

Congratulations on your purchase of a Batrie Dollhouse. Your dollhouse has been precision made in Vermont with meticulous care by our craftpeople using only the finest quality materials.

This dollhouse will last for years, even generations, if proper care and attention is given during assembly. Take your time during assembly and be sure to read the instructions completely before you proceed.

Parts list:

Instructions
Shingle bag

Panels

- (1) Base Floor $31\frac{7}{8} \times 15\frac{5}{16}$
- (1) 2nd Floor $31\frac{7}{8} \times 14$
- (1) Divider 7×10
- (2) Attic Partition $8\frac{1}{4} \times 13\frac{1}{2}$
- (1) Right Side Roof $8\frac{7}{8} \times 13\frac{1}{2}$
- (1) Left Side Roof $8\frac{7}{8} \times 13\frac{1}{2}$
- (1) Front Roof $31\frac{5}{8} \times 8\frac{7}{8}$
- (1) Roof Top $25\frac{3}{8} \times 10\frac{5}{8}$

Milled Clapboard Walls

- (2) Section A $10\frac{3}{16} \times 10$
- (1) Section B $9\frac{1}{16} \times 10$, door
- (2) Section C $5\frac{1}{16} \times 10$, window
- (4) Section D $3\frac{7}{16} \times 10$, narrow window

Porch Roof

- (1) Porch Roof Top $9\frac{5}{8} \times 5\frac{5}{8}$, Mitered
- (1) Porch Roof Front $9 \times 2\frac{1}{4}$, Beveled
- (1) Porch Roof Left Side $3\frac{5}{16} \times 2\frac{1}{4}$
- (1) Porch Roof Right Side $3\frac{5}{16} \times 2\frac{1}{4}$
- (1) Front Eave $9\frac{1}{8} \times 3\frac{3}{4}$, Mitered
- (2) Side Eave $3\frac{3}{8} \times 3\frac{3}{4}$, Mitered
- (1) Front Facia $8\frac{1}{2} \times 3\frac{3}{4}$
- (2) Side Facia $2\frac{7}{16} \times 3\frac{3}{4}$
- (2) Flute Post $8\frac{1}{2}$

Connectors

- (2) End Cap
- (8) 135° Connector
- (4) Shingle Board Stock ($\frac{5}{32} \times \frac{1}{4}$) 10

(2 Sets) W12K Standard Window. Each set:

- (2) Stiles 5"
- (2) Sills 2"
- (1) Plexi $2\frac{1}{8} \times 4\frac{5}{8}$
- (1) Stool Cap $3\frac{1}{4}$
- (1) Pediment $3\frac{1}{4}$

Stairs:

- (1) Stringer ($\frac{1}{8} \times 3\frac{3}{4}$ pine) $12\frac{1}{2}$ "
- (1) Stringer ($\frac{1}{8} \times 3\frac{3}{4}$ pine) $12\frac{3}{16}$ "
- (2) Stair Block (6 step molding) 3"
- (1) Top Block (1 step molding) 3"

(4 Sets) W40K Narrow Window. Each Set:

- (2) Stiles 5"
- (2) Sills $1\frac{3}{16}$
- (1) Plexi $1\frac{5}{16} \times 4\frac{5}{8}$
- (1) Stool Cap $2\frac{7}{16}$
- (1) Pediment $2\frac{7}{16}$

D11K Door

- (1) Door Panel $6\frac{3}{8} \times 2\frac{7}{16}$
- (2) Stiles $7\frac{1}{8}$
- (1) Header $2\frac{1}{2}$, drilled
- (1) Threshold $2\frac{1}{2}$, drilled
- (1) Jam $\frac{3}{32} \times 3\frac{1}{16} \times 6\frac{7}{16}$
- (1) Pediment $4\frac{3}{8}$, mitered
- (1) Nail $\frac{1}{2}$ "
- (1) Nail $1\frac{1}{4}$ "

(3 Sets) W22K Window and Dormer. Each set:

- (2) Stiles $3\frac{1}{2}$
- (2) Sills 2"
- (1) Plexi $2\frac{1}{8} \times 3\frac{1}{8}$
- (1) Stool Cap $3\frac{1}{4}$
- (1) Pediment $3\frac{1}{4}$
- (2) Dormer Side $4\frac{5}{8} \times 1\frac{7}{8}$ @ top
- (1) Triangle $4\frac{1}{4} \times 1\frac{1}{4}$, mitered
- (1) Left Roof $2\frac{13}{16} \times 2\frac{13}{16}$, mitered
- (1) Right Roof $2\frac{13}{16} \times 2\frac{13}{16}$, mitered

Trim and Rail

- (2) Left Miter Rail $3\frac{1}{8}$
- (2) Right Miter Rail $3\frac{1}{8}$
- (8) Left Miter Rail $2\frac{5}{16}$
- (8) Right Miter Rail $2\frac{5}{16}$
- (4) Rail $1\frac{1}{4}$
- (2) Flute Post $1\frac{5}{8}$
- (4) Flute Post $2\frac{3}{8}$
- (6) $\frac{3}{8}$ " balls
- (6) Post Caps
- (8) Brackets
- (16) 1" Dowel
- (32) $1\frac{3}{4}$ " Dowel

Congratulations on your purchase of a *Real Good Toys* Dollhouse. Your Dollhouse has been precision made in Vermont with meticulous care by our craftpeople using only the finest quality materials.

This dollhouse will last for years, even generations, if proper care and attention is given during assembly. Take your time during assembly and be sure to read the instructions completely before you proceed.

Check all parts and packs against the parts list before beginning construction to identify the parts and to make sure you have everything. If you need replacement parts be sure to include the exact name and measurements taken directly from the parts list.

