x $11/32$).  The guide
at the right has the right angles, but you must
mark the length in place on your house.  Use a
"Handy Square" as a 45º cutting guide.  Use the
30º guide on the next page for the 30º angles.
Use a Porch Rafter for 14º. (Fine tune the
length of the $8^{1/4}$" Rafter by comparing it to the
fit of a Porch Rafter end
Glue the Rafters under the edges of the roofs.
Repeat for the other side.

**On this model
this edge was
$8^{1/4}$**

**14º**

**30º**

**On this model this
edge was $14^{29/32}$**

**45º**

**On this model
this edge was $4^{7/8}$**

**45º**

Angles and length for the $4^{7/8}$" Rafter

Angles and length for the $8^{1/4}$" Rafter

Angles only for the $14^{29/32}$ Rafter

**45º**          **30º**          **30º**

☐ 29. A. **30º Dormer Brackets**: Glue the Triple Window in
the Dormer Front.
Glue two 30º Brackets to the Dormer Front and roof, touching
the Trim. Glue the other two 30º Brackets centered over the left
and right window panes

**30º Right Brackets**

**30º Left Brackets**
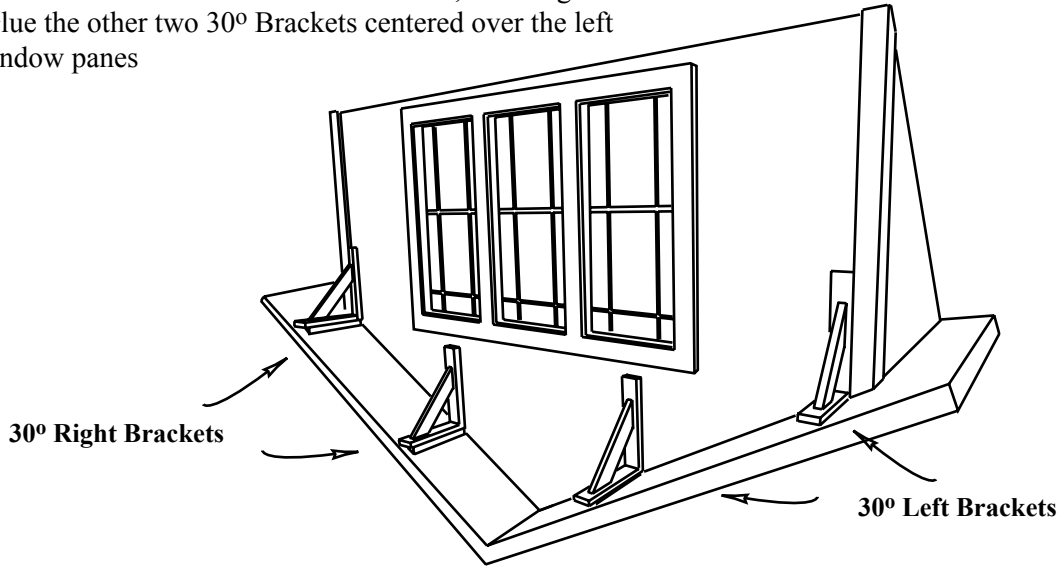
☐ 29. B. **30º Dormer Rafter Ends**: Glue three 30º Rafter
Ends to the underside of the Dormer Roof, spaced evenly.

