

#83041 Spring Run Farmhouse Kit

designed by Adam Koch of Dollhouse Therapy

Available exclusively at [miniatures.com](https://www.miniatures.com)

Step-by-step assembly instructions

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SUPPLIES NEEDED:

Masking tape
Glue (such as #1249 Weldbond)
Wood Filler
Door hardware
Exterior finishes

See [miniatures.com](https://www.miniatures.com) for finishing ideas and materials

GENERAL INSTRUCTIONS

- **Identify and inspect all parts using the Parts List and Parts Diagram.**
- **Read the directions completely before beginning the project.**
- If possible, it is most ideal to have a dedicated work area so that you are not packing, unpacking, and moving the project from place to place.
- Choose a work surface that is level, flat, clean, dry, and protected from glue spills.
- Do a dry fit, using masking tape to hold parts in place, to make sure everything fits together correctly before permanent assembly.

Tip: Plan the finishes for the interior and exterior at the dry-fit stage, before final/permanent assembly. It is easier to finish the panels as flat surfaces. Disassemble and finish as desired, then reassemble using glue.



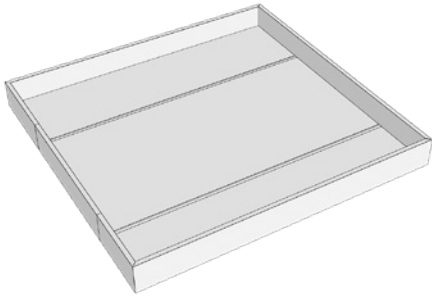
Assembly Instructions

Foundation

Parts you will need in this section:

Foundation Floor
Wall FFB x2
Wall FR
Wall FLA
Wall FLB
Wall FLC
Brace x2
Ground Floor

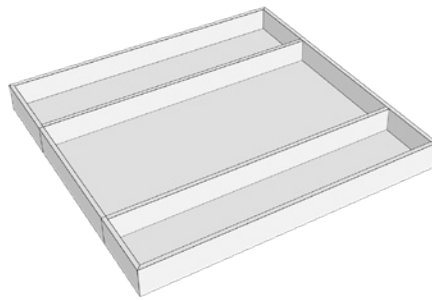
1. Place **Foundation Floor** flat on the work surface. Orient it so that its two grooves are facing up and are running horizontally. The edge of the **Floor** that is facing forward is the **Front** of the house.
2. Glue a **Wall FFB** to **Floor**. It goes on the forward-facing edge of **Floor** and parallel with the grooves in **Floor**. Its notch sits over the edge of **Floor**.
3. Glue **Wall FR** to the right edge of **Floor** and to the adjacent **Wall FFB** that is already in place.
4. Align all joints and tape in place.
5. Glue the second **Wall FFB** to the back edge of **Floor**. It will run parallel with the grooves in **Floor**. Also glue **Wall** to the adjacent **Wall FR** that is already in place.
6. Align all joints and tape in place.
7. Glue **Wall FLA** to the left edge of **Floor** and to the adjacent **Wall FFB** that is already in place.
8. Align all joints and tape in place.



9. Repeat with **Wall FLB**. Note that this wall may be left removable to allow access to wiring.

10. Repeat with **Wall FLC**.

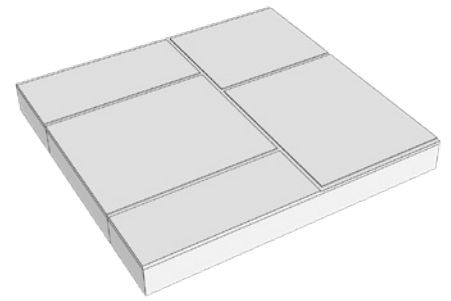
11. Align all joints and tape in place.



12. Fit and glue both **Braces** into the grooves on the **Floor** and between the **Walls**. Tape in place.

13. Orient the foundation assembly so that the front is facing forwards.

14. Orient **Ground Floor** so that the two grooves are on the left and the single groove is on the right. The house front will be facing forwards.



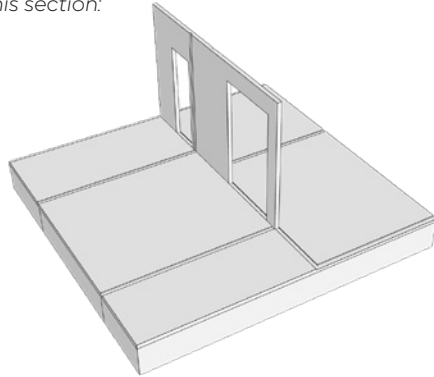
15. Glue **Ground Floor** on top of all **Walls** and **Braces**. The edges of **Floor** are flush with the outside of all **Walls**.