Assembly Notes:

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

Supplies:

White glue	Masking tape
Pencil	Utility knife
Sandpaper (320 grit silicone carbide)	

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

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

Always test fit (no glue) parts before final assembly. Sand any rough edges before gluing.

Check all the joints to be sure everything is tight or straight. If more tape or a helper is needed, it's good to know that before the parts have glue on them.

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

Make all joints flush.
Keep surfaces and edges square.

Electrification:

If you are planning to electrify your house, use tape wire components. We suggest that you install the tape runs before permanently attaching the Roofs to the house. This will allow the house to be turned in several different positions, even up-side-down, to help make the tape installation and connections easier.

Painting: Paint the clapboard walls prior to assembly. Use high quality semi-gloss latex enamel, sanding between coats with 320 grit silicone carbide sandpaper. Avoid old gloppy paint and poor quality paint brushes. Do not paint surfaces to be glued.

After assembly but before any outside details are attached, repair any defects, sand carefully with 320 grit silicone carbide sandpaper one clapboard course at a time, then re-paint. Sometimes a 3rd coat is necessary.

Options:

A wide variety of materials and accessories are available to help you achieve your dream house.

The following is a partial list of accessories available through your dealer from *Real Good Toys*.

#1125	Shingle dye
#SC	Copper flashing
#T10	Turntable
#EL66	EZ Punch and Electrification Helper Set (The EZ Punch piercing tool punches holes making nailing, screwing, and setting electrical parts easier.)



For photos of many dollhouses under construction as well as help with tools and builders' techniques, see www.dhbuilder.com

Window Assembly (W12K, W22K, W40K)

1. Test assemble (no glue) one window set before you do anything else; identify the parts, see how they fit, and see where the glue goes. Now is the time to clean and paint the window parts (before you glue anything together), but do not sand or paint the gluing surfaces. (illus. #1)

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. (illus. #2)

2. Glue and rubber band together the Stiles and Sills with the Window Plexi in place. Make sure the assembly is square, and that the Sills are flush with the Stiles across the face and at the top and bottom as the glue dries.

3. Glue and rubber band the Pediment and Stool Cap to the window frame. The back edge of the Pediment and Stool Cap line up with the lip of the Stiles. (illus. #3)

4. Touch-up the sanding and paint, but stay away from the Window Plexi!

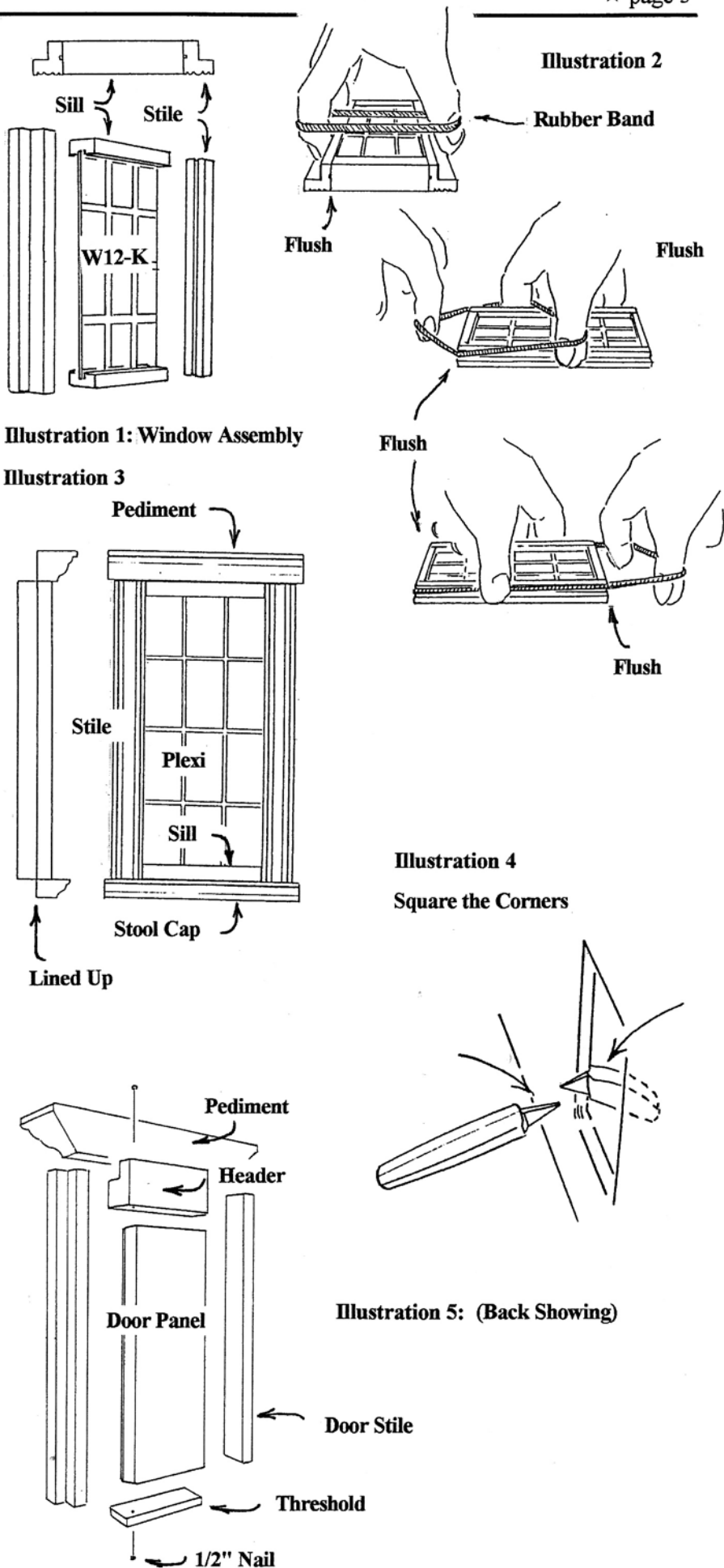
5. Check the fit of the windows in the wall openings. Make sure the window sits straight. Trim the corners of the openings square if necessary for good fit. (illus. #4)
Glue the windows in place only after the house-body is complete and painted.