**30º Rafter End**

**30º Rafter Ends**
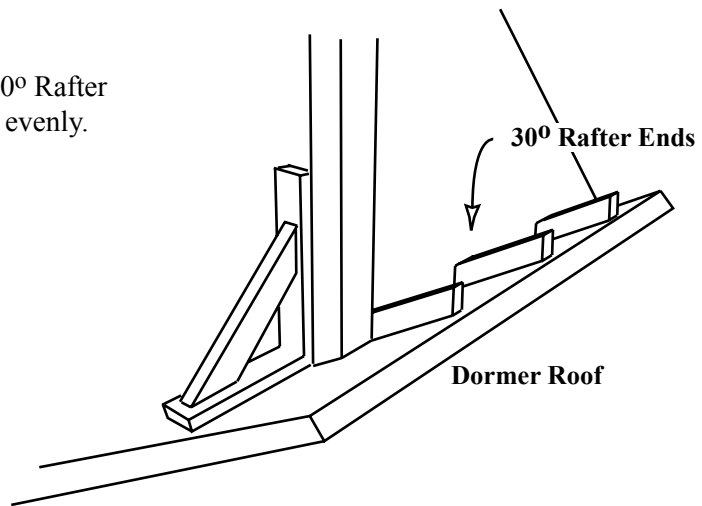
**Dormer Roof**

☐ 29. C. **Dormer Eave Rafter**: Cut two Eave Rafters using
Rafter Material ($3/16$ x $11/32$) see the guide at the right.
Glue them under the front edge of the Dormer Roof.
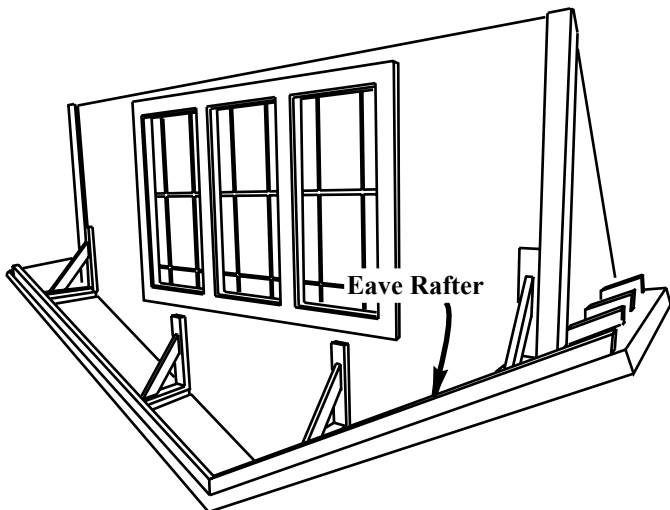
**Eave Rafter**

**Dormer Eave Rafter**

**30º**

☐ 30. **Chimney**: Assemble the Chimneys up side down. Let the glue dry, and paint the Chimneys. Attach the Chimneys 2" from the edge of the Roof and 2" down from the peak.

1$^{1}$/$_{2}$" Chimney Cap

1$^{3}$/$_{4}$" Chimney Cap

Chimney Block
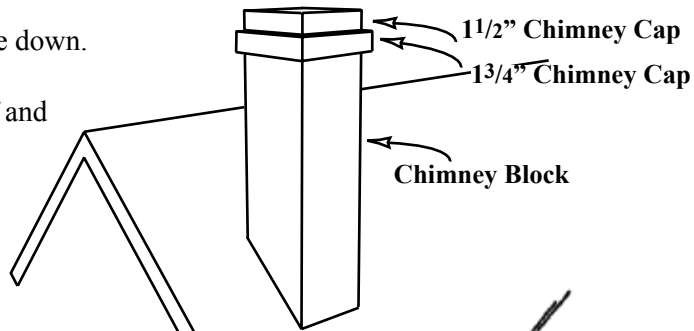
**see dhbuilder.com for flashing or shingling demos**

☐ 31. **Shingle the Roof:** Glue: Use a thick *solvent-based* (not "water clean-up"!) panel adhesive such as Liquid Nails$^{®Macco}$ available in caulking gun tubes at building supply stores. Trim just a little of the end of the tube for a tiny hole, giving a thin bead of glue. Always use good ventilation with solvent based adhesives.
Note: many builders use hot-melt glue for shingling... it does a great job. But the learning process for hot-melt glue always involves burns and lost skin, and I don't suggest it for that reason

Shingle Guideline

Line of Adhesive

One Inch

One Shingle

"Starter Course"

A. Glue a "starter row" of $^{3}$/$_{8}$" long Shingles along the bottom edge of the Roof to prepare the bottom edge of the Roof for the first row of shingles

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

C. Apply a thin line of adhesive just below the lowest guideline all the way across one roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess Hold the first Shingle and press another Shingle into the adhesive, tight to the first. Hold the next Shingle and press in another... etc. all the way across the roof, cutting the last Shingle to fit
    Continue up the roof one row at a time. Start the next row with a half Shingle so that the seam between Shingles weaves back and forth as you go up the roof. Line up the top edge of each row (except the starters) with the guidelines.
    Cut the top row of Shingles (1") so that each row will have the same reveal.