16. Align all joints, tape in place, and let the glue dry.

Ground Level

Parts you will need in this section:

- Wall G1
- Wall G2
- Wall G3
- Corner
- Arch Filler x2
- First Floor

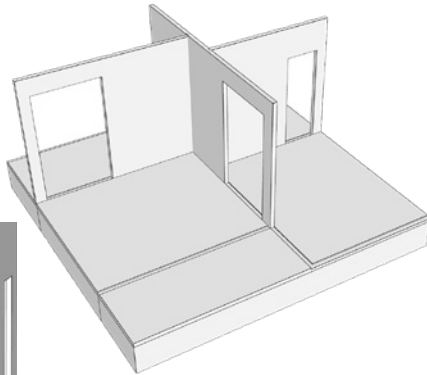


1. Orient the foundation assembly so that the two grooves of the **Ground Floor** are on the left and the single groove is on the right. The front of the house will be facing forwards.

2. Fit and glue **Wall G1** into the longest groove on **Floor**. Orient **Wall** so that the small doorway is towards the back of the house. The back edge of **Wall** is flush with the notch on **Floor** along the back of the house. Use a straight edge to assure **Wall** does not extend into this notch. Use a heavy tall object to temporarily help keep **Wall** vertical.

3. Fit and glue **Wall G2** into the back left groove on **Floor** and into its corresponding groove on **Wall G1**. It is flush with the outside edge of **Floor**.

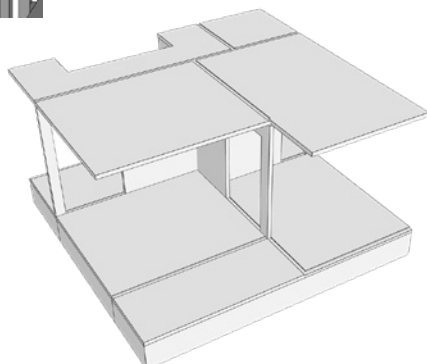
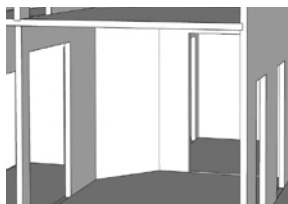
4. Align all joints and tape in place.



5. Fit and glue **Wall G3** into the right groove on **Floor** and into its corresponding groove on **Wall G1**. It is flush with the outside edge of **Floor**.

6. The **Corner** can be used or not as desired. Also, it can be attached permanently or made removable. The space behind it is useful as a chase for wiring.

7. Fit and glue the **Arch Fillers** into the exposed grooves under both arches.



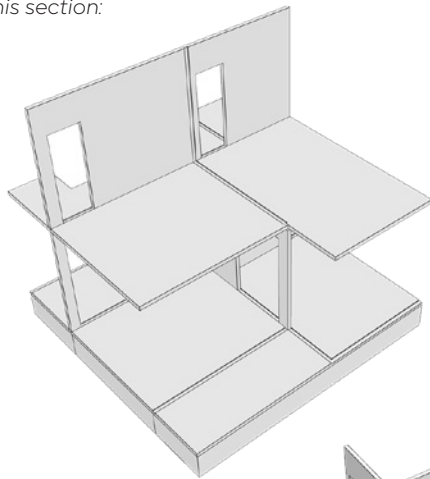
8. Fit and glue **First Floor** on top of all **Walls**. The edges of **Floor** are flush with the side edges of all **Walls**.

9. Align all joints, tape in place, and let the glue dry.

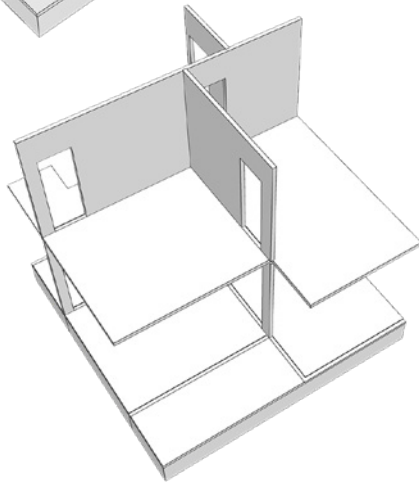
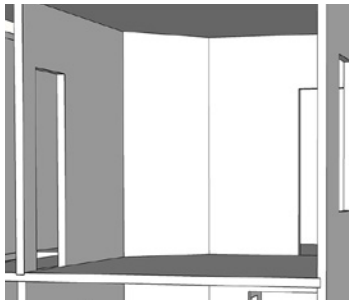
1st Level

Parts you will need in this section:

Wall 1A
Wall 1B
Wall 1C
Corner
Second Floor

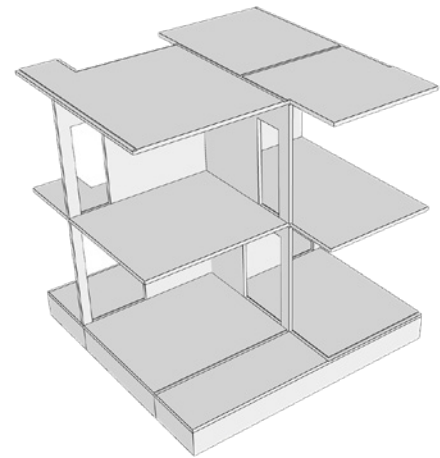


1. Orient the assembly so that the front is forward facing.
2. Fit and glue **Wall 1A** onto **First Floor**. It fits into the middle groove that runs from side to side on **Floor**. Orient it so that the doorway that is closest to the wall edge is at the left of the house. The side edges of **Wall** are flush with the side edges of **Floor**. Use a heavy tall object to temporarily help keep **Wall** vertical.
3. Fit and glue **Wall 1B** into the front groove on **Floor** and its corresponding groove on **Wall 1A**. Orient it so that the doorway is towards the front of the house. Its front edge is flush with the front edge of **Floor**.