Door Assembly

1. Identify and arrange the door parts.

Test assemble and practice rubber banding the Header, the Threshold, and the Stiles before gluing. Hold the Pediment in the notch of the Header to help see how the Header fits (the back of the Pediment lines up with the back of the lip on the Stiles). (illus. #5)

NOTE: The pre-drilled hole in the Header and Threshold should be toward the right inside corner.



2. Apply glue to each end of both the Header and Threshold where they touch the Stiles.

3. Assemble the parts and wrap securely with elastic bands around each end of the frame. Lay the Door panel in the opening to check that the assembly is square.

4. After the glue has dried, install the Door. The beveled edge of the Door gives clearance so the Door will not bind. Install the beveled edge on the right (the side that will get the hinging nails). Hold the Door in the frame centered side-to-side, and flush on the inside surface. Push the 1/2" Nail through the Threshold hole into the center of the Door panel. Push the 1 1/4" Nail through the Header hole into the center of the Door panel.

NOTE: Be sure the nails are straight and go into the center of the Door to avoid splitting the Door.

5. Glue the Door Pediment in place.

6. Glue the Jam (3/32 x 3/16 x 6 7/16) to the stile touching the left face of the Door Panel in its closed position. (illus. #6)

Install the door after the housebody is complete and painted.

Housebody Assembly

1. Set the Second Floor on the Base Floor lined up on the ends and back, with the straight edge of the stair hole on the left (from the front). Trace the straight edge of the stair hole on the Base Floor (this mark will guide the placement of the Divider). (illus. #7)

2. Without glue, set up the Walls and Connectors on the Base Floor (be sure the inside edges of the 135° Connector corners are in line with the Floor panel, not at 45°: illus. #8). Adjust the Wall layout until all the panels are straight up and down, and parallel with the edges of the Floor (the End Caps line up with the back of the Floor, and the Walls are spaced evenly at the sides and front). (illus. #9)

Measure 10 1/2" from the Base Floor rear edge to the inside of Wall B.

