

**Congratulations** on your choice of a *Real Good Toys* product. Your kit has been precision made in Vermont with meticulous care by our craftpeople using carefully selected materials. This Dollhouse requires *intermediate* dollhouse building skills. It will last for years, even generations, if heirloom care and attention is given during assembly. Take your time and **read the instructions completely** before you begin construction.

If you have questions, ask the experts at your local Dollhouse store or at [info@realgoodtoys.com](mailto:info@realgoodtoys.com)

### Before you begin, some decisions:

Choose "BayUp" or "BayDown". Either house can be made from this set of parts, but you must choose now.

Choose your color scheme. Look at houses in your community, models in your local Dollhouse shop or at [realgoodtoys.com](http://realgoodtoys.com); look at plan books from a paint store or architectural books at your library (a favorite is: *Painted Ladies* by Michael Larsen and Elizabeth Pomada). The models below are painted with Benjamin Moore colors: 1160 brown, 211 peach, 602 green, and HC162 grey. You will be painting some of the parts right away so get the paint now. Choose high-quality semi-gloss latex enamel paints for ease of use and durability.

Begin planning your interior: The interior is up to you, your creativity, your individuality - every project is different! Most interior work will happen at the very end of the house assembly, painting (the first-coat only) and sanding the interior is easiest before parts are glued together; other things may be easier along the way too.

*Planning makes the project easier!*



BayDown



BayUp

### Supplies:

Tape measure or ruler, Pencil, Sticky notes<sup>for labeling parts</sup>

White glue<sup>(like Aleene's Tacky Glue®)</sup> for all construction

Solvent-based Panel Cement<sup>(like Liquid Nails®)</sup> for shingles

Masking tape Utility knife or coarse file

Fine tooth saw (razor saw<sup>(like X-Acto®)</sup> or a hacksaw)

Hammer Nail Set

Painting Supplies Sandpaper (especially 320<sup>gr</sup>)

Wood filler or "Lite" Spackle

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

### Options: see your miniature dealer

EL-66 Hole starter and electrification tool

Stucco Grit: Paint additive for foundation texture

Dye-1: Brown shingle dye

Dye-3: Grey shingle dye

SC: Copper flashing

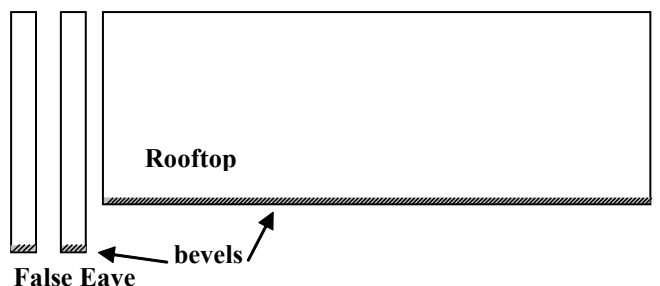
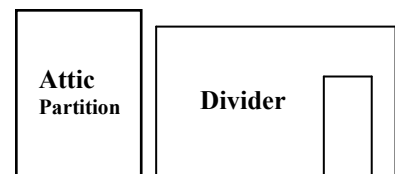
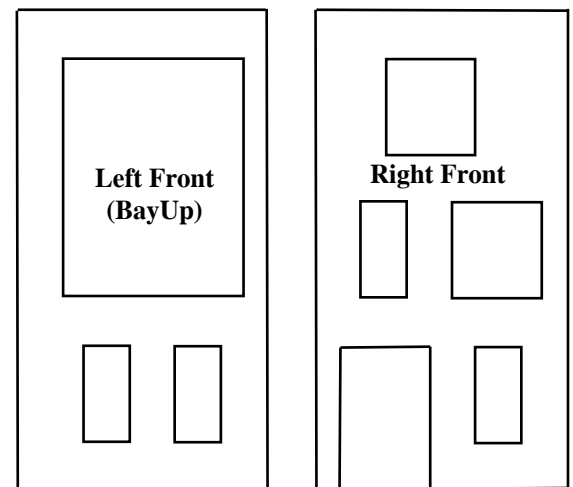
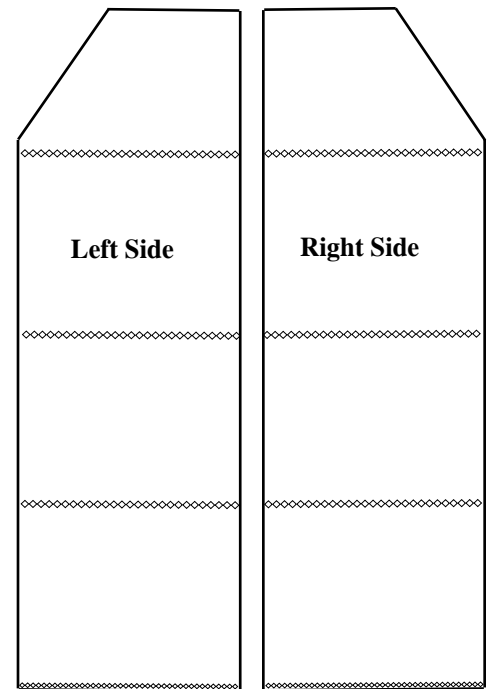
#H-6007: 6-panel interior doors fit the Dividers

This kit will accommodate 1/2" Scale furniture

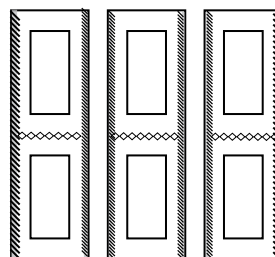
**Measure, identify, and mark the parts:** make sure you have everything before beginning construction. Correspondence with Real Good Toys must use the name and measurements used in this list.

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

2	Cross Foundation	1/2	13 3/4	11 1/4	
2	Side Foundation	1/2	7 13/16	11 1/4	
1	Mid Foundation	1/2	6 13/16	11 1/4	
1	Foundation Front	1/4	14 3/4	13/8	
2	Base or Top Floor	1/4	14 1/2	73/4	
2	Mid Floor	1/4	14 1/2	73/4	Staircase Cutout
1	TopFloor Extension	1/4	6 1/2	29/16	
1	Back	1/4	20 1/4	15	
1	Attic Partition	1/4	5 3/4	4	
5	Divider	1/4	4 1/2	73/4	Door cutout
1	Right Side	3/8	20 1/4	15	Angled, Grooves
1	Left Side	3/8	20 1/4	15	Angled, Grooves
1	Right Front	3/8	13 3/4	7 1/2	Window and Door cutouts
1	Left Front	3/8	13 3/4	7 1/2	Window and Bay cutouts
1	Bay Front	3/8	8 1/4	2 1/2	2 Window cutouts
2	Bay Sides	3/8	8 1/4	2 1/2	2 Window cutouts
1	Gable Triangle	3/8	4 11/16 <sup>tall</sup>	6 9/16 <sup>base</sup>	1 Window cutout
1	Dormer Triangle	3/8	3 15/16 <sup>tall</sup>	5 1/2 <sup>base</sup>	1 Window cutout, bevel
1	Rooftop	1/4	15 15/16	4 1/2	Bevel
2	False Eave	1/4	7 1/2	7/16	Bevel
1	Front Roof	1/4	15 15/16	73/4	Cutouts
Set.	L&R Gable Roofs	1/4	55/8 <sup>top</sup>	6 1/4 <sup>tall</sup>	Angled, Bevel
Set.	L&R Dormer Roofs	1/4	3 1/2 <sup>top</sup>	55/16 <sup>tall</sup>	Angled, Bevel
1	BayUp Cap	1/8	6 1/2	27/16	Trapezoid (blunt ends)
1	Bay Cap Lifter	1/8	6 1/2	1 15/16	Trapezoid
2	Bay End	1/4	65/16	17/8	Trapezoid
1	BayDown Spacer	1/8	6 1/16	13/4	Trapezoid
1	Bay Mid Floor	1/4	4 15/16	17/8	Trapezoid (blunt ends)
1	Bay Base	5/8	55/8	15/8	Trapezoid, Bevels
1	BayDown Cap	1/8	6 1/2	1/2	
1	Top-Front Right	3/8	8 1/32	1/2	
1	Top-Front Left	3/8	3/4	1/2	

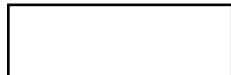


Foundations

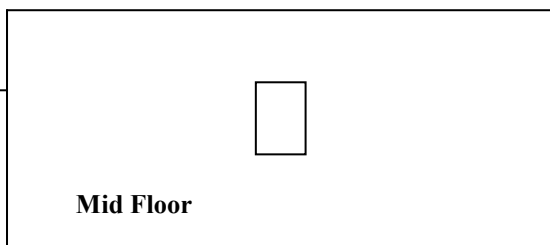


Bay Walls  
wider bevels are on the outside

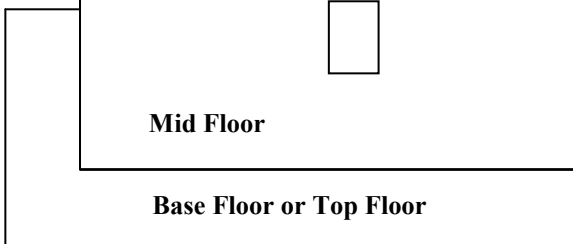
Top Floor Extension

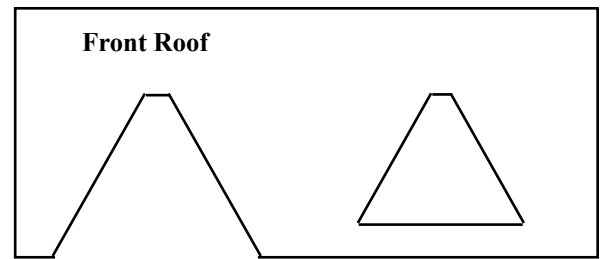
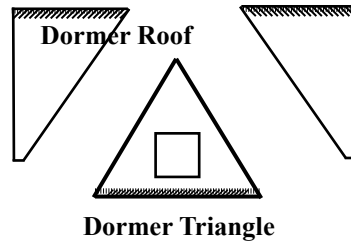
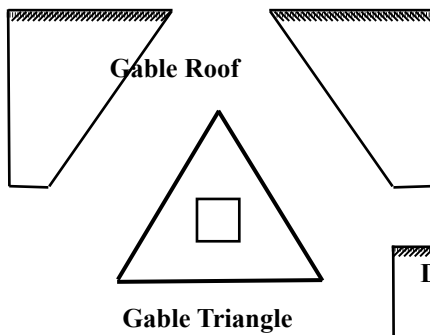


Mid Floor



Base Floor or Top Floor

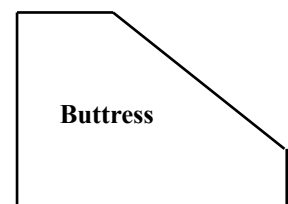
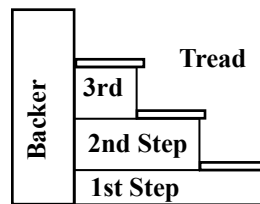


**Parts List, continued**

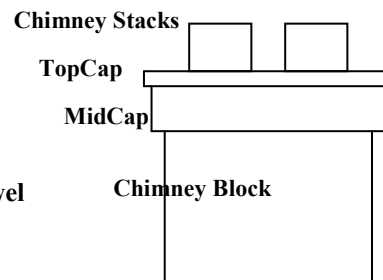
1000 Shingles #E-3900-1000

**Front Steps**

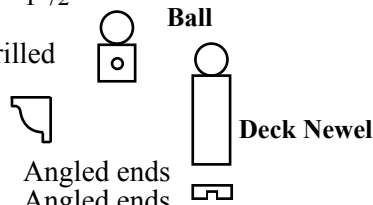
2	Buttress	3/8	13/8	21/4	Angled
1	Step backer	1/2	13/8	41/4	
1	1st Step	1/4	11/2	41/4	
1	2nd Step	3/8	1	41/4	
1	3rd Step	3/8	1/2	41/4	
3	Tread	1/8	5/8	41/4	