D. Finish the top edge with a "Boston Lap": pairs of Shingles laid horizontally. Start at the ends of the peak, and, with each pair overlapping the previous pair, work to the middle.
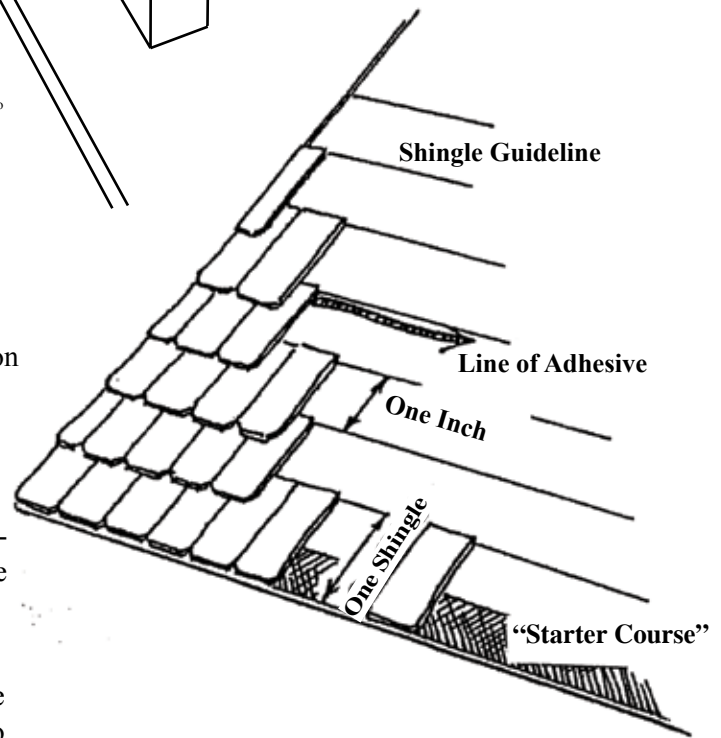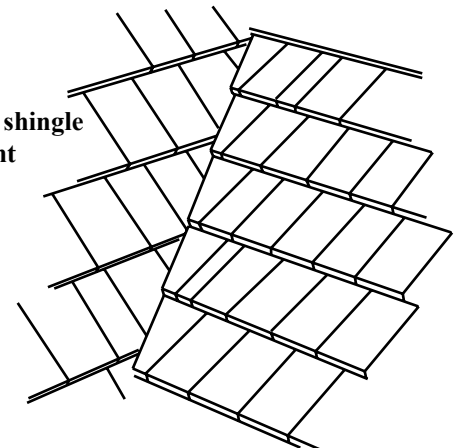
**Valley Shingle**
**Cut with a saw to get two**
**Valley Shingles from one flat**
**Shingle (cutting with scissors**
**splits one shingle of the pair)**
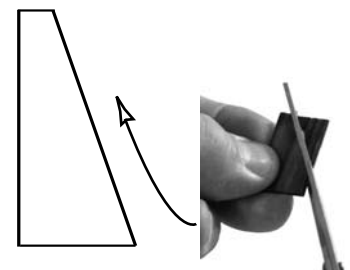
**If you cut Valley Shingles with scissors, cut**
**from the wide end of the angled shingle**

**"Boston Lap" Ridgecap**
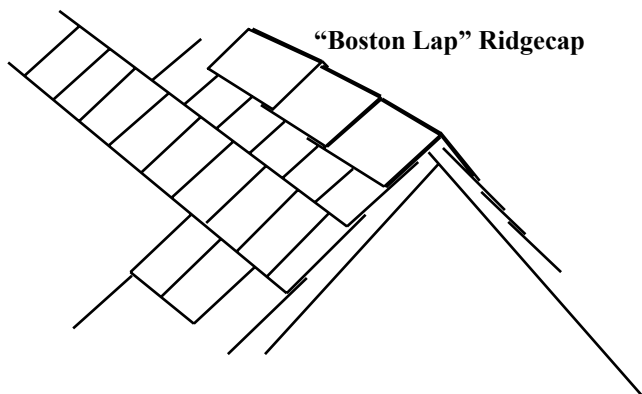
**The angle of the valley shingle**
**for each roof is different**

**Finish the Outside**

☐ 32.  Install the Door and (if not yet done) the windows

☐ 33.  **Finish the Trim:**
Cut and attach Horizontal Trim (Side Stripwood $3/16$ x $15/32$)
Cut and attach Eave Trim (Light Stripwood $1/8$ x $5/16$).  The
  Eave Trim uses the same angles as the Rafters (pages 20
  and 21), but attaches to the edge of the Roofs lined up at the
  bottom.