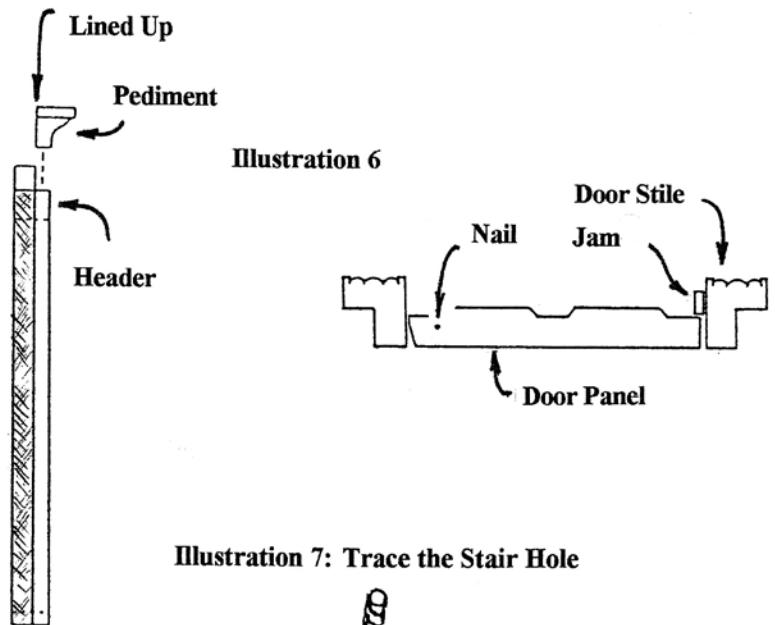


Illustration 6

Illustration 7: Trace the Stair Hole

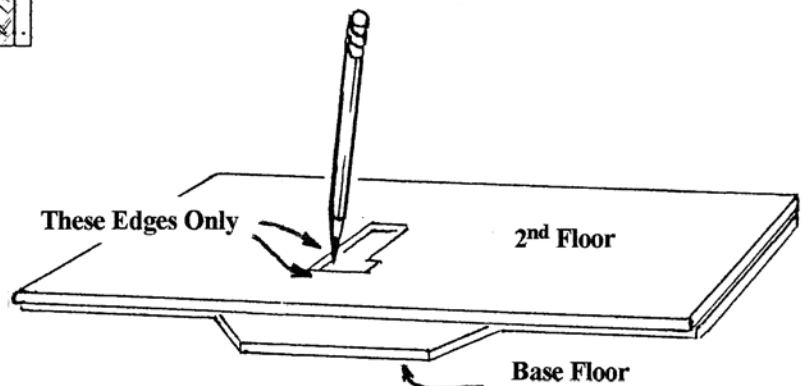


Illustration 8: Showing Orientation of the Connectors

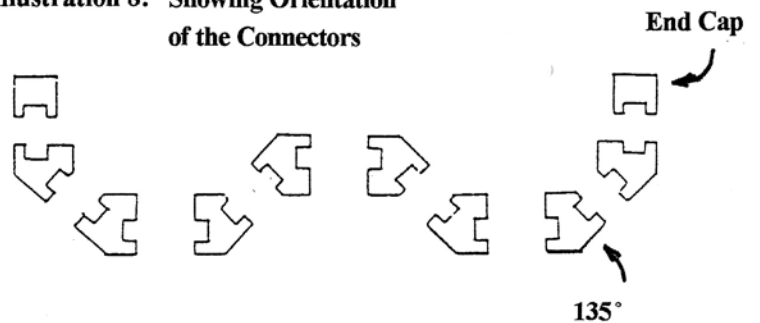
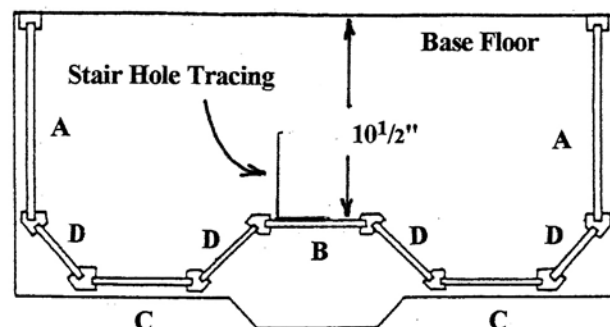


Illustration 9: Showing Location of Walls

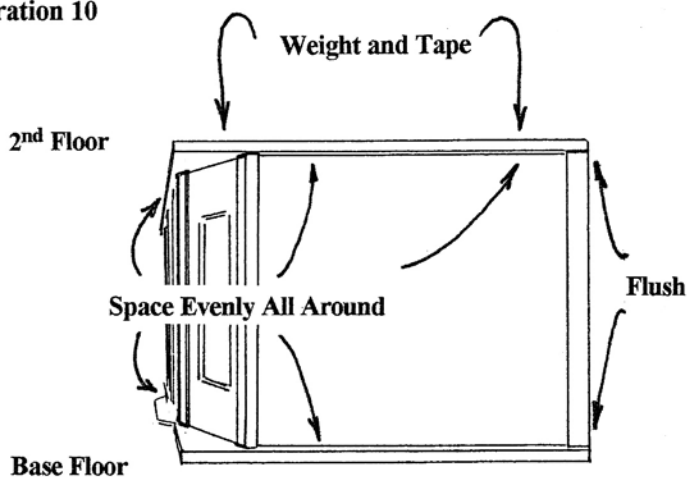


3. Trace the Wall layout on the Floor. Now is a good time to paint the edge of the Floor and the space outside of the tracing.

4. Replace the Wall layout, this time permanently gluing the Walls and Connectors in place. Glue the Divider to the Front and Base Floor lined up with the stair hole tracing.

5. Glue the Second Floor panel in place evenly spaced. Use weight and tape for a tight fit. Make sure the rear edge of the Side Walls are flush and that everything is set straight and square. Make sure the house is flat on a flat work surface as the glue dries. (illus. #10)

Illustration 10



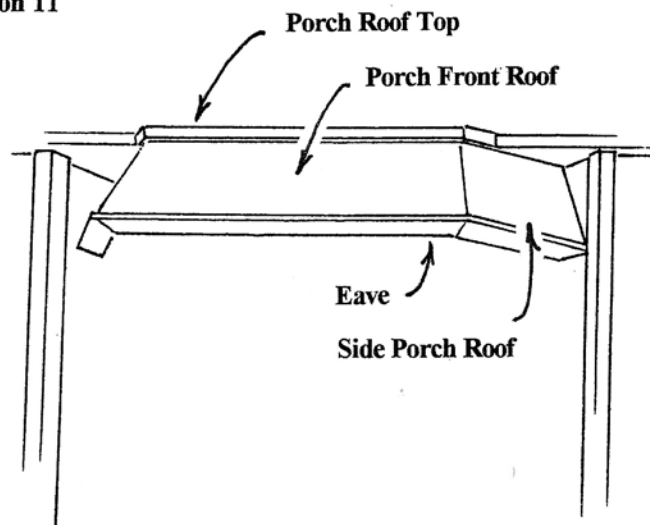
Porch Assembly

1. Glue and tape together the Porch Roof Front and Sides. With the house up-side-down, glue the Porch Roof Set to the Second Floor and to the walls. Adjust the parts for a good fit.

2. Glue and tape together the Eaves. Glue the Eave Set to the Porch Roof and Walls, even all around.

3. With the house right-side-up, glue and tape the Porch Roof Top to the Porch Roof and to the Second Floor, spaced evenly. (illus. #11)

Illustration 11

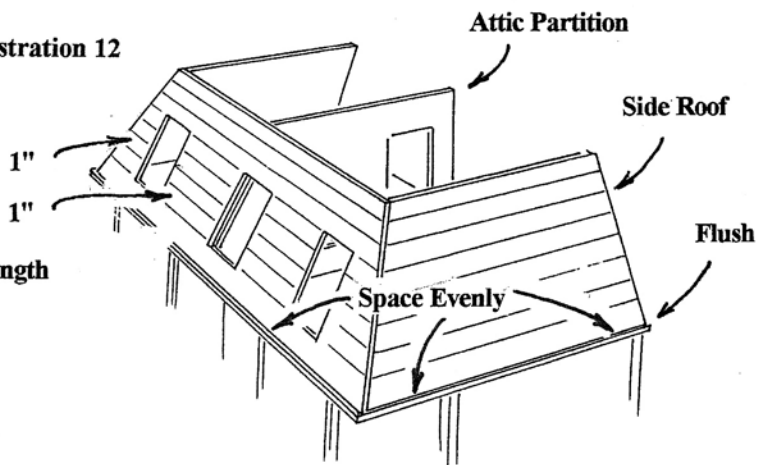


Wait to install the Facia, Porch Posts, and Brackets until after the Windows are in place.