**Chimney**

2	Chimney Stacks	7/16	7/16	3/8	
1	Chimney TopCap	1/8	113/16	11/16	
1	Chimney MidCap	3/8	15/16	111/16	
1	Chimney Block	3/4	11/2	11/2	

**Balcony and Deck**

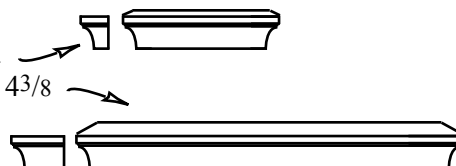
2	Balcony Post	1/4 x 1/4	1/4	Drilled	
6	Ball	1/4Ball			
6	Brackets	3/8Molding	1/8		
4	Deck Newel	1/4 x 1/4	3/4		
4	Deck Rail	3/16 x 1/8	113/16	Angled ends	
2	Deck Rail	3/16 x 1/8	23/16	Angled ends	

**Stripwood Material (builder will cut-to-fit)**

3	7/16 Stripwood	7/16 x 3/32 ±20		
5	5/16 Stripwood	5/16 x 1/8 ±20		
4	1/4 Stripwood	1/4 x 3/32 ±20		
6	3/32 Stripwood	1/8 x 3/32 ±20		

**Cross Section****Components**

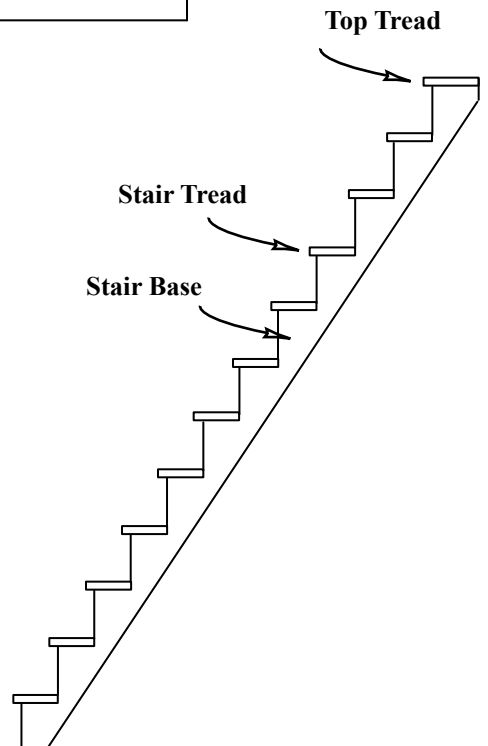
1	Double Door			
2	Door Knob			
2	Double Window			
10	Single Window			
2	Dormer Window			
3	Flower Box	3/8 Shaped	3/8 13/4	
1	Balcony Base	3/8 Shaped	11/16 43/8	
2	Stair Base			
30	Stair Tread	1/4+ x 11/4		
2	Top Tread	5/16+ x 13/16		

**Hardware**

6	1" Hinge			
16	3/8 #2 Screw (for Fronts)			
8	1/4 #2 Screw (for Roof)			
4	Adhesive-backed Magnets			


**Quoins**

62	Quoin	3/8 x 5/32 "L" 3/8		
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**Assembly Notes:**

A large, clutter-free, well-lighted work area is helpful during assembly, but a flat work surface is essential. **Make sure everything is straight and flat as glue dries... That's the shape that will be permanent.**

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.

**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 pre-mixed methylcellulose paste and apply it with 2" foam brushes. Brush paste on the wallpaper, then the wall, and finally smooth the wallpaper into position.

**Other glues** have their place in craft work, and I use many glues in dollhouse finishing, but the above glues cover the basics, and should be your first choices.

**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. Some finishing (like staining the floors) may be easier to do before assembly. Plan ahead!

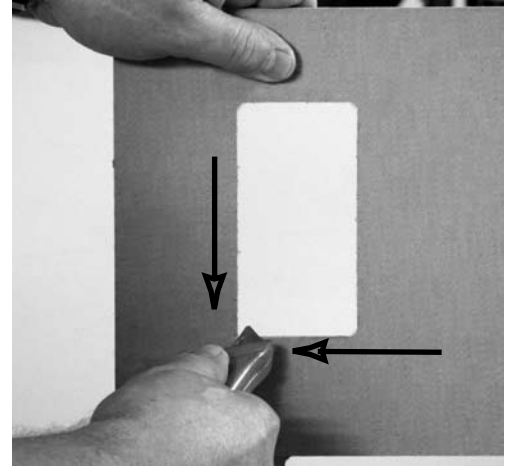
**Questions?** Contact the pro at your local dollhouse shop or at [info@realgoodtoys.com](mailto:info@realgoodtoys.com)

**OnLine info:** There are many tips, techniques, and demos of dollhouse construction at [dhbuilder.com](http://dhbuilder.com)

**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.



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

Batch dye 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). For other colors, use wood stain, not fabric dye

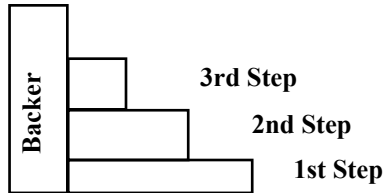


**Getting Started, continued:**

These items come before housebody assembly

**Assemble the Front Steps**

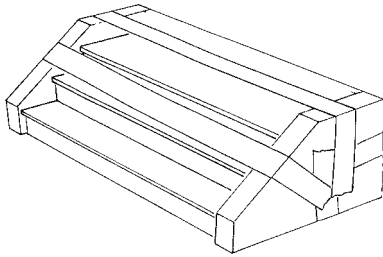
Glue together the Steps and Backer. Use the Chimney Block as a square to straighten the parts on the ends. Let the glue dry for a few minutes



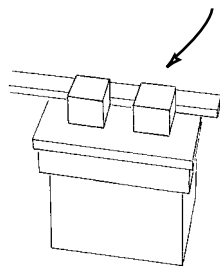
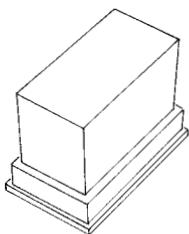
**Pro tip:** I often paint the body of the steps with texture paint ("Stucco") and the Treads with a smooth contrasting color. To do that, I assemble and paint the Steps, Backer, and Buttresses with the base color, and texture on just the front surfaces of the Steps. Then I paint and attach the Treads (two coats) with the Tread color. After assembly I apply the texture paint to the Buttresses without coming too close to the Treads. The undercoat of the base color allows me to avoid the Treads without a color-void (see "Painting" on pg. 6)

Test the rest of the Step parts on the assembly to see exactly where to paint the parts. Glue and tape the Buttresses to the Step assembly. The parts all line up in back and everything is straight and tight. Let the glue dry

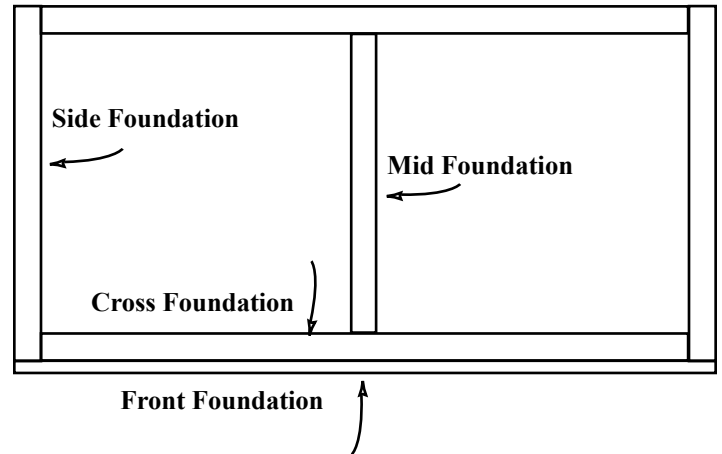
Glue the Treads to the Steps. Use dots of glue so the moisture of the glue won't curl the Treads

**Assemble the Chimney:**

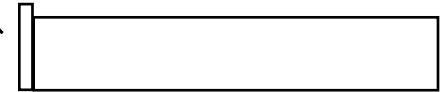
Glue together the Chimney Block, MidCap and TopCap up-side-down with each piece centered. After a few seconds for the glue to stiffen, turn the Chimney upright and glue on the Stacks. Use 5/16" Stripwood to help with even spacing from the sides and ends.



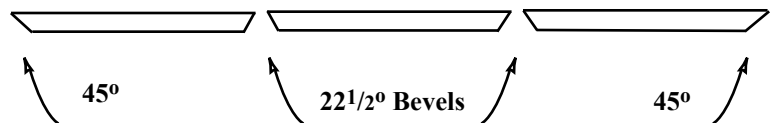
**Assemble the Foundation:** Glue and tape together the foundation with the Mid Foundation approximately in the center. The Front Foundation is taller than the rest.

**Foundation: view from the top**

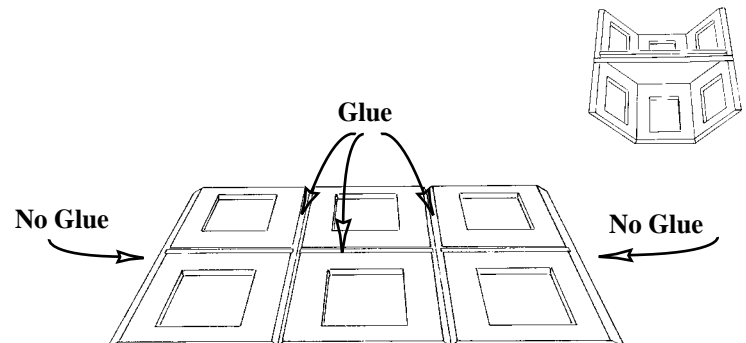
The Front Foundation is taller than the rest

**Foundation: Side view****Assemble the Bay:**

Lay the Bay Walls face up (bevels down) on the work-surface. Arrange the walls so the 45° bevels (the wider bevels) are on the outside and the 22 1/2° bevels are on the inside.



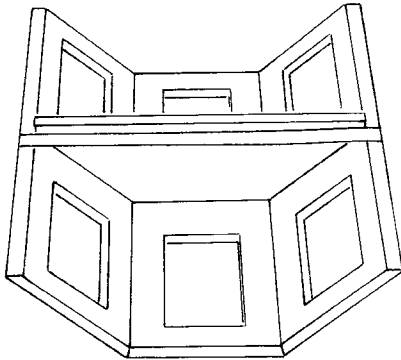
Tape the Bay Walls together with the points of the bevels touching, lined up on the top and bottom. Turn the Bay wallset over and test the Bay Mid Floor in the grooves to make sure they line up. Spread glue in the Grooves and on the 22 1/2° bevels (not on the 45° outside bevels).



**Assemble the Bays, continued:**

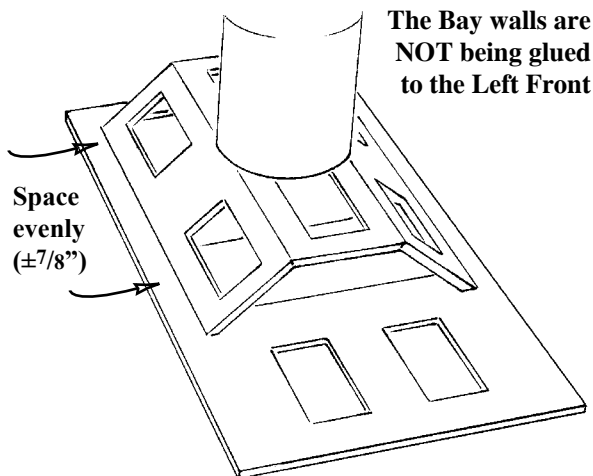
Set the Bay Mid Floor in the grooves and wrap the Bay Sides around the Bay Floor.

*Gently* tape the Bay Sides.



Lay out the Left Front in either the BayUp or the BayDown orientation, either way with the bay cutout closer to the **right** edge. Set the Bay over the bay cutout in the Left Front; the Bay Mid Floor is within the cutout.