4. Fit and glue **Wall 1C** into the back groove on **Floor** and into the groove on **Wall 1A**.

5. The **Corner** can be used or not as desired. Also, it can be attached permanently or made removable. The space behind it is useful as a chase for wiring.



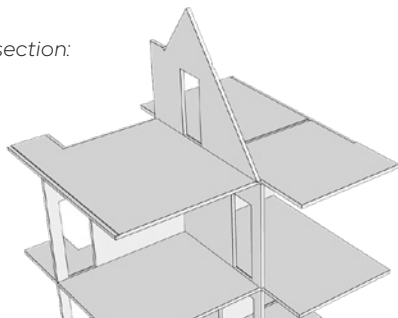
6. Fit and glue **Second Floor** on top of all **Walls**. The edges of **Floor** are flush with side walls and overhang front and back walls.

7. Align all joints, tape in place, and let the glue dry.

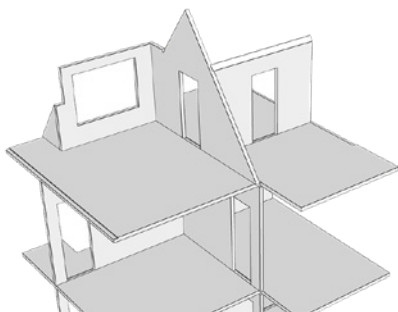
2nd Level

Parts you will need in this section:

Wall 2A
Wall 2B
Wall 2C
Wall 2D



1. Orient the assembly so that the front is forward facing.
2. Fit and glue **Wall 2A** onto **Second Floor**. It fits into the groove on **Floor** that runs from front to back of the house. Orient **Wall** so that the angled edge is towards the front of the house. The back edge of **Wall** is flush with the back edge of **Floor**. Use a heavy tall object to temporarily help keep **Wall** vertical.
3. Fit and glue **Wall 2B** onto **Floor**. It goes against the left side of **Wall 2A** at the back of the house. It fits into the notch on **Floor** and is flush with the outside edge of **Floor**.
4. Align all joints and tape in place.
5. Fit and glue **Wall 2C** onto **Floor**. It goes against the left edge of **Wall 2B** at the back of the house. It fits into the notch on **Floor** and is flush with the outside edge of **Floor**.
6. Align all joints and tape in place.
7. Fit and glue **Wall 2D** onto **Floor**. It goes into the right front groove on **Floor** and against the right side of **Wall 2A**.
8. Align all joints, tape in place, and let the glue dry.



Outer Walls

Parts you will need in this section:

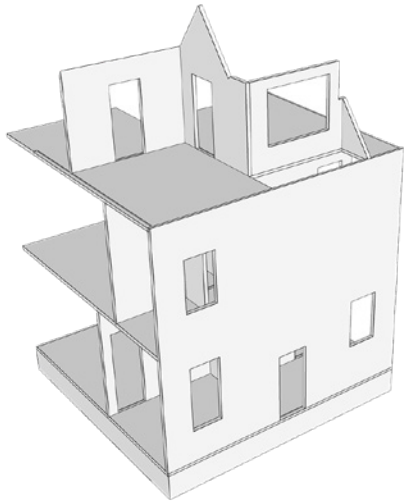
Front Wall

Front-Door Wall

Gable Wall

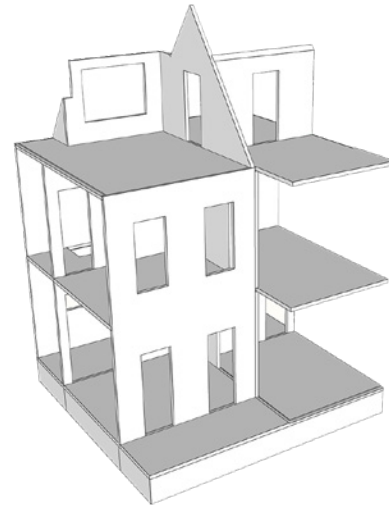
Back Wall

Wall Filler x2



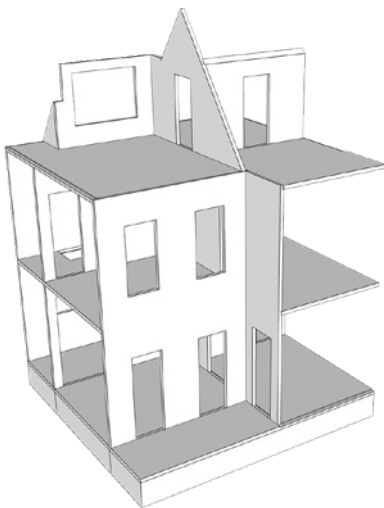
1. Fit and glue **Back Wall** in place. It sits in the notch on **Ground Floor**. It receives **First Floor** into its groove, and it receives **Second Floor** into its notch at the top edge. Its side edges are flush with the edges of all **Floors**.