**Boston Lap**

**DormerEave Trim**

**Eave Trim**

**Horizontal Trim**

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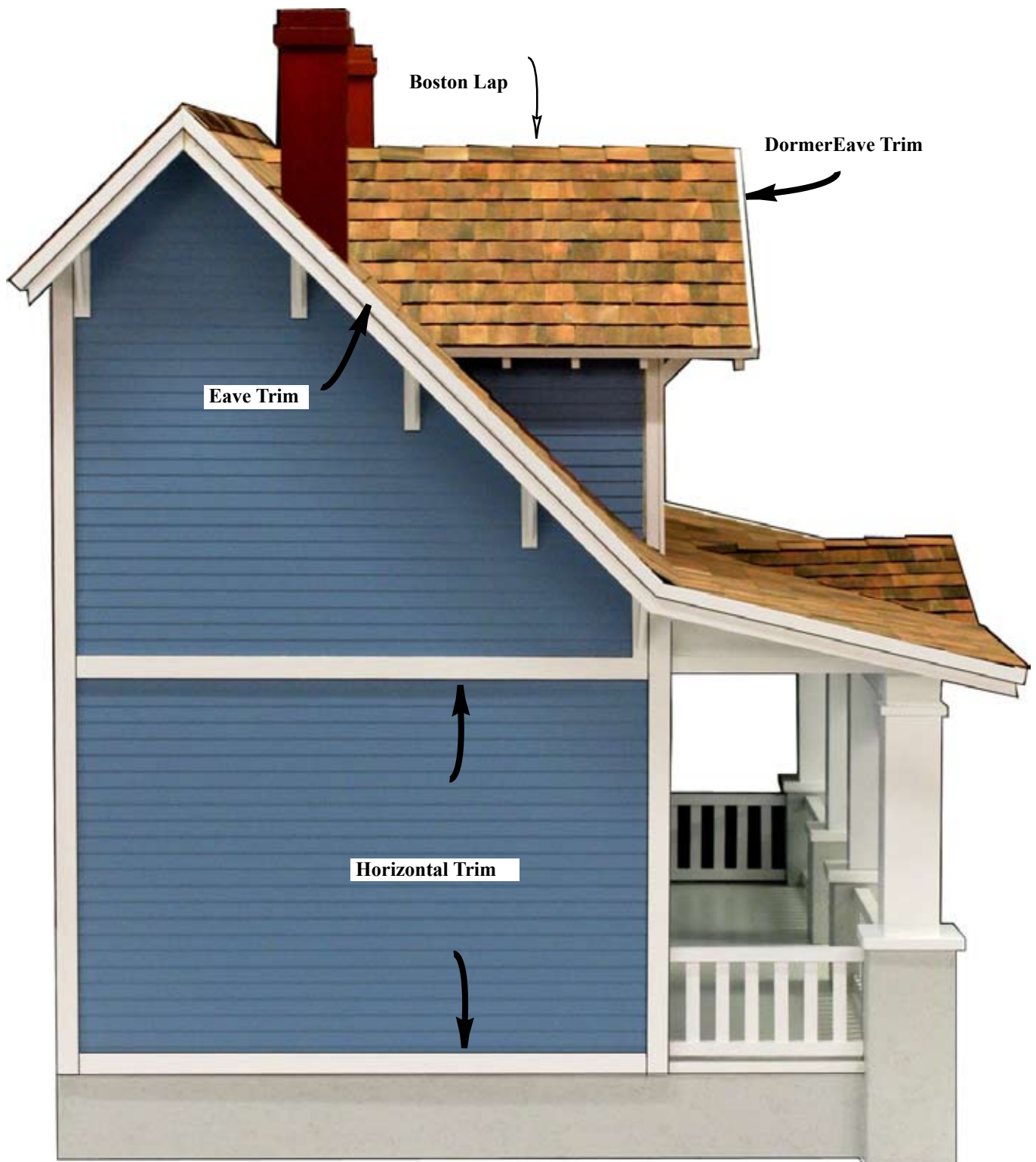
### Finish the Inside...Plan Ahead!