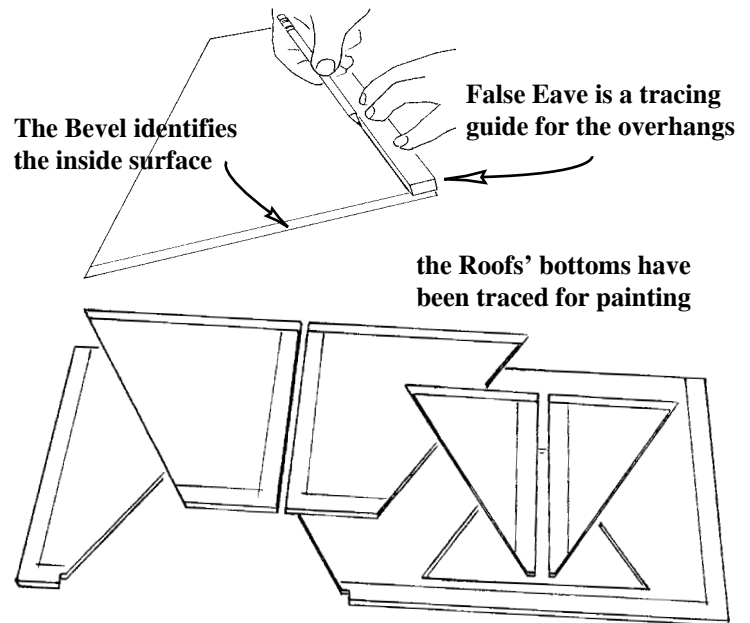
Slide the Bay to the end (top for BayUp - or the bottom end for BayDown) of the Left Front. Measure ( $\sim 7/8"$ ) and adjust the Bay wall set to be parallel to the left edge of the Left Front. Trace around the Bay for painting; do not glue the Bay to the Left Front. Let the glue dry with the Bay weighted within the cutout.

**BayUp orientation**

**Trace for painting;**  
**Let the Bay Wall's glue dry**  
**with the set in the cutout**

**Mark for painting:** Read ahead; plan for painting. The lower and upper colors on the Sides meet across from the center of the Top Floor's groove (the place they meet is eventually covered with a trimstrip).

The Bay tracing on the Left Front won't get painted (it is for gluing). Use the width of a False Eave to trace 1/2"- for painting the overhang of the Front Roof, Gable Roofs, and Dormer Roofs.



**Painting:** Use high quality semi-gloss latex enamel, sanding between coats with 320 grit aluminum oxide sandpaper. Avoid old gloppy paint and poor quality paint brushes. Do not paint gluing edges.

Paint parts that will be 'textured' (like the Foundation) with one coat of straight paint, then a coat of paint mixed with Stucco Grit (available at your local miniature dealer from Real Good Toys). Keep the mix stirred, and apply with a foam brush in short swirls or slap the surface with the brush to make a random pattern of textures.

You have been planning the paint design for this dollhouse; it is time to begin putting your plan into action. For the show models we assemble here, we paint all of the exterior parts now: Walls, Roof overhangs, Stripwood, Door & Windows, Quoins... all exterior parts (except the bottom of the TopFloor Extension - don't paint that yet).

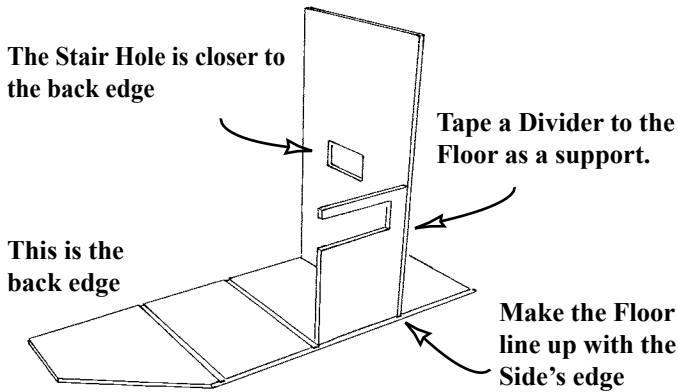
The Front Steps are underway - we do a final stucco touchup on the sides of the Buttresses (not the top), keeping away from the Treads (which are a different color). The underpainting is the same color as the Stucco, so staying away from adjacent parts does not show an unpainted space.

The Foundation is painted with one coat of straight paint now; after the house is assembled, it is re-painted with Stucco. Do not stucco behind the Front Steps.

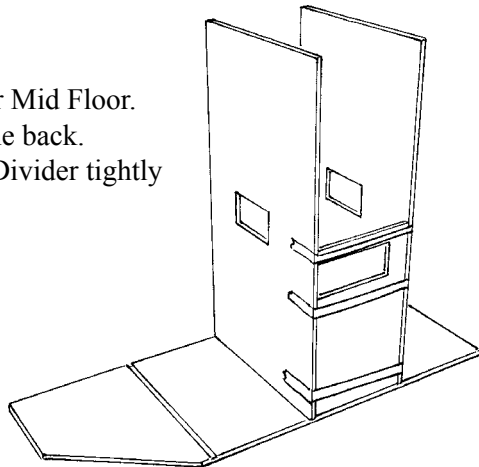
The Chimney is painted with Stucco paint.

**Assemble the HouseBody:**

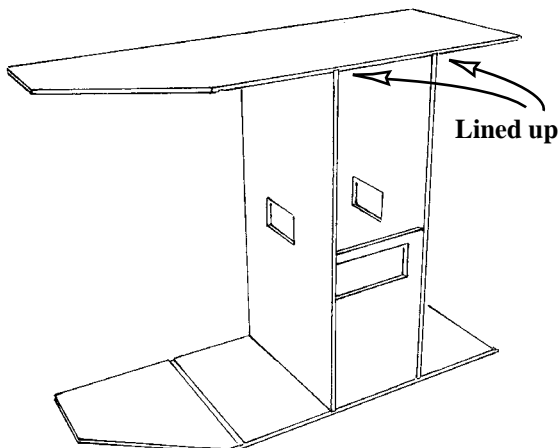
- ☐1. Lay a Side Wall on the table, grooves up. Spread glue in the grooves. The tall edge of the Side is the back. Set a Mid Floor in the 2nd groove with the stair hole closer to the back (the stair hole is centered side-to-side so either way is right).



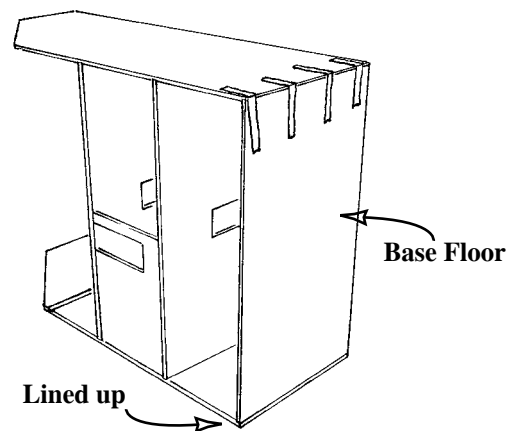
- ☐2. Set up the other Mid Floor. The Stair hole is at the back. Tape the Floors and Divider tightly



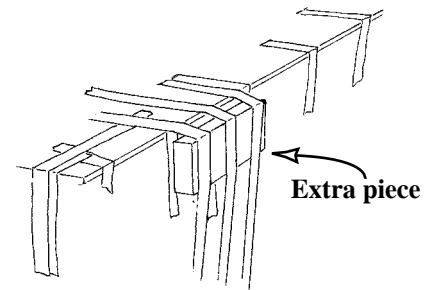
- ☐3. On the other Side Wall, spread glue in the grooves. Set the Side over the ends of the Floors. Line up the Sides and Floors. Tape the Side to the Floors



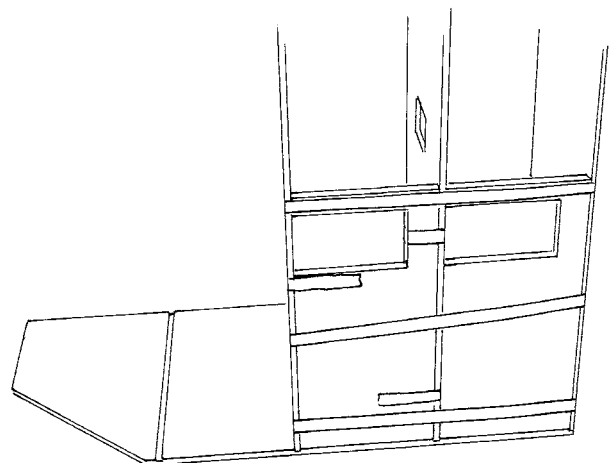
- ☐4. Glue and tape the Base Floor into the grooves, tight in the grooves and lined up with the Sides.



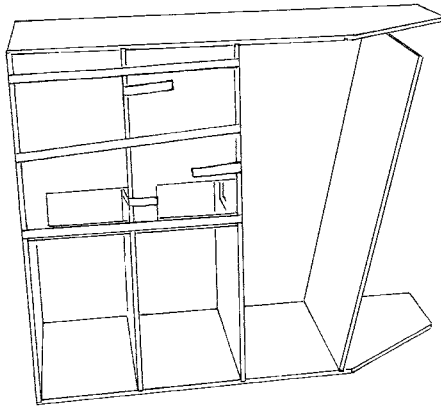
**Extra pressure** can be applied to hold the Base Floor tight in the groove if necessary. Put a False Eave or similar piece on the Base Floor close to the edge. Tape around the extra piece to pull the Base Floor tight



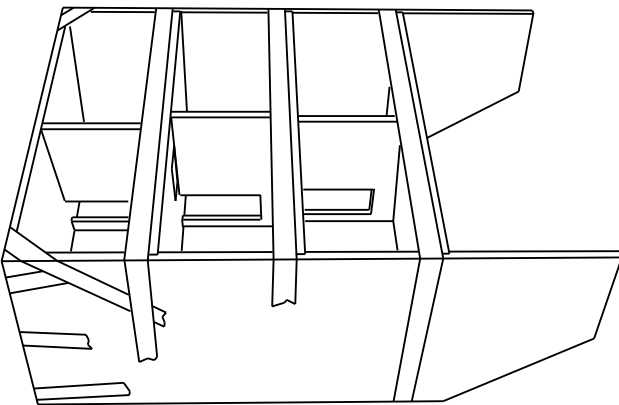
- ☐5. Tape another Divider between the Floors.



- 6. Install and tape in the Top Floor. Put the Top Floor into the groove of the Side on the table, then tip the Floor so the other end 'snaps' into the groove. If you 'slide' the floor into the groove, it will push out all the glue.



- 7. Lay the assembly on its front. Stretch tape across the back at each floor to tighten the glue joint in the groove.

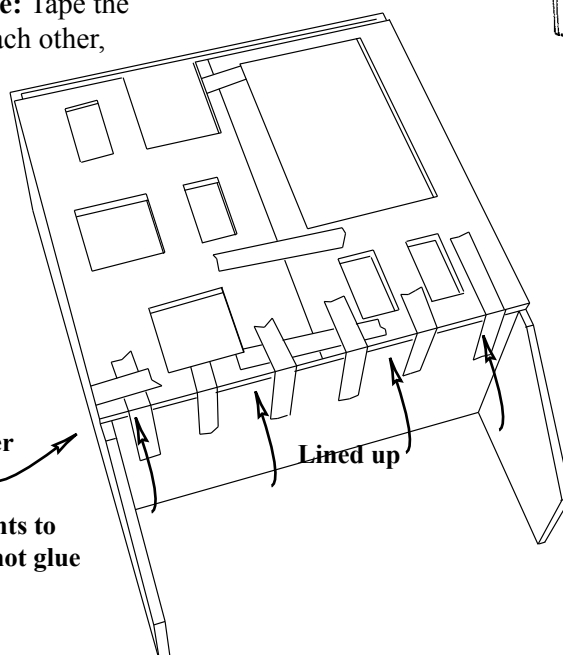


- 8. Put the house on its back. Move the Dividers to the center of each floor. Stretch tape from Side-to-Side to tighten the glue joints in front.

- 9. **Straighten the House:** Tape the Left and Right Fronts to each other, carefully lined up across the top

Line up the Fronts with the top of the Top Floor; line up one corner.