Roof Assembly

On the outside of all roof panels draw guidelines for locating Shingles. The first guideline on each panel to be shingled should be drawn one Shingle length from the bottom edge. Draw the rest of the guidelines spaced 1" apart (Illustration #12).

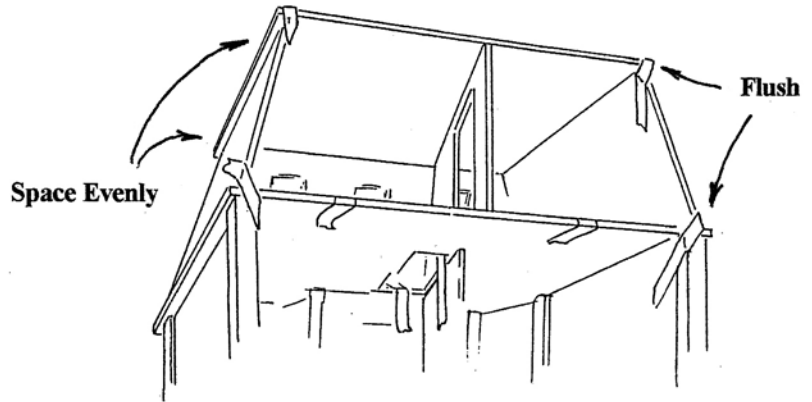
Illustration 12



1. Prop the Attic Partitions upright on the Second Floor (Attic Partitions will be used to support and locate the Front Roof). Tape the Attic Partitions to the back of the Second Floor.

2. Tape the Front and Side Roof panels together and place them on the Second Floor spaced evenly on both sides, and with the back edges flush with the back edge of the Second Floor. Trace the outline. (Paint the edge of the Second Floor now...?)

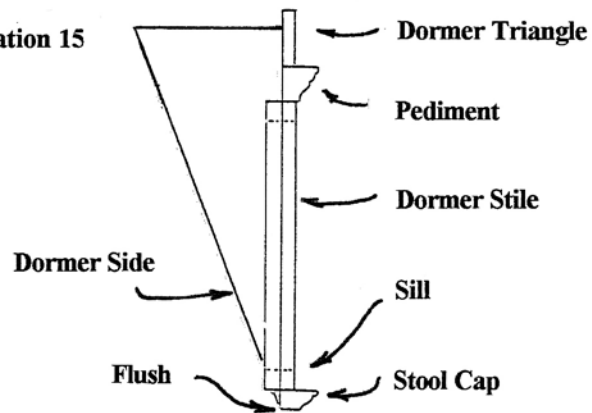
Illustration 13



3. Glue and tape the Front and Side Roof panels together and to the Second Floor guided by the outline.

5. Without glue, install the Roof Top on the Roof Set; weight and tape (final installation of the Roof Top will follow shingling). Final fit all parts so that they are straight and tight while the glue dries. Tape across the rear edge of the Side Roofs at the bottom and top to really stabilize the position of the Side Roof when you add weight. (illus. #13)

Illustration 15



Assemble the Dormers

1. Glue a Dormer Triangle on top of each W22K window assembly (the short window), with the back of the triangle flush with the back edge of the Pediment, and centered side-to-side. (illus. #14)

2. Glue Dormer Sides to the window assembly lined up at the bottom edge. (illus. #15)

3. Check the fit of the dormers on the house. Trim the lower corners of the roof cutout for a good fit. Glue the dormer to the roof, straight up-and-down.

4. Test then glue and tape together the Left and Right Dormer Roofs. Glue the Dormer Roofs to the Dormer Triangle and Front Roof. (illus. #16)

Illustration 16

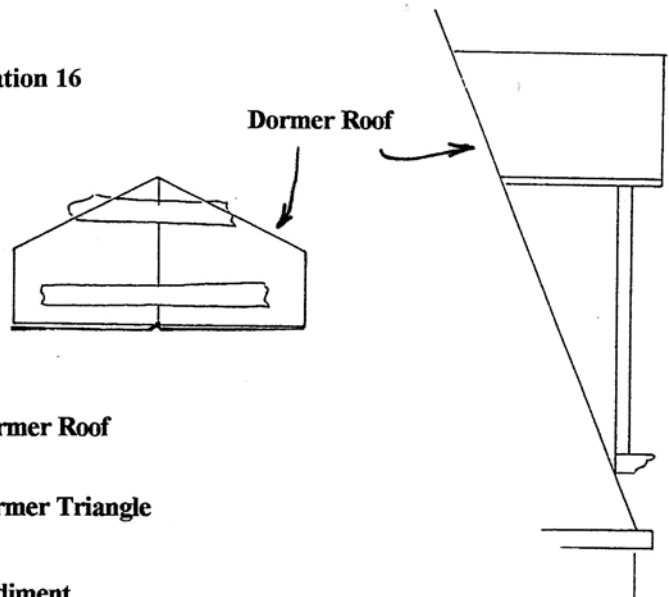
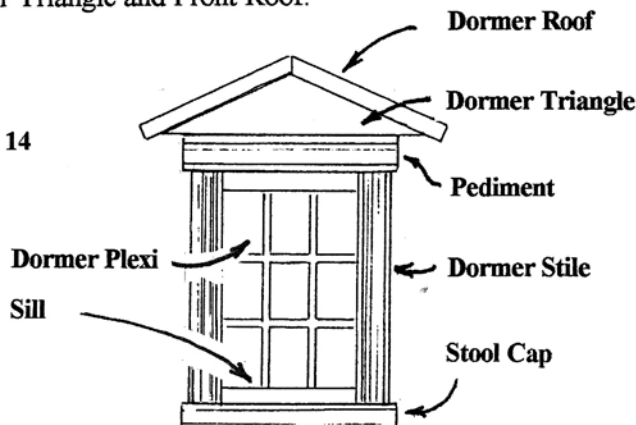