2. Align all joints and tape in place.



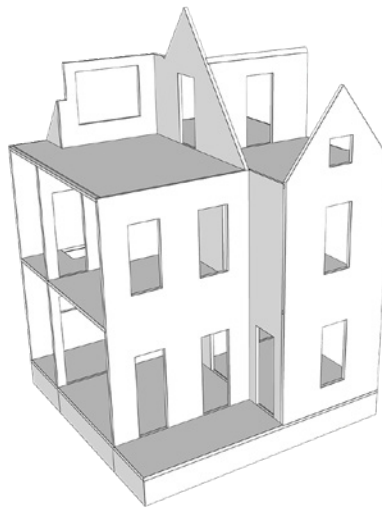
3. Fit and glue **Front Wall** in place. It sits in the notch on **Ground Floor**. It receives **First Floor** into its groove, and it receives **Second Floor** into its notch at the top edge. Its left edge is flush with the left edges of all **Floors**.

4. Align all joints and tape in place.



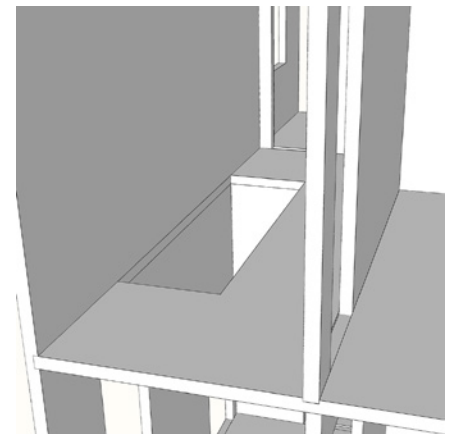
5. Fit and glue **Front-Door Wall** in place. It fits in the groove on **Ground Floor**. It receives **First Floor** into its groove, and it receives **Second Floor** into its notch at the top edge.

6. Align all joints and tape in place.



7. Fit and glue **Gable Wall** in place. It fits in the notch on **Ground Floor**. It receives **First Floor** and **Second Floor** into its two grooves.

8. Align all joints and tape in place.

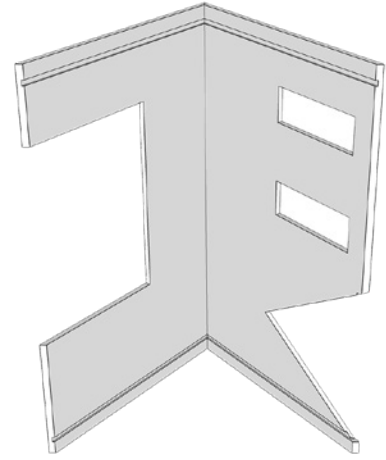
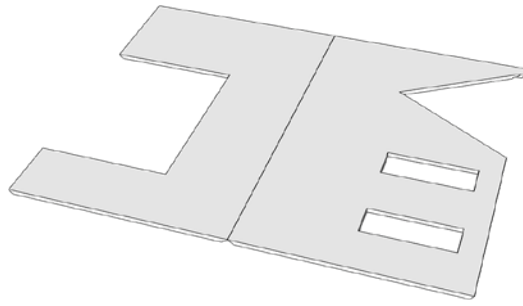


9. Fit and glue both **Wall Fillers** into the grooves at the 1st and 2nd levels in the stairwell.

Main Roof

Parts you will need in this section:

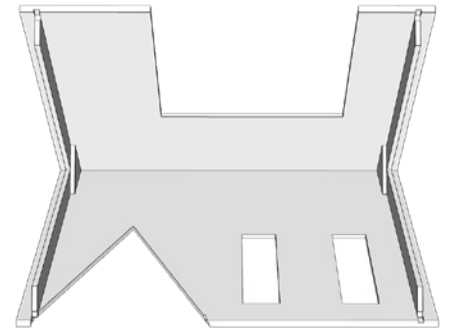
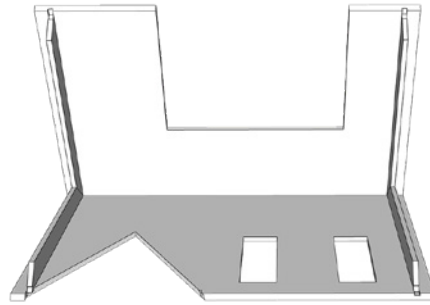
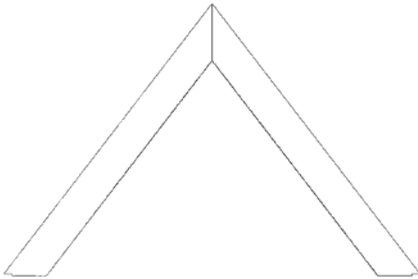
Roof A
Roof B
Wall Q x4
Support Q x2
Floor Filler x2
Roof C
Roof D
Chimney



1. Place **Roof A** and **Roof B** flat on the work surface. Orient them so that they are side by side with their beveled edges facing down, touching, and aligned.
2. Tape them together, edges touching, with several pieces of tape.
3. Gently flip the assembly over so that the beveled edges are now facing up.
4. Add glue to both beveled surfaces.