Tape the Fronts to the Top Floor, lined up all across the top

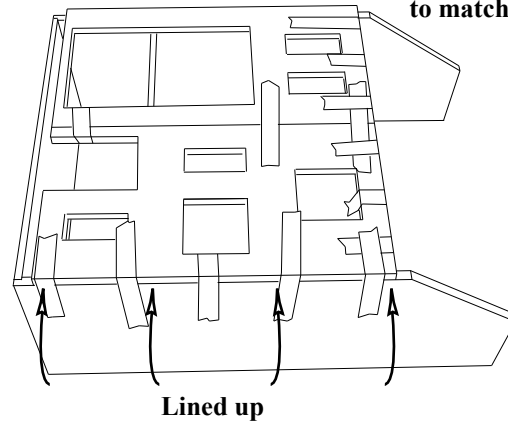


One corner  
Lined up

Temporary use of the Fronts to  
straighten the house - do not glue

- 10. Flex the housebody as necessary to make it line up with the Fronts all along one side.

**Straighten the house  
to match the Fronts**



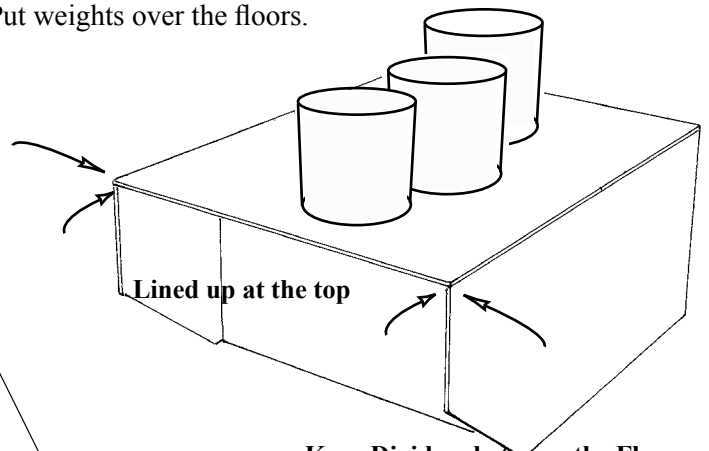
Lined up

#### Review:

- the Floors are tight in the grooves
- the stair holes are closer to the back
- a Divider is between each Floor
- the Fronts line up with each other across the top edge
- the Fronts line up with the Top Floor all across the top edge
- the Fronts line up with the Side all along one side.

Let the glue dry

- 11. Turn the house over; take off the tape across the back. Glue and tape the Back to the Housebody, centered side-to-side, and lined up at the top. Put weights over the floors.



Lined up at the top

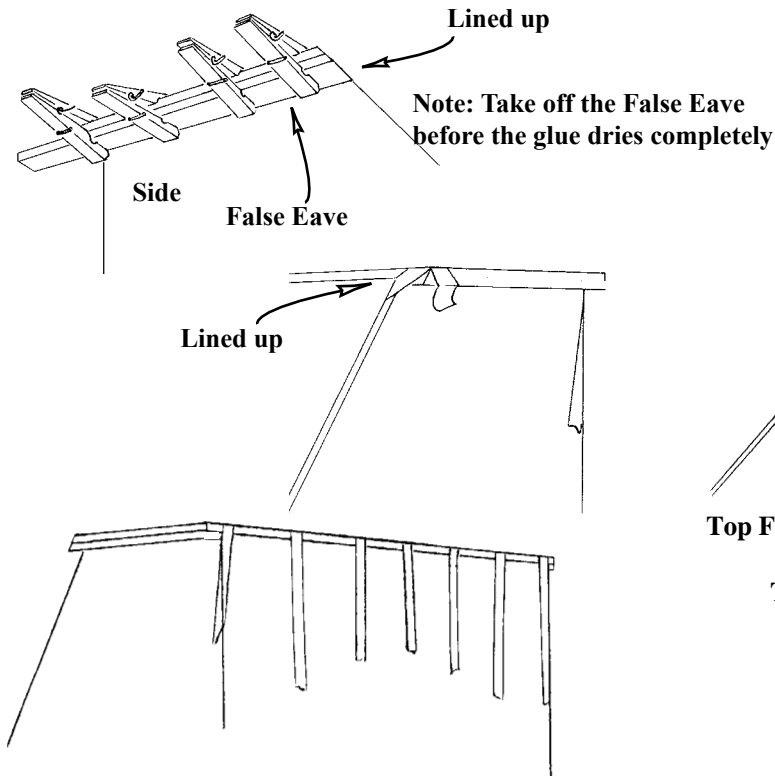
**Keep Dividers between the Floors**

Make the Base Floor line up across the bottom.  
Review the "Extra Pressure" part of Step #4.

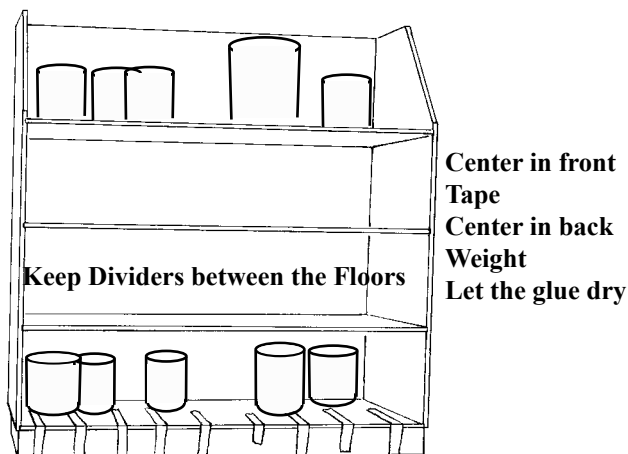
Let the glue dry

**Note: you are *not* trying to re-straighten the house, that is the Fronts' job. Leave the Fronts taped to the housebody and make sure it's laying on a FLAT surface while the Back is being attached.**

- 12. Stand the housebody upright. Glue, tape, and weight the Rooftop to the Sides and Back, with the beveled front edge of the Rooftop lined up perfectly with the angled edge of the Sides. Temporarily tape and clamp a False Eave to the underside of the Rooftop on each end to manage the overhang.



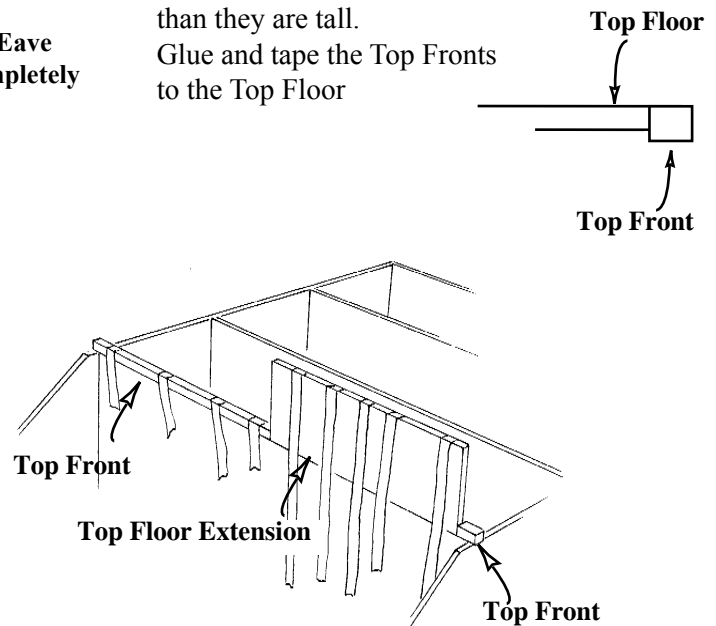
- 13. Attach the Foundation. Spread glue on the top edges of the Foundation parts. Set the house on the foundation with the front edge of the Base Floor **behind** the Front Foundation. Tape and weight the Base Floor to the Foundation. Make sure the Foundation is on a **FLAT** surface as the glue dries.



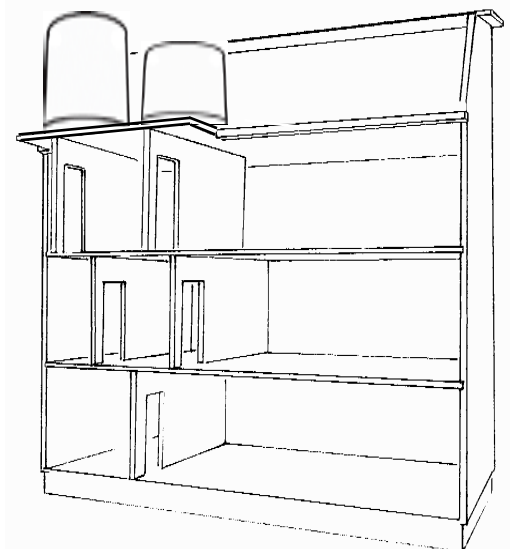
- 14. Lay the Housebody on its back. Set up the Top Fronts and the Top Floor Extension on the front edge of the Top Floor, centered side-to-side (sticking out the same), and lined up with the top of the Top Floor. Locate the Top Floor Extension exactly; **test the location using the Front Roof** (see step #27 for placement info on the Front Roof).

Glue and tape the Top Floor Extension to the Top Floor.

The Top Fronts are wider (when the house is upright) than they are tall. Glue and tape the Top Fronts to the Top Floor



Put Dividers between all the Floors below the Top Floor Extension; slide the top Dividers out until it lines up on the outside with the Top Floor Extension. Stand the Housebody upright and weight the parts to hold them tight to the Dividers.

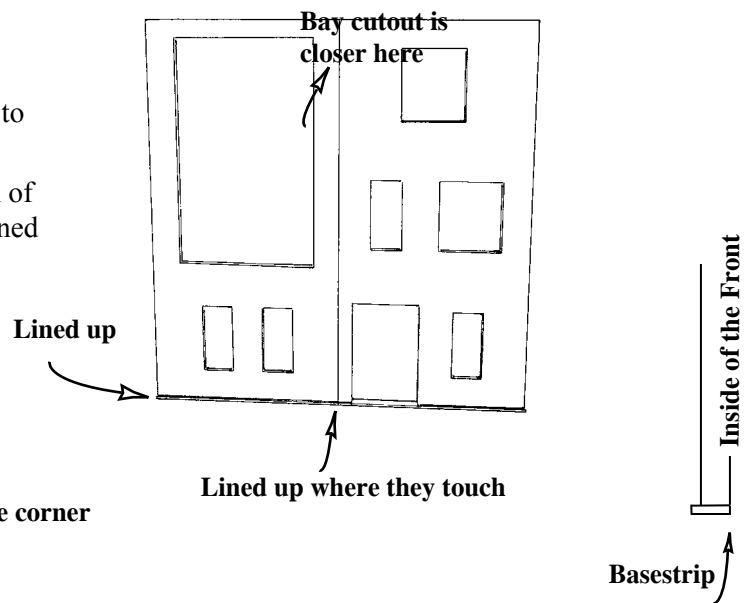
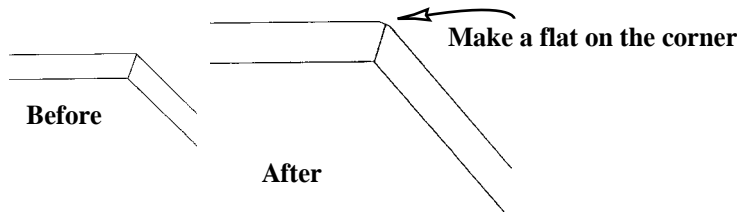


Let the glue dry

- ☐ 15. Lay the Fronts on the table, touching, and in the orientation that you have chosen (BayUp or BayDown, BayUp is showing - either way, the Bay cutout is closer to the right edge)

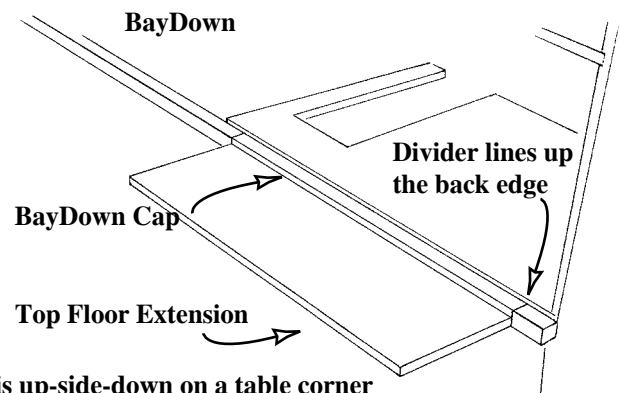
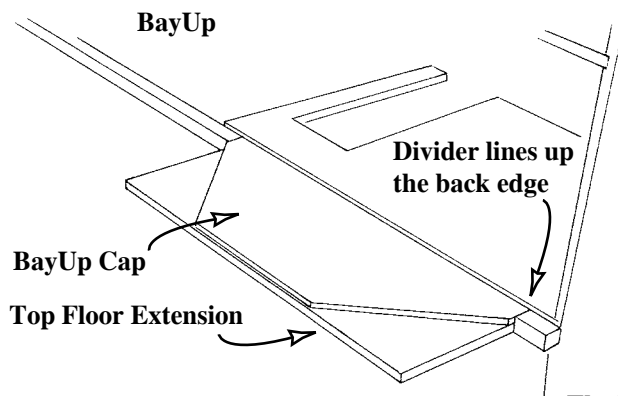
Cut a "Basestrip" from 7/16" Stripwood to fit the bottom of each Front; glue and tape the Basestrips to the Fronts, lined up with the inside surface and lined up on the edges.