Illustration 14



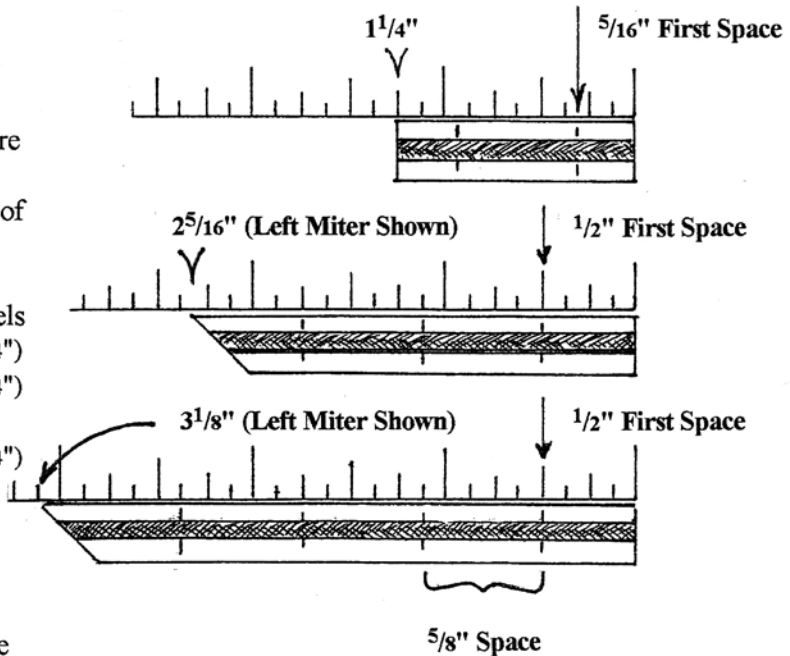
Post and Railing Assembly

Illustration 17: Dowel Spacing

☐ 1. Paint and sand the Rails and Dowels before assembly. Wipe any paint out of the grooves, and do not paint the Rail ends at all.

☐ 2. Match rails into assembly pairs. Measure from one square end of the rails and mark the "first space" (see the table below). Mark the rest of the Dowel locations (illus. #17) at $\frac{5}{8}$ " spacing:

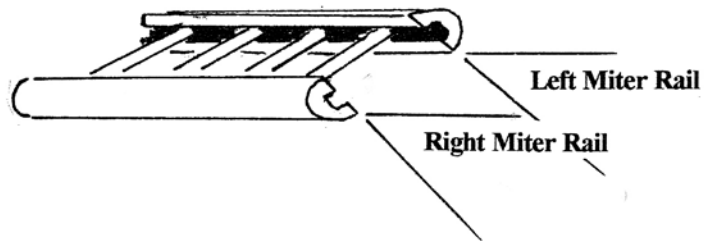
# of rails	length	first space:	# dowels
2 pr.	1 $\frac{1}{4}$ "	$\frac{5}{16}$ "	2 (1 $\frac{3}{4}$ ")
4 pr.	2 $\frac{5}{16}$ "	$\frac{1}{2}$ "	3 (1 $\frac{3}{4}$ ")
4 pr.	2 $\frac{5}{16}$ "	$\frac{1}{2}$ "	3 (1")
2 pr.	3 $\frac{1}{8}$ "	$\frac{1}{2}$ "	4 (1 $\frac{3}{4}$ ")



☐ 3. Put a dab of glue in the groove by each mark for one Rail only of each assembly pair. Push a Dowel into the groove at each mark. Be sure all the Dowels are even, straight, and square. Let the glue dry.

☐ 4. Repeat step #3 for the second Rail of an assembly pair squeezing the Dowels in one at a time at the marks. Hold the Railing set in a square or lined up with the square edge of a piece of paper to make the Rail ends exactly line up. Final adjust the Dowels - straight and square. (illus. #18)

One Railing Assembly Pair

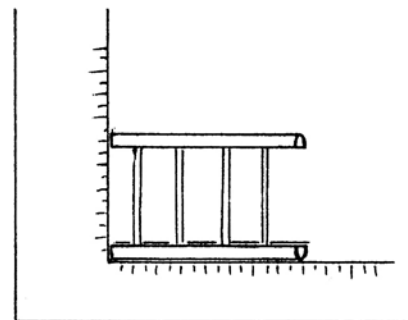
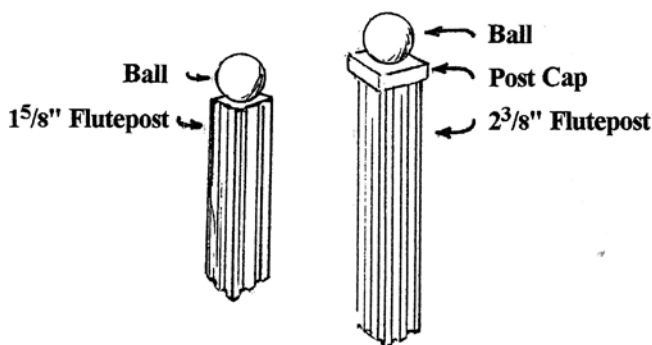


☐ 5. (illus. #19) Assemble the 2 $\frac{3}{8}$ Fluteposts, with Postcaps, and Balls centered on the Posts. Glue a Ball to the 1 $\frac{5}{8}$ Fluteposts, centered.