5. Gently lift the assembly while closing it like a book. Continue until the beveled edges come together to form the roof peak. Stand up the roof assembly, like an open book, on either edge.

6. Tape in place and set the roof assembly aside while letting the glue set.



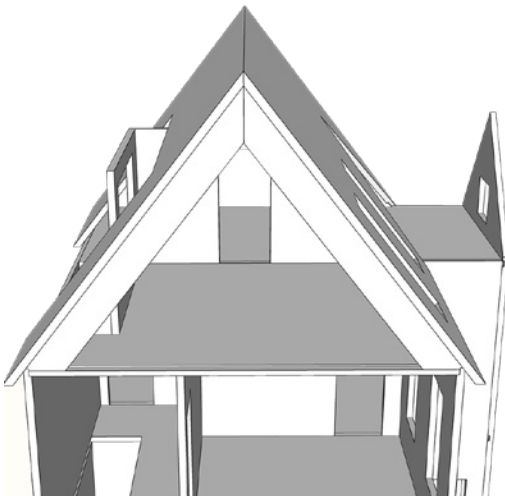
7. Place all four **Walls Q** flat on the work surface.
8. Glue two **Walls** together at their angled edges to form a peak.
9. Align the joint and tape in place.
10. Repeat for the other two **Walls**.

11. Gently fit and glue the two wall assemblies into the roof assembly. They fit into the grooves that are on the underside of the roof and towards the outer edges of the roof.

12. Glue a **Support Q** over the peak joint and on the inside so that it is out of view.

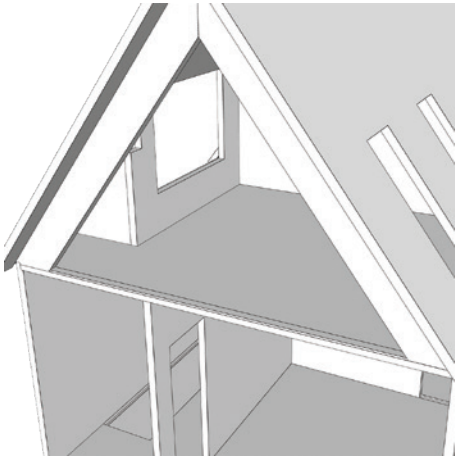
13. Repeat for the other **Support Q** on the other wall assembly.

14. Align all joints and tape in place.

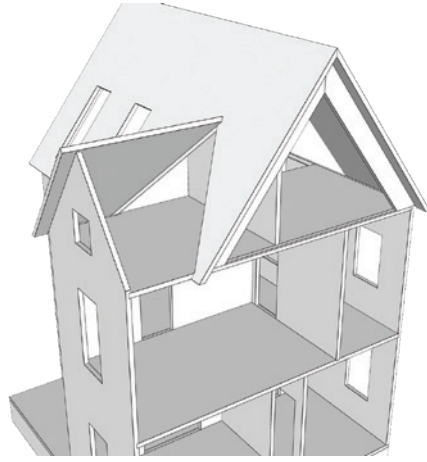


15. Place the roof assembly on top of the house. Use the gable-roof line for orientation. **Walls Q** fit into the notches on the side edges of **Second Floor**. The roof hangs over the outer walls to form the eaves.

16. Align all joints and tape in place.

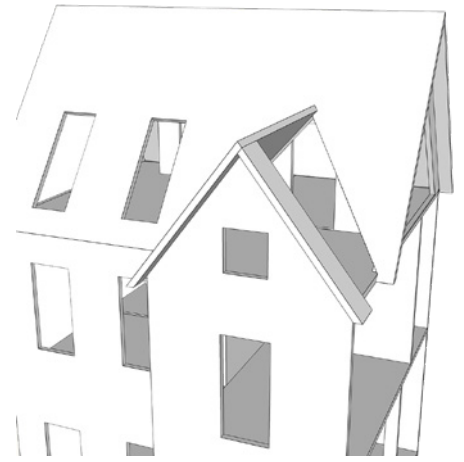


17. Add **Floor Fillers** into notches on both side edges of **Second Floor**.



18. Glue **Roof C** to **Roof A** and to **Gable Wall**. It is flush with the inside edge of **Roof A**. Its groove receives **Gable Wall**.

19. Align all joints and tape in place.



20. Glue **Roof D** to **Roof C** and to **Gable Wall**. Its groove receives **Gable Wall**. The beveled peak of **Roof D** fits under the beveled peak of **Roof C**.

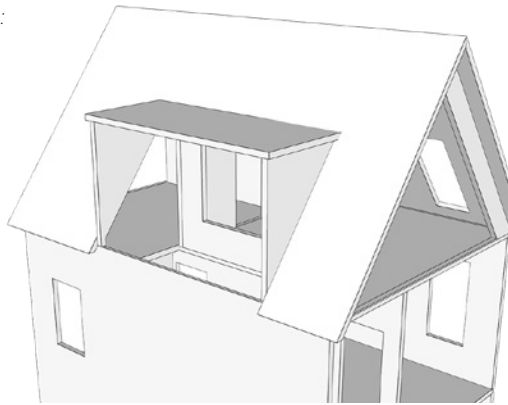
21. Align all joints, tape in place, and let dry.