- ☐ 16. Flatten the corners (about 1/8" of flat) of the Bay Wall Set to accept a 1/4" Stripwood trim; I use a file, scraper, or the back of the utility knife blade



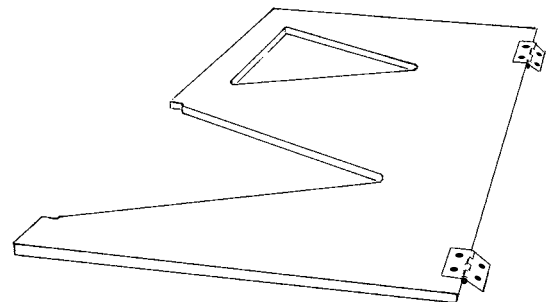
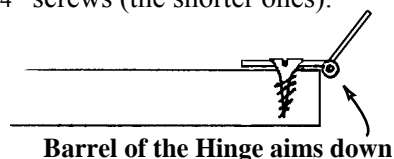
- ☐ 17. Turn the house up-side-down with the Top Floor sitting on the corner of the work table; the corner sticks into the attic space. Glue and weight either the BayUp Cap or the BayDown Cap (depending on which configuration you are building) to the underside of the Top Floor Extension, lined up on the inside with the Top Fronts. Use a Divider to help line up the insides.

Paint the Top Floor Extension and cap when the glue is dry

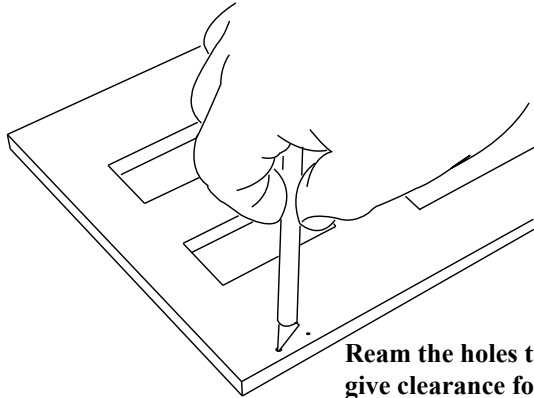


The housebody is up-side-down on a table corner  
Make sure it is steady

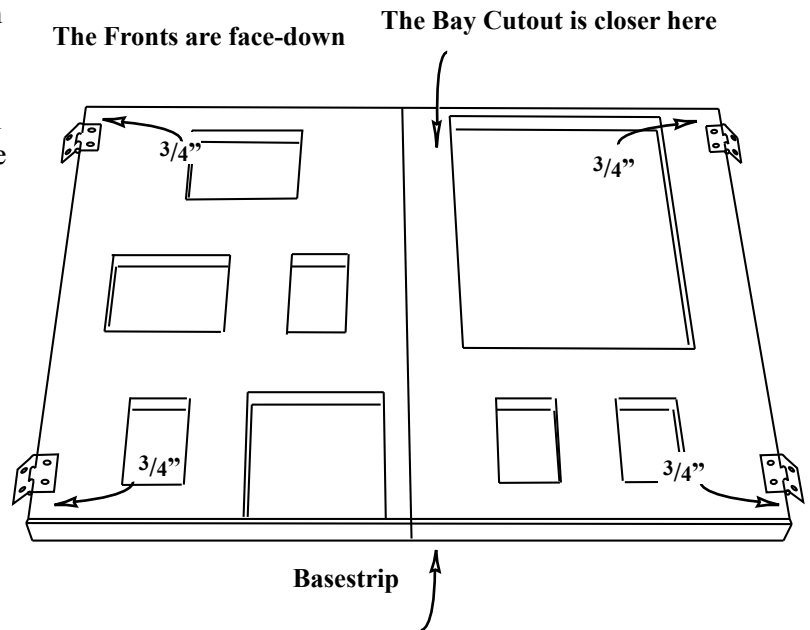
- ☐ 18. Set the Front Roof face-down on a stack of magazines. Set a 1" Hinge on the top edge with the barrel of the hinge aimed down, and with the Hinge 3/4" from each end. Punch or drill starter holes for the Screws. Don't let the screw-hole be too tight... a broken screw is hard to work around. Use a 3/32" drillbit or ream the hole with the tip of an X-acto knife (that's what we do). Screw the Hinge to the Front Roof using 1/4" screws (the shorter ones).



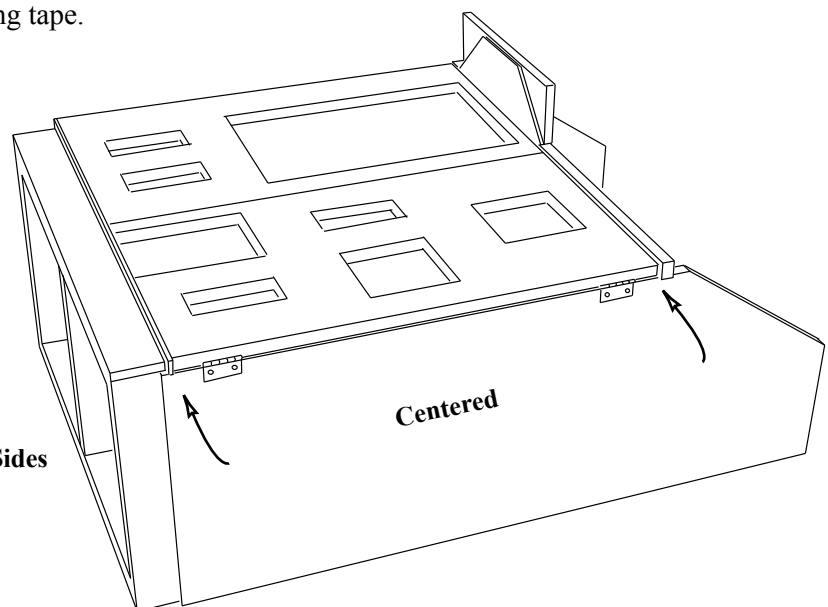
- 19. Set the Fronts face-down on a stack of magazines preserving the BayUp or BayDown orientation you have chosen. Set four Hinges on the edges with the barrel of the hinge aimed down, and with the Hinges  $\frac{3}{4}$ " from each end. Punch and ream, or drill starter holes for the Screws. Screw the Hinges to the Fronts using  $\frac{3}{8}$ " screws (the longer ones).



Ream the holes to give clearance for the tops of the Screws



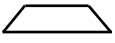
- 20. Stick three pieces of masking tape to the surface of each Hinge (covering the screws). Set the Fronts face-up on the housebody with the un-attached leaf of each hinge on the outside of the Side. Center the Fronts up-and-down; keep them lined up with each other. Punch and ream, or drill starter holes for the Screws. Screw the Hinges to the Sides using  $\frac{3}{8}$ " screws (the longer ones). After the Fronts are attached, take off the masking tape.



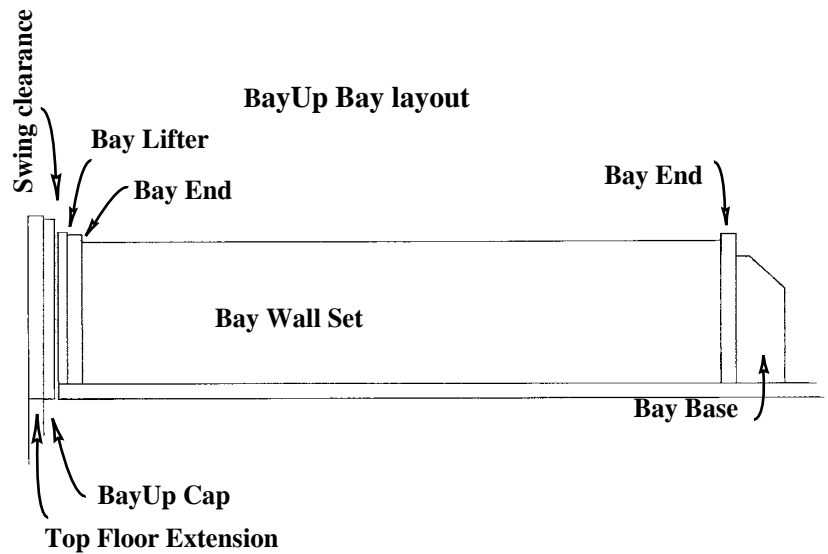
Punch and ream or drill.  
Screw the Hinges to the Sides

□ 21. With the house on its back, slip a trimstrip under the right edge of the Left Front (between the Front and the Floors); the trimstrip is close to the thickness of the Magnet and holds the Left Front away from the Floors as the Magnet will.

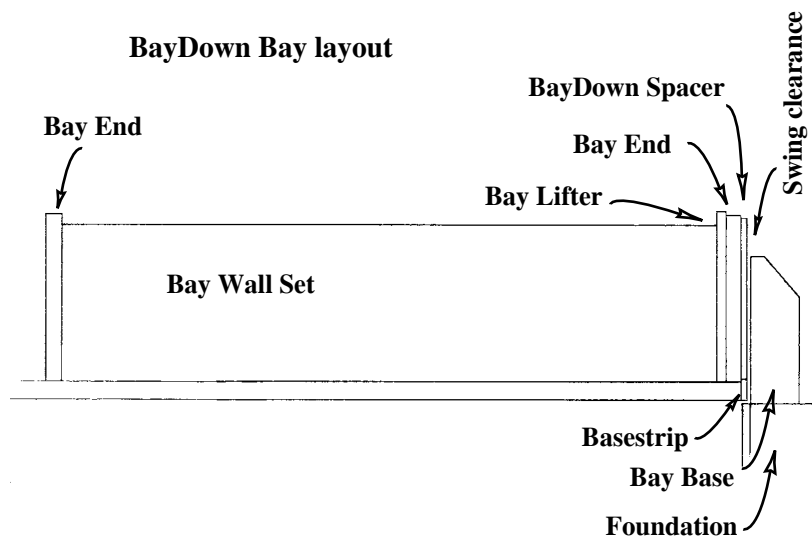
Lay the Bay Wall Set over the Left Front's cutout.

Set up the Bay trapezoids  following the BayUp or the BayDown layout illustration.

**BayUp layout:** Tape Shingles to the bottom of the BayUp Cap as spacers so the Bay Lifter will have an evenly spaced Swing Clearance. Straighten the Bay Wall Set on the Left Front. Set up the parts as shown with each piece centered on the Bay Wall Set. Mark, paint, then glue the parts together and to the Left Front (not to the BayUp Cap).