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:

**Top Stair Block**

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

**Bottom Stair Block**

**Stringer**

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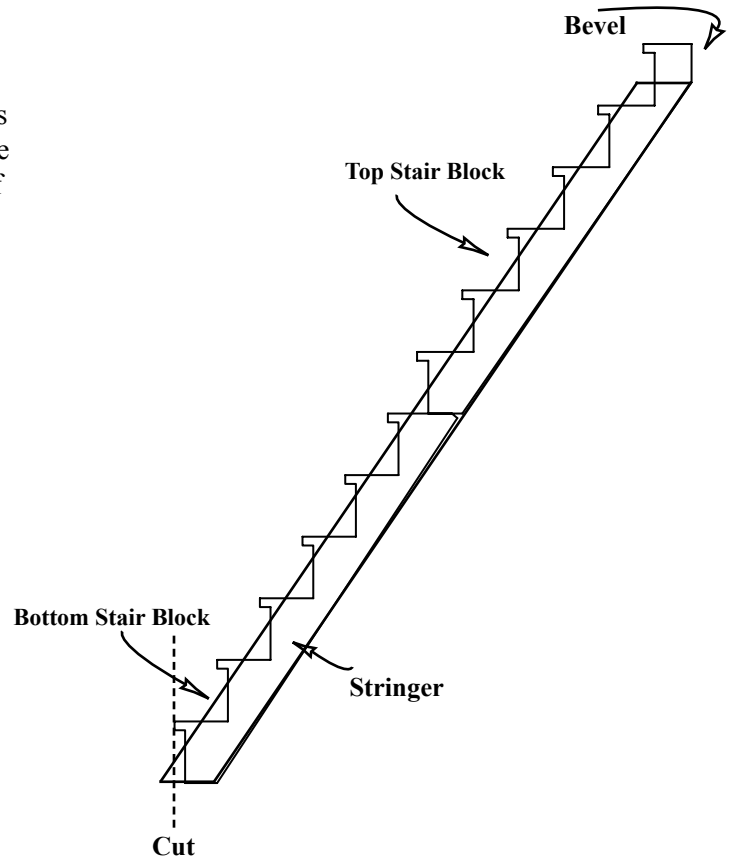
☐ 34. If the Dividers haven't been installed yet, lay out the
Dividers without glue... straight front-to-back and up-and-down.
Mark their location. To glue Dividers in, apply glue, tip the Divider
and put it almost all the way in, set the base, lift the floor above for
some clearance, tip the Divider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

☐ 35. Assemble the Stairs: Lay a piece of
tape sticky-side-up on the table. Glue to-
gether and gently lay the Stair parts on the
tape, lined up on the edges. Stretch the tape
and push down on the stair parts to stick them
to the tape. Check the edges, add weight, and
let the glue dry
Glue the Stairs to the floor and wall, lined up
with the Mid Floor's top.
Test the Stringer on the edge of the Stairs,
lined up at the bottom. Mark, then trim the
Stringer. Glue the Stringer to the Stairs.

**Stairs**

**Divider**

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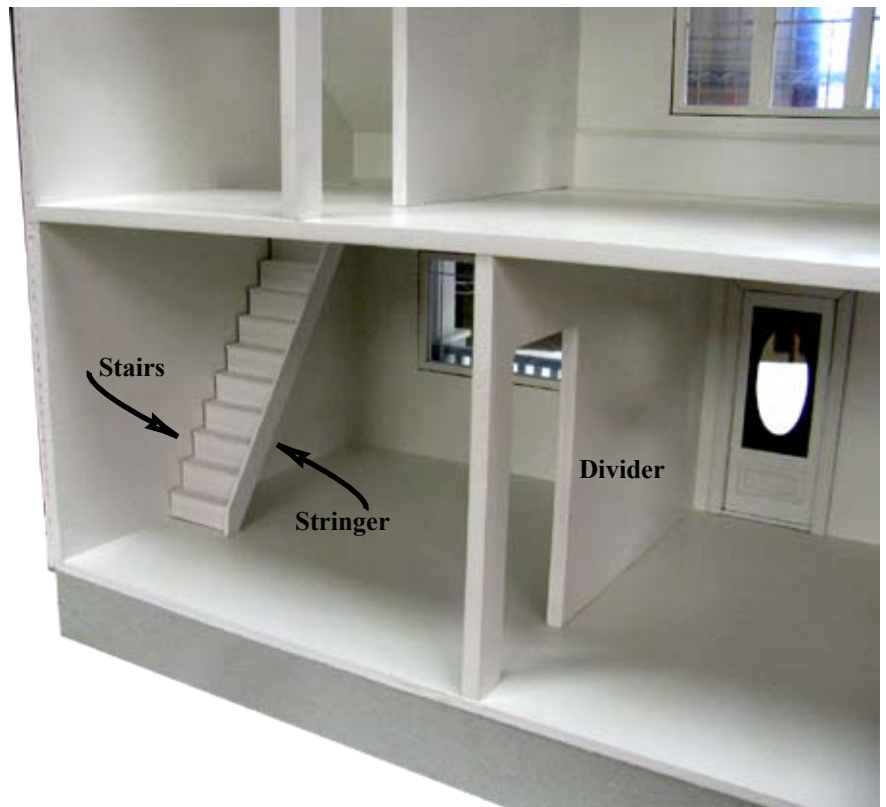
That's it! You're done with the House Assembly
part of your dollhouse project.