22. Place the chimney on the roof. It can go anywhere along the roof line.

Dormer Roofs

Parts you will need in this section:

Large-Dormer Wall x2
 Large-Dormer Roof
 Small-Dormer Wall x4
 Small-Dormer Roof x2

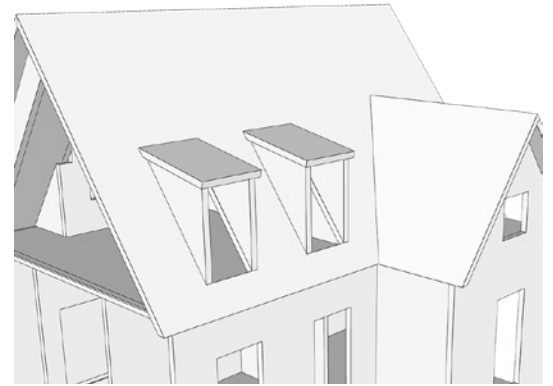


1. Glue both **Large-Dormer Walls** into the dormer cut out of **Roof B**. Their top points rest on the beveled edge of **Roof** and their bottom points rest on the top edge of **Back Wall**. The long edge of **Large-Dormer Walls** is flush with the inside of **Roof B**.

2. Align all joints and tape in place.

3. Glue **Large-Dormer Roof** to **Roof B** and to the top edges of both **Large-Dormer Walls** and to the top edges of **Walls 2A** and **2B**. It rests on the outside of **Roof B** and its side edges are flush with the **Large-Dormer Walls**.

4. Align all joints, tape in place, and let glue dry.



5. Glue **Small-Dormer Walls** into the dormer cut outs of **Roof A**. The wall sits on the roof and is flush with the window opening.

6. Align all joints and tape in place.

7. Glue both **Small-Dormer Roof** to **Roof A** and to the top edges of all four **Small-Dormer Walls**.

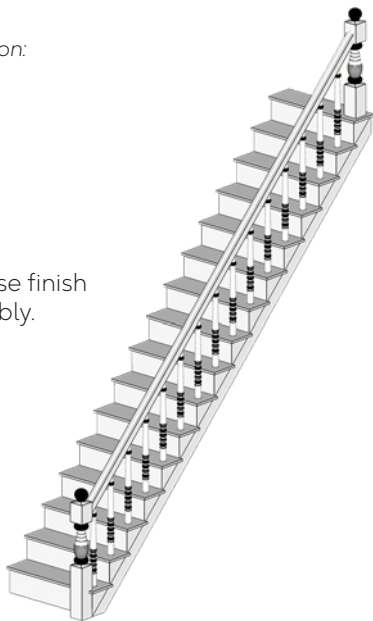
8. Align all joints, tape in place, and let glue dry.

1st Level Stairs

Parts you will need in this section:

Steps
Treads x16
Spindles x15
Handrail
Newel Post x2
Hall Handrail

- Paint or stain and otherwise finish all stair parts before assembly.



1. Glue Treads onto **Steps**. Each **Tread** is flush with each step on the left and overhangs on the right.
2. Insert **Spindles** into tread holes.
3. Glue a tall **Newel Posts** to the bottom steps.
4. Glue a short **Newel Post** to the top step.
5. Align all joints and tape in place.
6. Prop the assembly up on the work surface so that the **Spindles** and **Newel Post** are standing upright.
7. Add glue sparingly to the **Handrail** inside and at the tips. Place **Handrail** on top of **Spindles** and against **Newel Posts**.
8. Put the assembly aside to dry.

- Finish all floors and walls before permanently installing stair and hall handrail assemblies.

2nd Level Stairs

1. Repeat 1-7 of the 1st Level Stairs.

2. Glue the Hall Handrail onto **First Floor**. It is flush with the inside edge of the stairwell.

Outdoor Stairs

Parts you will need in this section:

Entrance Stair x2

1. Place an **Entrance Stair** in front of the porch between the entry pergola columns.
2. Place the other **Entrance Stair** in front of the back door.

Windows

Parts you will need in this section:

W1 x6
W2 x2
W3 x2
W4 x2
W5
W6
S1 x12
S2 x4
S3 x4
Block x20
Inside trim
Windowpanes



1. Match all window **Inside Trim** with **Windows**. Note that W4 does not have inside window trim.
2. Assemble all window **Inside Trim**. Doing so on graph paper can help assure the assembly is square.
3. Paint the outside and inside frames of all **Windows**.
4. Paint the front and back of all **Shutters**.
5. Once your dollhouse's exterior walls are painted and finished, add a couple of drops of glue in and around the exterior window openings. Place the windows into the openings, according to the diagrams provided here, so that the exterior frames sit on the exterior of the dollhouse. Tape in place.
6. Once your dollhouse's interior walls are painted and finished, insert the **Windowpanes**, and glue the inside frame assembly onto the walls. This secures the window assemblies in the place.
7. Glue a **Block** to the back center of every **Shutter**.
8. Glue **Shutters** to the outside walls and along the outside edges of all **Windows W1, W2, and W3**.