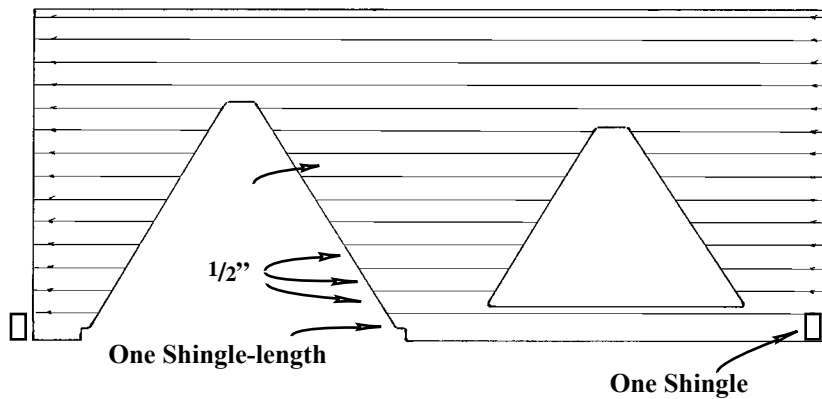
**BayDown layout:** Hold a Bay End and the Bay Lifter against the bottom of the Bay Wall Set. Slide them down to touch the Basestrip. Straighten the Bay Wall Set on the Left Front Spaced evenly from the left edge of the Front. Set up the parts as shown with each piece centered on the Bay Wall Set; the BayDown Spacer goes on the front edge of the Basestrip. Mark, paint, then glue the parts together and to the Left Front. Space the Bay Base from the bottom of the BayDown Spacer with taped-on shingles. Glue the Bay Base to the Foundation, centered on the Bay parts.



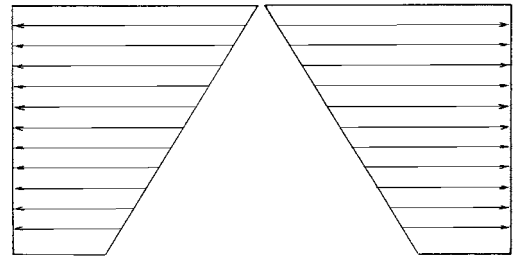
Let the glue dry

All exterior painting should be completed as convenient

- 22. Draw shingle guidelines on the outside of the Front Roof, the Gable Roofs (the outsides of the Gable Roofs do NOT have the bevel), and False Eaves (the tops of the False Eaves are shorter & DO have a bevel). Draw the first guideline one shingle's length above the bottom edge of the Roof ( $\frac{5}{8}$ " or  $\frac{3}{4}$ "? use an actual shingle to get it right). Draw the rest of the guidelines spaced  $\frac{1}{2}$ " apart. (a guideline layout pattern is on the edge of this page). Draw guidelines on the Dormer Roofs, all spaced  $\frac{1}{2}$ "

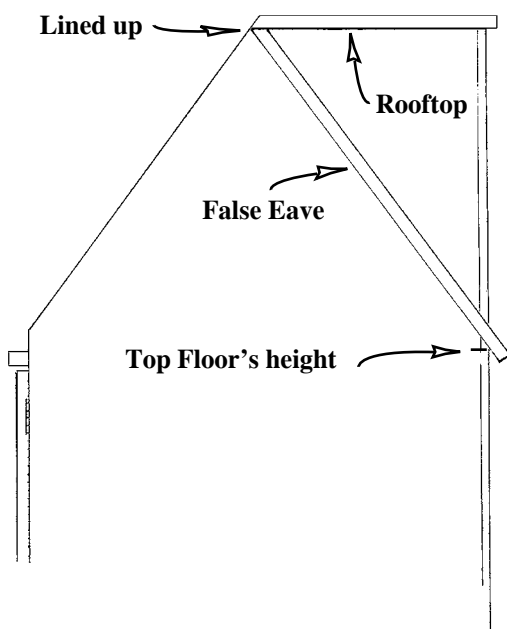


Hold Gable or Dormer Roof pairs against a backstop and draw shingle guidelines with a straight edge

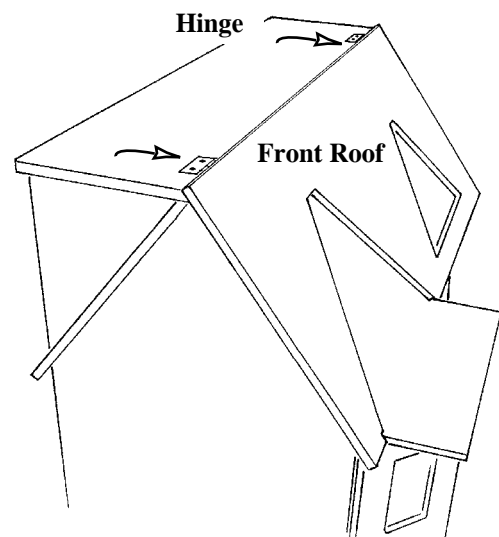
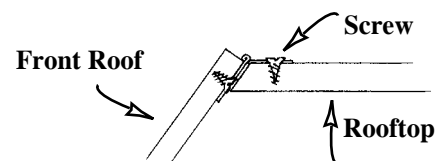


Dormer Roof guidelines are all at  $\frac{1}{2}$ ", even the first one

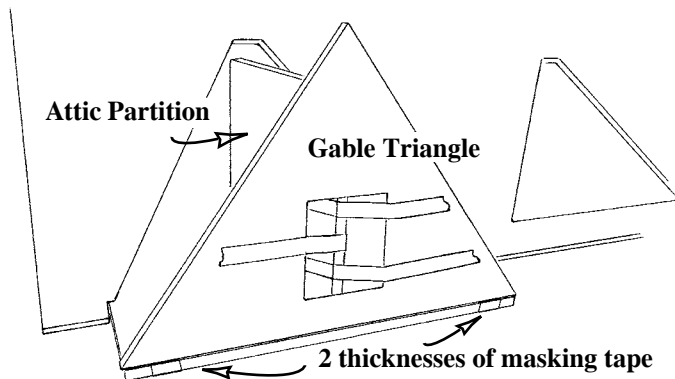
- 26. Mark the height from the table to the top of the Top Floor on a piece of stripwood, then mark the same height at the back corners. Glue and tape a False Eave to each Side and Rooftop, lined up in front with the Rooftop and lined up in back with the mark.



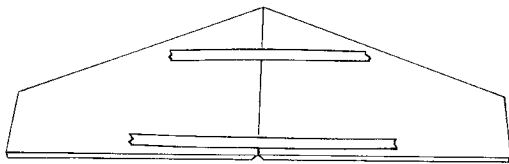
- 27. Set the Front Roof on the house with the flaps of the hinges on top of the Rooftop, centered side-to-side. Drill or punch & ream screw-holes, then screw the Front Roof hinges to the Rooftop using  $\frac{1}{4}$ " Screws.



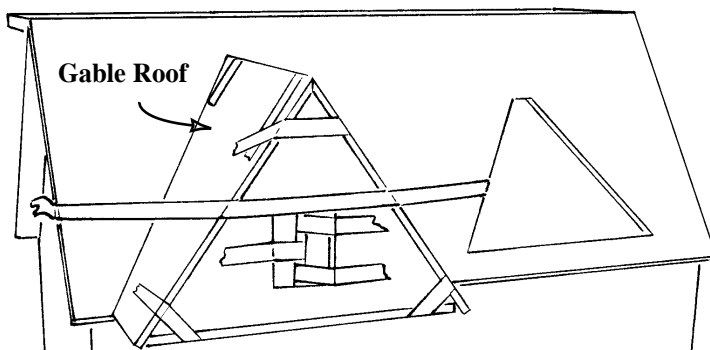
- 27. Stick two thicknesses of masking tape on top of the Top Floor Extension as a Gable Triangle spacer. Set up the Gable Triangle with the Attic Partition holding it straight, taped thru the window.



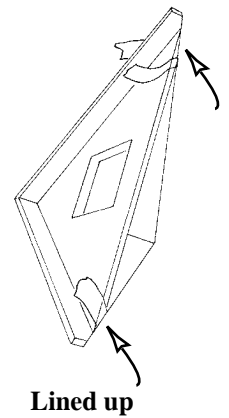
Center the Gable Triangle side-to-side and set it slightly back from the edge of the Top Floor Extension. DO NOT glue the Gable Triangle to the floor!



- 28. Tape the Gable Roofs together across the peak. Test the Gable Roofs on the house to see where to apply glue (at the peak, at the back edge where they touch the Front Roof, and on the top of the Gable Triangle). Glue and tape the Gable Roofs to the house. Check the Gable Triangle to make sure it is still centered side-to-side and spaced evenly behind the front edge of the Top Floor Extension.

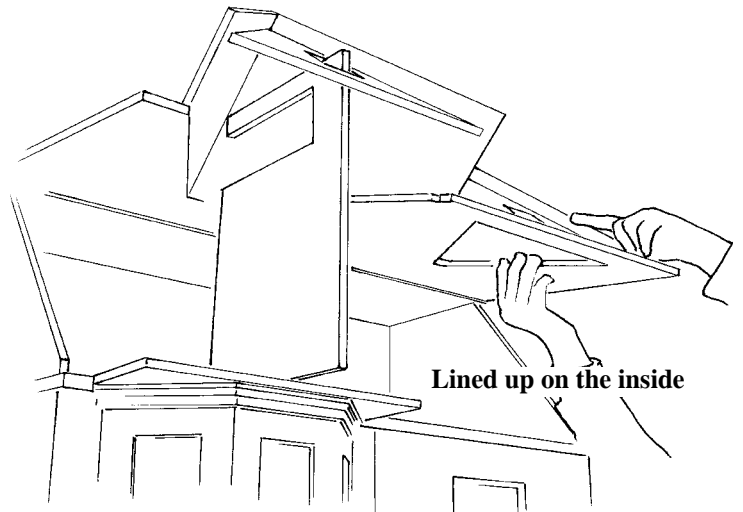


- 29. Tape together the Dormer Roofs at the peak. Test the Dormer Roofs with the Dormer Front - the beveled back edge of the Dormer Front lines up exactly with the back edges of the Dormer Roofs, and the overhang is even in front. Glue and tape the Dormer Roofs together, glue the Dormer Triangle to the Roofs. Let the glue dry.

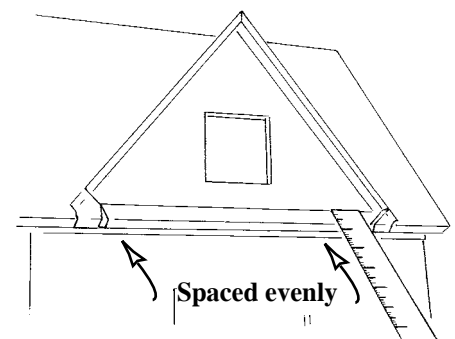


Without glue, tape the Dormer Window Interior Frame in the hole.

- 29. Lift the Front Roof and support it with a Divider. Test the Dormer on the dormer cutout in the Front Roof; make it line up nicely on the inside. Glue the Dormer to the Front Roof; tape it on the inside.



- 30. Adjust the space below the Dormer to be exactly even side-to-side (about 11/16"); tape the Dormer Roof on the outside to the Front Roof. Check the fit inside again to make sure it is still good.



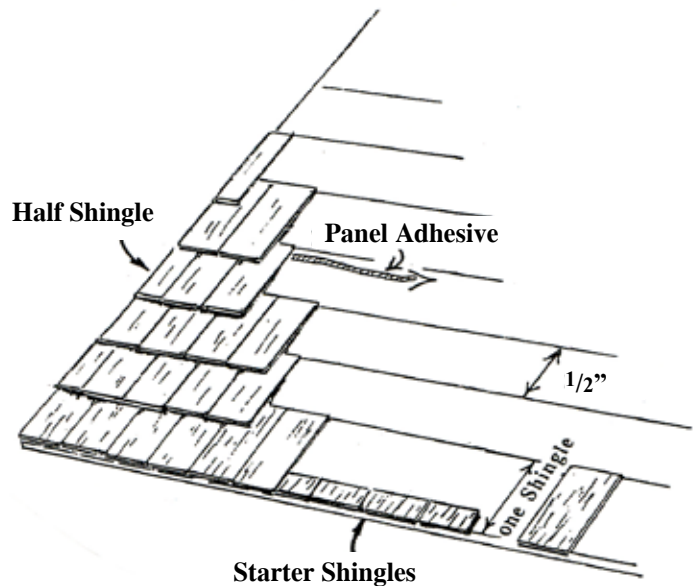
Let the glue dry

□ 31. **Shingles:** Shingles should be attached with glue that doesn't have any water in it (see "Glue the shingles on" page 4).