**Illustration 18: Line Up the Rails
Line Up the Dowels**

Wait to install the Railings until the Windows and Door are in place.

Illustration 19: Flutepost Assemblies



Finish the Outside

- 1. Touch up the paint
- 2. Install the windows and door.
- 3. Turn the house up-side-down. Glue the Facia to the Porch Eaves, lined up on the inside. (illus. #20) Glue the Brackets to the Facia and Eaves, spaced evenly. (illus. #21)

On the house corners, glue in place the $2\frac{5}{16}$ " Railings that use 1" Dowels, and the $1\frac{5}{8}$ " Flutepost/Ball sets. (illus. #22)

- 4. Turn the house right-side-up. Install the $3\frac{1}{8}$ " railings, $8\frac{1}{2}$ " Fluteposts, $1\frac{1}{4}$ " railings, and two $2\frac{3}{8}$ " Flutepost/Postcap/Ball Sets on the porch. Make everything straight.

On the house corners, glue in place the $2\frac{5}{16}$ " Railings that use $1\frac{3}{4}$ " Dowels, and two $2\frac{3}{8}$ " Flutepost/Postcap/Ball sets.

Illustration 20: Attach the Porch Facia

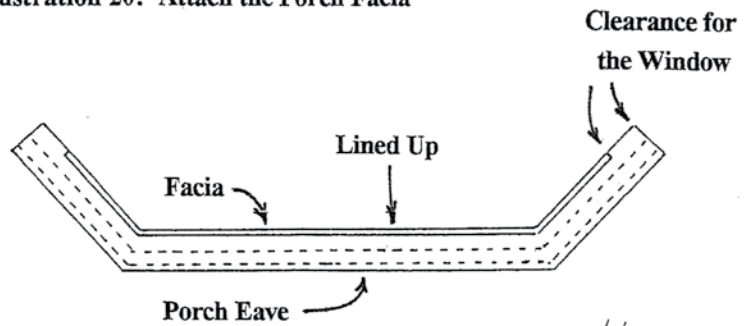


Illustration 21

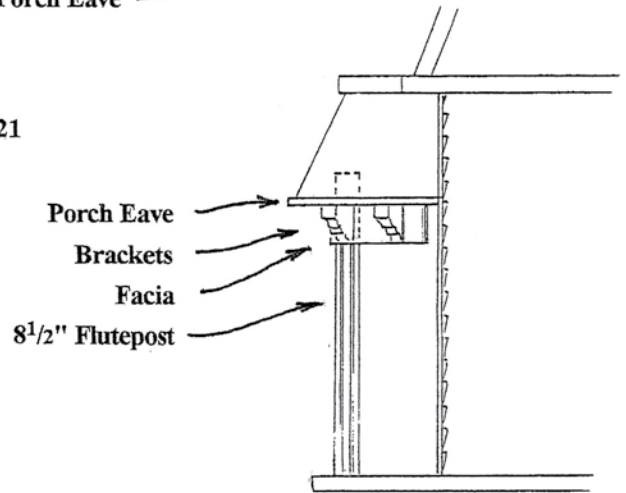
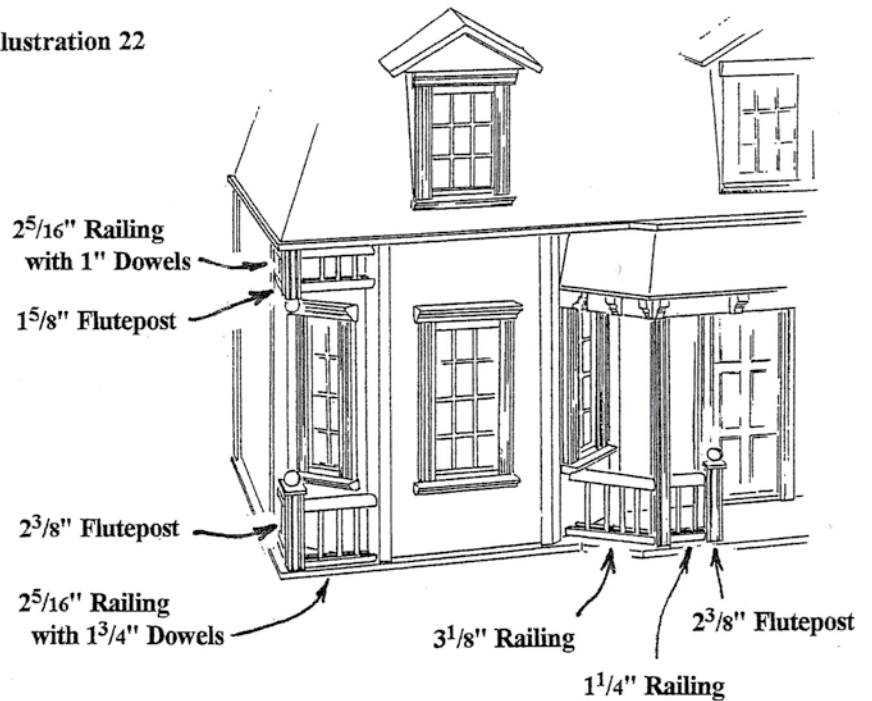