Doors

Parts you will need in this section:

Front Door
Back Door
Transom Doors x6
Regular Doors x3
Transom Arch x2
Inside Trim

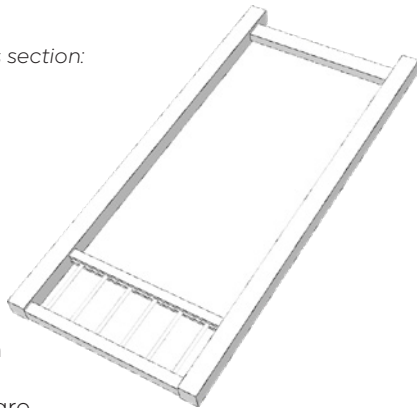
1. Match all door **Inside Trim** to **Doors**.
 2. Assemble all door **Inside Trim** and **Transom Arch**. Doing so on graph paper can help keep the assemblies square.
 3. Paint or stain all **Doors** before installing them. Finish the walls before installing the **Doors**.
 4. Place the **Doors** into their wall openings. When deciding which way a door will swing, and so on which side of the wall to place the **Door**, remember that a door usually swings into a room.
 5. Glue the **Doors** in place.
 6. Use the included trim to mirror the door frame on the back side of the wall.
- Finish **Doors** with hardware of your choice (not included).

Pergola

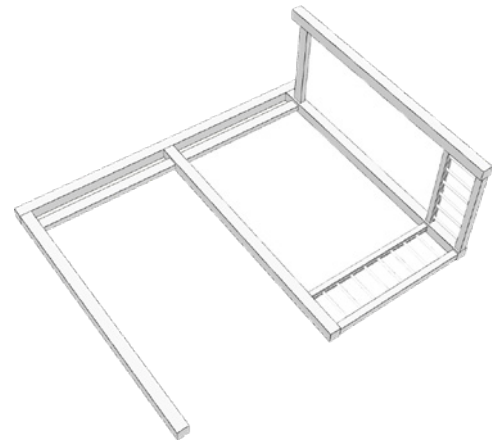
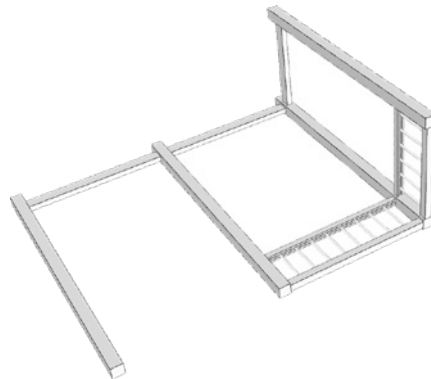
Parts you will need in this section:

Column x4
Rafter x2
Batten x7
Long Beam x2
Short Beam
Long Fence
Short Fence
Jig

• Note that working on graph paper will help assure the work is square.



1. Place two **Columns** flat on the work surface. The ends furthest away will be the top of the columns. The forward-facing ends will be the bottom of the columns.
2. Glue the **Short Beam** between the **Columns**. Place it about one inch down from the top of the **Columns**. Distance from the top of the **Columns** is a personal preference.
3. Glue the **Short Fence** between the **Columns**. Place it about 3/8" up from the bottom of the **Columns**. Distance from the bottom of the **Columns** is a personal preference.
4. Align all joints, tape in place, and let the glue dry.



5. Place the pergola assembly flat on the work surface. Prop it up on its side so that it forms a right angle with the work surface. Fix it in this position by taping it to the work surface.

6. Place a **Long Beam** to the left of the assembly and at the exact same height as the **Short Beam** in the assembly.

7. Place the **Long Fence** to the left of the assembly and at the exact same height as the **Short Fence** in the assembly.

8. Glue the **Long Beam** and **Long Fence** to the **Column** and at a right angle to the assembly. This forms the Pergola's corner.