**Starter Shingles:** Begin shingling the Roofs with a row of "Starter Shingles", a row of 1/4" long shingles to hold the first course of full shingles at the same angle as the rest of the shingles on the roof. Cut shingles into starters with scissors or a fine toothed saw such as the X-acto® razor saw, and glue them to the bottom edge of the Roofs.

**Valley Shingles:** Cut a pair of shingles that, when held together in a valley, leave the outside edge of each shingle straight up-and-down the roof. Cut 46 pairs of valley shingles and glue them into the valleys.

**Shingle the Roofs:** Apply a thin line of adhesive just below the lowest guideline. 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. Start every other row with a half shingle so the seam between shingles will not line up with the seams on the course below... they should weave back-and-forth as you go up the roof. Cut the row below the Dormer to fit.



**Finish the top edge:** Lay a "Boston Lap" course at the top of each roof - Shingles laid horizontally with each shingle overlapping the previous shingle a bit. On the Dormer and Gable Roofs, start with an angled shingle at the back and finish at the front. On the Front Roof, start at both ends and finish in the center.



□ 32. **Eave Trim:** Lay the house on its side on a pillow so the roofs don't get damaged. Cut the angle using the Angle Guide on the end of two pieces of 7/16" Stripwood. Hold them together at the peak and check the angle on the house; adjust as necessary (the peak angle is the one that's most visible). Mark the lower end of the front piece as it fits on the house and cut that end following the angle guide. Use this piece as an angle pattern for the rest of the Eave Trim.

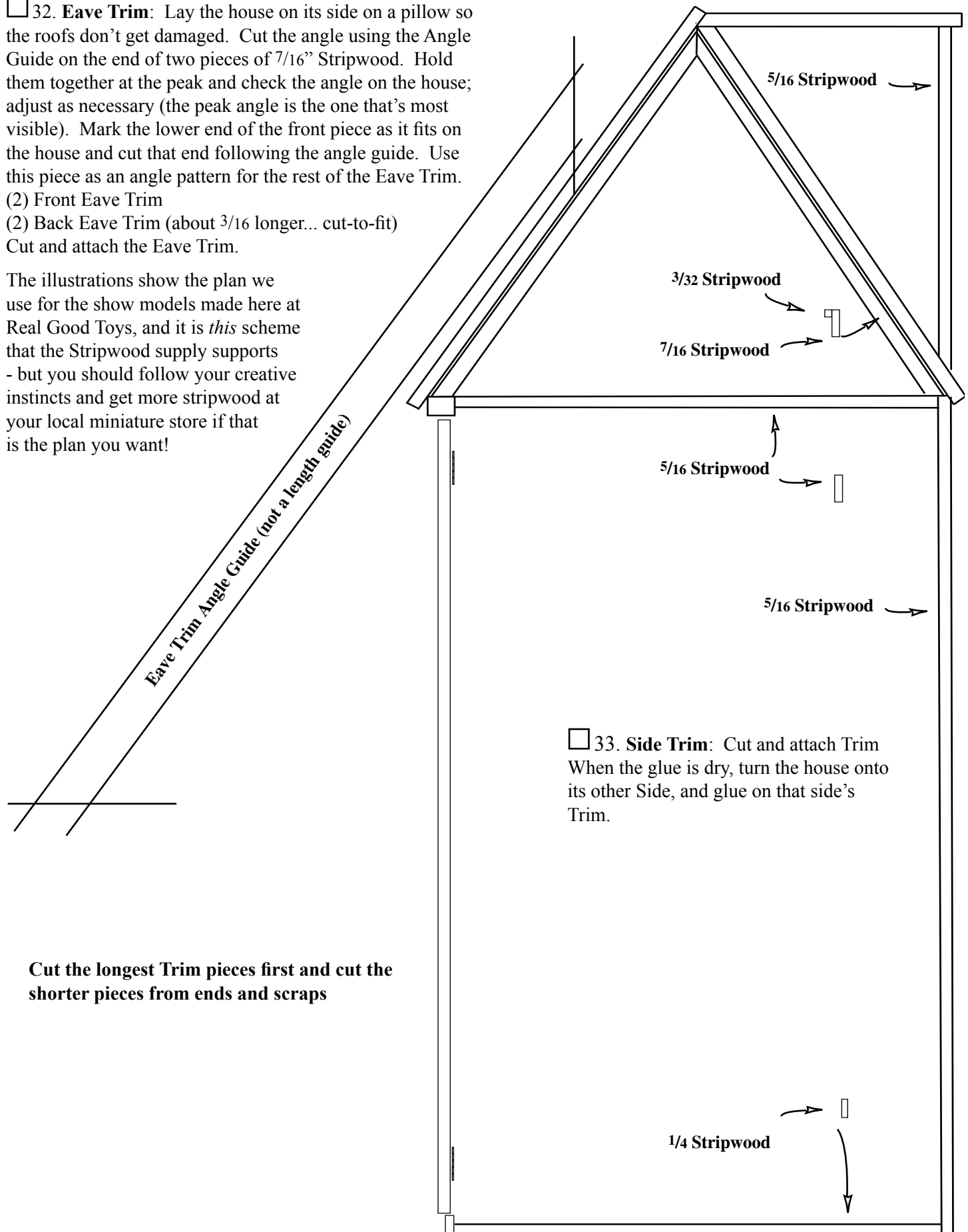
(2) Front Eave Trim

(2) Back Eave Trim (about 3/16 longer... cut-to-fit)

Cut and attach the Eave Trim.

The illustrations show the plan we use for the show models made here at Real Good Toys, and it is *this* scheme that the Stripwood supply supports - but you should follow your creative instincts and get more stripwood at your local miniature store if that is the plan you want!

**Cut the longest Trim pieces first and cut the shorter pieces from ends and scraps**



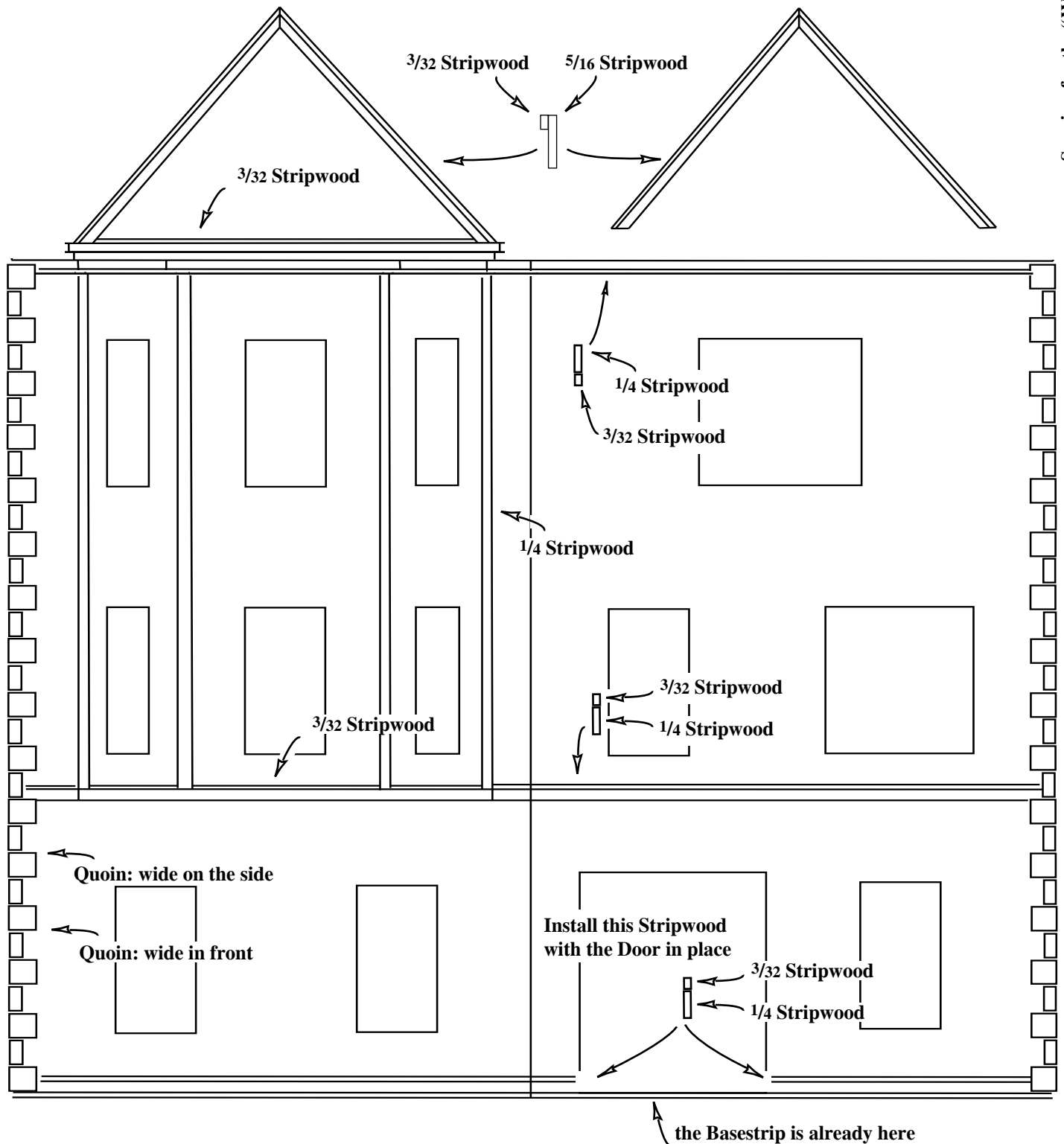
□ 33. **Side Trim:** Cut and attach Trim  
When the glue is dry, turn the house onto its other Side, and glue on that side's Trim.

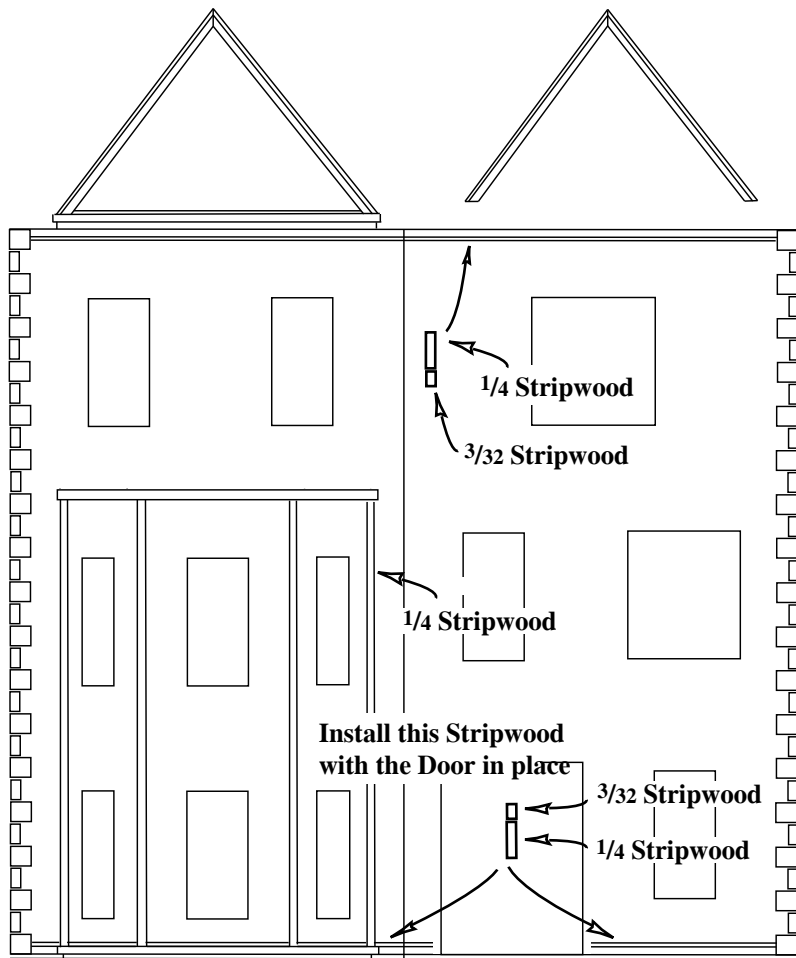
□ 34. **Quoins:** Lay the house on its back (on a pillow). The Quoins alternate wide-in-front and wide-on-the-side. Lay out just the "Wide-In-Front" Quoins first, spaced with the Spacer on the edge of the page. Test it starting with the bottom Quoin touching the Basestrip to make sure the spacing hasn't changed in printing. The perfect spacing that makes the top Quoin come out at the Front's top edge. Adjust as necessary for the top Quoin at the top and the bottom Quoin at the bottom, and the rest spaced evenly between