Illustration 22



Stair Assembly

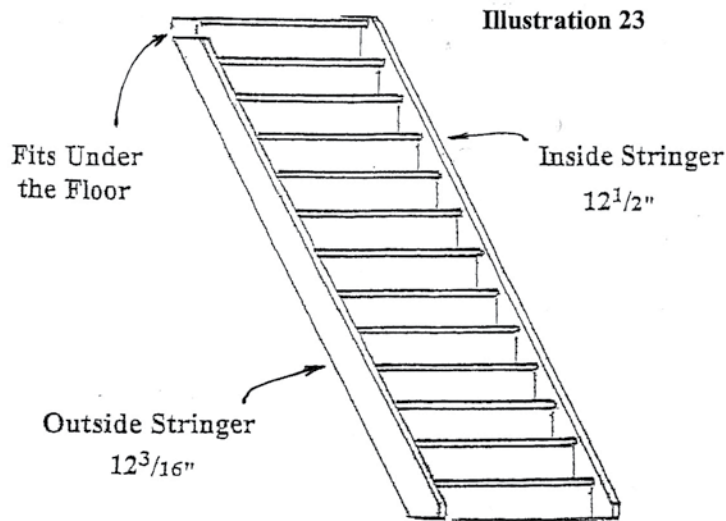
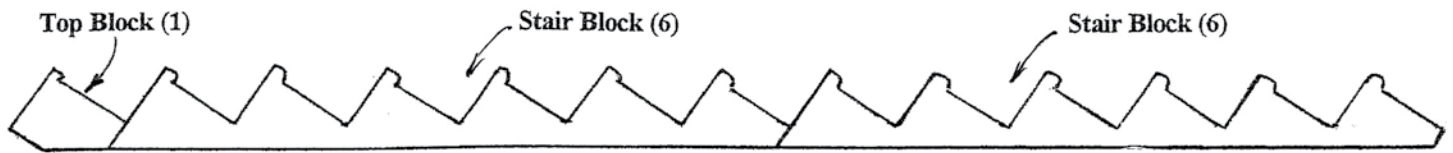
Wait until the flooring and wallpapering are done before you install the stairs.

1. Square the corners of the stair holes. Use a utility knife, and work from both surfaces toward the center to avoid "split out": two cuts from each direction for each corner.

2. Test fit, then glue together the Stair Blocks.

3. Sand and paint or stain the Stairs and the Stringers before attaching the Stringers to the Stairs.

4. Test the Stairs with the Stringers in the stair hole. (Illustration #23)



5. Using a flexible-set glue like silicone glue or Liquid Nails®, glue the Inside Stringer to the Stairs, lined up at the bottom and top. Glue the Outside Stringer to the Stairs after the stairs have been installed, so that the fit under the floor will be perfect.



Shingle The Roof

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

□ 1. (illus. #24 & 25) Apply a thin line of adhesive $\frac{1}{4}$ " below the lowest guideline all the way across one Side Roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess. Hold the first Shingle steady and press another shingle into the adhesive, tight to the first. Hold the next Shingle and press in another... etc. all the way across the roof, cutting the last shingle to fit. Cut angled Shingles for the corners before attaching them. The first row of Shingles is tight to the bottom, the rest line up with the guidelines. Finish each row (the sides first, then the front) before starting the next row.

□ 2. Continue up the roof one row at a time around all the roofs. Start the next row with a half Shingle so that the seam between Shingles is staggered back and forth as you go up the roof. Cut the $\frac{3}{4}$ " Shingles for the top row so that all the lower rows will have the same reveal. (illus. #26) Cut $\frac{1}{16}$ " shingles for the top row of the porch.

Review your interior finishing plans for the attic. Decide on Attic Partition location, then install the Attic Partitions and Roof Top.

**The Dollhouse Kit part of your project is done.
Enjoy the Rest!**

Illustration 24

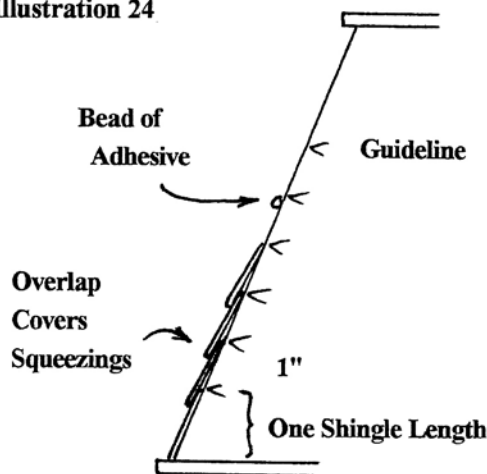


Illustration 25

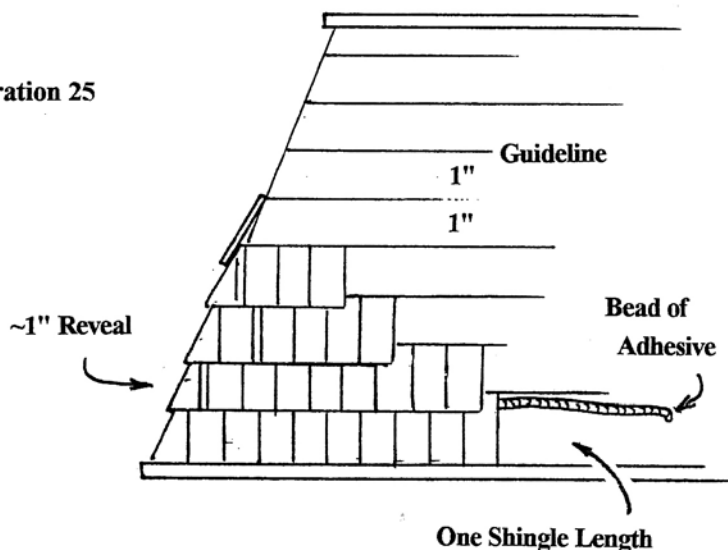


Illustration 26