### Have fun with the rest!

**Layout diagrams:** These diagrams may print at a different scale on your printer than they did here, and the diagrams might not match the parts on the ends. If so, keep the Rails centered on the diagram and use it anyway, but be particularly careful to let the Railings dry in a square 'inside corner' (pg 5).

Railing Layout Diagram

$4^1/_2$

$9^1/_{16}$
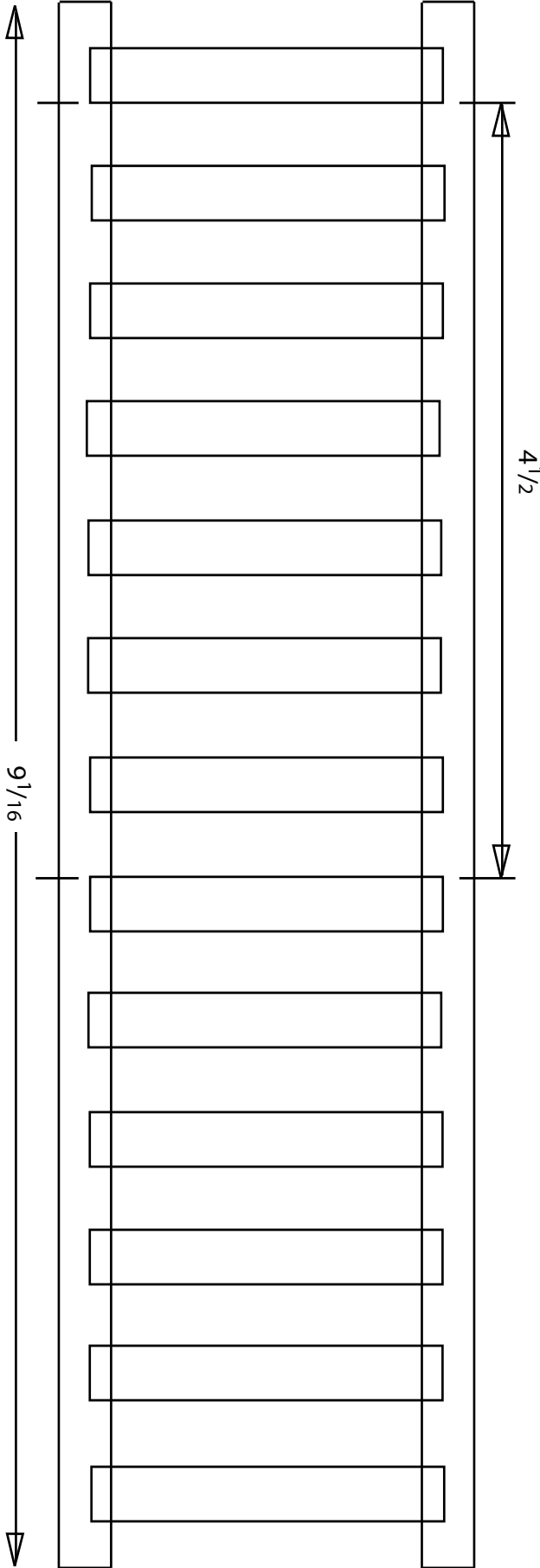
1" spacing for shingle guideline layout