Attach the Wide-In-Front, then the Wide-on-the-Side Quoins, spaced evenly. Carve the Quoins that bump the Hinges

□ 35. **BayUp Front Trim:** Cut and attach trim. Make efficient use of Stripwood by using the ends and scraps for the shorter pieces

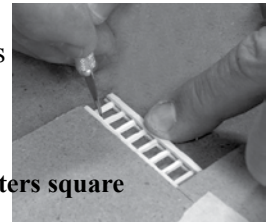
BayDown Builders: See page 18





## 3. Assemble the Railings:

- Match Rails into assembly pairs (the same length).
- Set the first Rail of each assembly pair on the drawing, lined up on each end. Put a dab of glue and a Baluster in the Rail's groove for each Baluster in the drawing; support the other end with a scrap of stripwood. Adjust the Balusters to match the drawing; be sure all the Balusters are even, straight, and square. Let the glue dry for several minutes.
- Dab a little glue onto each Baluster's end. Hold the second Rail of the assembly pair over the Balusters' ends at an angle (with the beveled ends aimed the same way).
- Push down and scoop the Balusters' ends into the groove. Squeeze the Rails together so the Balusters are fully in the grooves. Hold the Railing set on the drawing; make the Rail ends exactly line up. Adjust the Balusters. Tape together Dividers to form a square inside corner, and lay the Railings in the corner. Final adjust the Balusters - - straight and square. Let the glue dry.
- Repeat for the other Rails two sets  $1\frac{13}{16}$ " long, one set  $2\frac{3}{16}$ " long

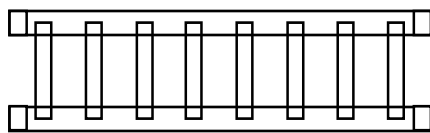


Lever the Balusters square

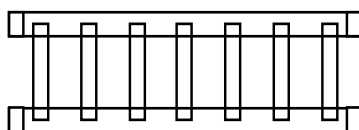
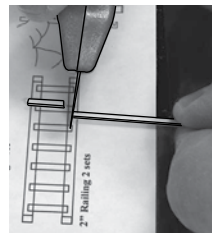
### 36. BayDown Deck Rail set (for BayDown only)

## A. Assemble the Rails

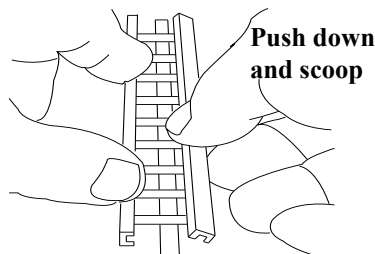
- Paint (the first coat only) and sand the Rails before assembly. Wipe any paint out of the grooves, and do not paint the Rail ends at all. Paint and sand  $\frac{3}{32}$ " Stripwood for the Balusters. Second-coat after assembly.
- Cut 22 Balusters  $\frac{1}{2}$ " from  $\frac{3}{32}$ " Stripwood. Set the Stripwood on the Illustration and gently press a utility knife on the Stripwood at the other end of the illustration ( $\frac{1}{2}$ "). Roll the stripwood scoring all around the outside with the knife until it snaps off.



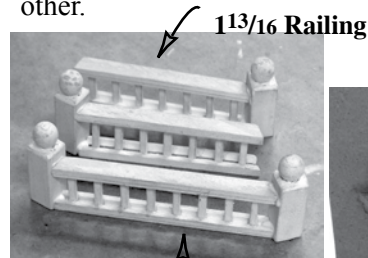
23/16 Railing 1 set



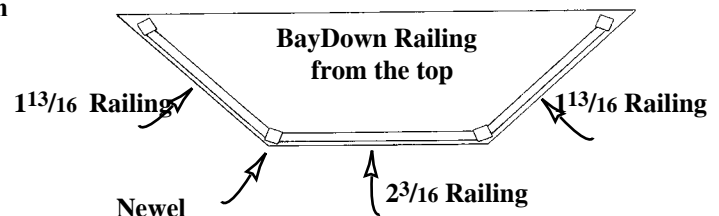
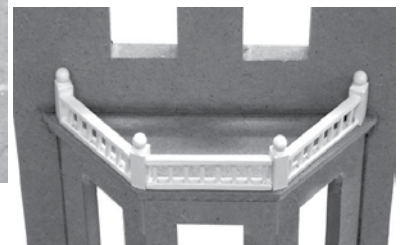
1 13/16" Railing 2 sets



Push down and scoop



23/16 Railing



- B. BayDown Deck Railing: Glue Newels to the Rails, glue Balls to the Newels; let the glue dry. Paint (second-coat) the Newel/Railing sets.

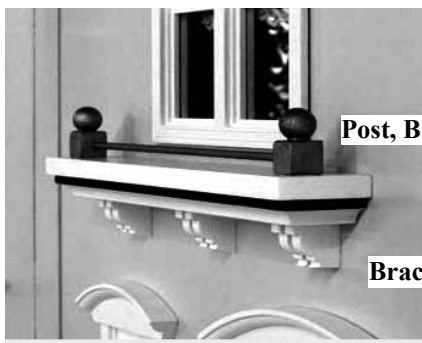
Glue the  $2\frac{3}{16}$ " Rail set to the Bay's top, close to the front edge and spaced evenly from the Bay's edge in front and on both ends. Glue the other Rail sets to the Bay and to each other.



- ☐ 37. Install the Windows and Door. If the holes still need corner-trimming, review "Square the Corners" on page 4
- ☐ 38. Install the Flower Boxes centered just below the 1<sup>st</sup> floor Windows, or the Lower Right and Deck Windows for BayDown.
- ☐ 39. Install the Front Steps centered below the Door. Use plenty of glue. If you have been waiting to texture-paint the Foundation, do it now.

- ☐ 40. Install the Balcony centered and spaced about 1/4 below the window using a piece of stripwood. Glue together the Balcony Posts and Balls. Cut a 35/8 long Bar from 3/32 Stripwood; shape the ends to fit into the drilled holes in the Posts. Glue together the Posts and Bar; glue them to the Balcony. Glue slightly spaced pairs of Brackets below the Balcony.

- ☐ 41. Install the Chimney: Glue the Chimney to the Rooftop about 1/4" behind the Hinge and in line with the Side. Scrape a bare spot in the Rooftop's paint for a strong glue joint. The Chimney holds the Roof from tipping too far back (which would rip out the hinge). Open the Front Roof to touch the Chimney; check that the Chimney is where it needs to be.



Post, Ball, and Bar

Brackets



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

Interior finishing involves so many choices! Will this house be a play-house or a display for miniatures? What accessories will be used and where will they go? Wiring? Wallpaper? Tile or carpeting? Every choice makes a difference in the order of finishing. Real Good Toys has provided materials for some basic interior work, but you may choose to do it differently.

Make your choices

Get your materials

Test your layout

**With the pieces in your hands**, imagine the steps to get to where you want to be.

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

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

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

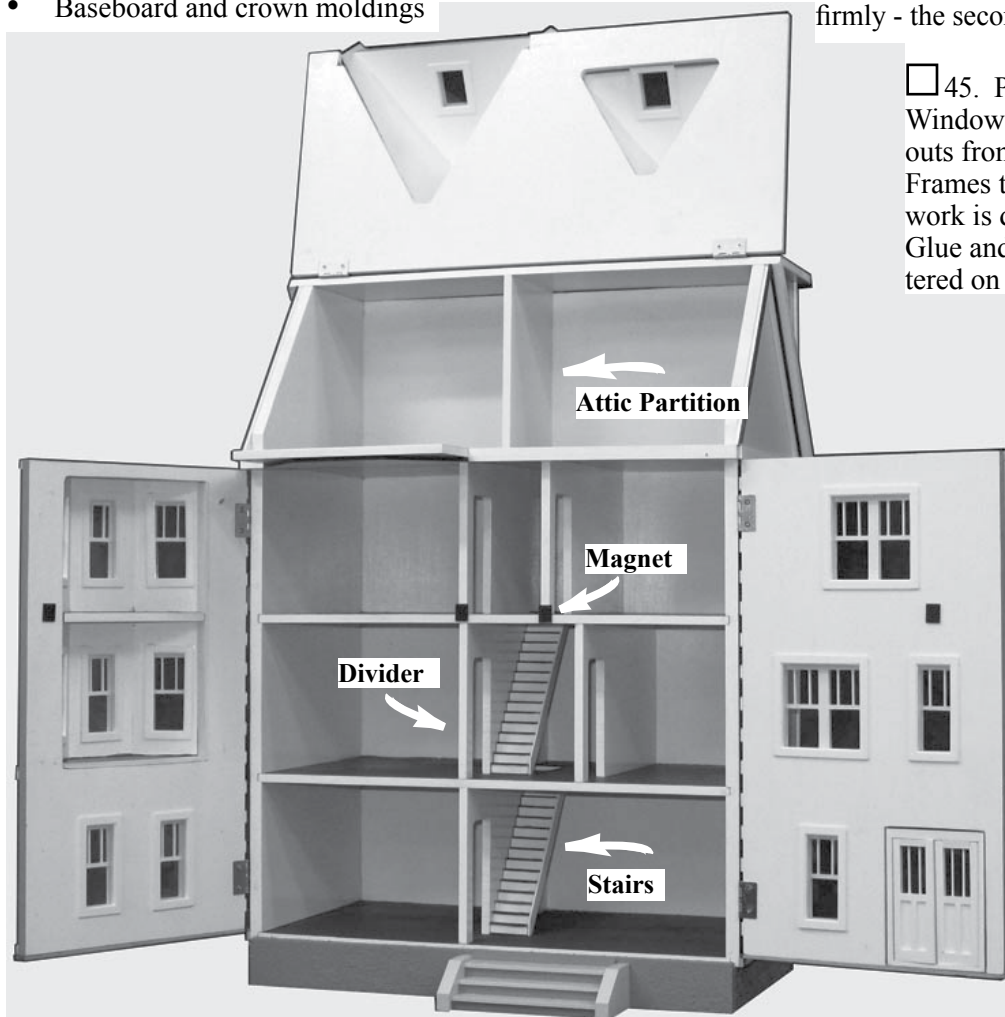
☐ 43. Dividers: The Dividers will hit the Interior Window Trim if they are put in line with a window. Temporarily tape the Interior Window Frames to the Fronts while testing the Divider Placement. Glue one Divider next to each Stair Cutout, straight and square. The other Dividers and Attic Partition can go wherever you like. They can be moved, cut, or left out entirely.

☐ 44. Stand all the Stair Treads on edge to identify the Top Treads (wider but not so long as the other Treads. Glue the Top Treads into the Stair cutouts at the back and lined up on top with the Floor's surface.

Glue a Stair Base into each Stair Cutout, to the bottom of the Top Tread, and to the Divider.

Glue Stair Treads to the Stair Base

☐ 45. Magnets: These magnets are gentle-hold so folks won't rip off dollhouse parts opening the fronts. For each Front, glue (panel cement) one Magnet to the edge of a Floor or Divider. Stick the other Magnet to the first with the adhesive exposed; close the Front firmly - the second magnet will stick to the Front.



☐ 45. Peel the protective covering off the Window Panes and set them into the cut-outs from the inside. Glue Interior Window Frames to the Fronts after all interior wall work is done. Glue and tape the Interior Door Frames centered on the inside of the Door.

**The Dollhouse Assembly is complete  
Enjoy the rest of the project!**