9. Place another **Column** to the left of and parallel with the assembly.

10. Glue the **Column** to the left side of the assembly at the **Beam** and **Fence**.

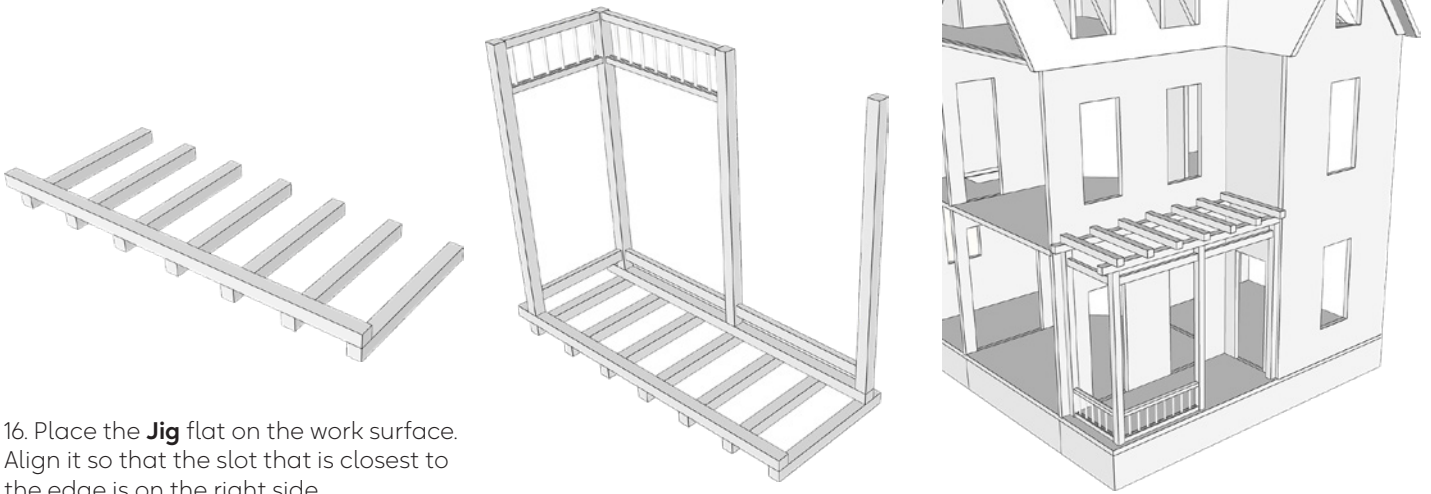
11. Square up the assembly, align all joints and tape in place.

12. Glue the last **Long Beam** to the left of the assembly and at the exact same height as the **Beams** in the assembly.

13. Glue the last **Column** to the left of and parallel with the assembly.

14. Glue a **Rafter** to the tops of all three **Columns** that are laying on the work surface and in the assembly. The left end of the **Rafter** will be flush with the outer edge of the left most **Column**.

15. Square up the assembly, align all joints, tape in place, and let the glue dry.



16. Place the **Jig** flat on the work surface. Align it so that the slot that is closest to the edge is on the right side.

17. Place all **Battens** into the slots on the Jig.

18. Glue the remaining **Rafter** to the row of **Battens**. The forward-facing side of the **Rafter** is flush with the forward-facing ends of the **Battens**. The right facing end of the **Rafter** is flush with the right facing side of the **Jig**.

19. Glue the pergola assembly to the row of **Battens**. The assembly is flush with the right facing side of the **Jig**.

20. Square up the assembly, align all joints, tape in place, and let the glue dry.

Right Trim

Parts you will need in this section:
TC2 X2
TB4



1. Orient the house so that the right side is facing forward.

2. Glue **TB4** to **Wall FR**. Its outside edges are flush with **Back Wall** and **Front Wall**.

3. Glue **TC2** to the left edge of the house. Its outside edge is flush with **Gable Wall**. Its bottom end is flush with **TB4**.

4. Glue the other **TC2** to the right edge. Its outside edge is flush with **Back Wall**. Its bottom end is flush with **TB4**.

Left Trim

Parts you will need in this section:
TC8
TC2 x 2
TD2
TB1
TB2
TB3

1. Orient the house so that the left side is facing forward.

2. Glue **TB3** to **Wall FLA**. One end is flush with **Back Wall**.

3. Glue **TB2** to **Wall FLB** and to **TB3**.

4. Glue **TB1** to **Wall FLC** and to **TB2**.

5. Glue **TC2** to the left edge. Its outside edge is flush with **Back Wall**. Its bottom end is flush with **TB3**.

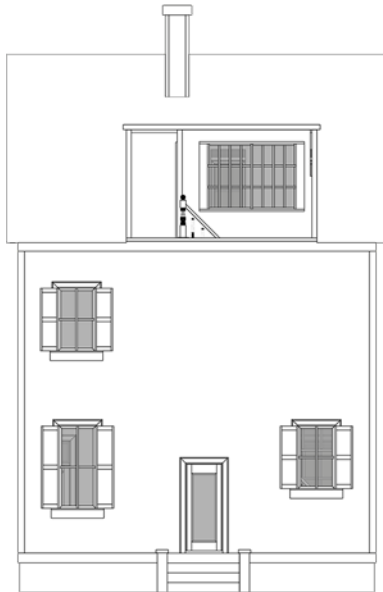
6. Glue another **TC2** to the right edge. Its outside edge is flush with **Front Wall**. Its bottom edge is flush with **TB1**.



Back Trim

Parts you will need in this section:

TC1 x2
TD1
TA3
TA4



1. Orient the house so that the back is facing forward.
2. Glue **TA4** to the bottom left of **Back Wall**. It overlaps **TB4** to form a clean corner.
3. Glue **TA3** to the bottom right of **Back Wall**. It overlaps **TB3** to form a clean corner. Note that the back stair will fit in the gap.
4. Glue **TC1** to the left edge of **Back Wall**. It runs down along the edge of the house and overlaps **TC2** to form a clean corner.
5. Glue another **TC1** to the right edge of **Back Wall**. It runs down along the edge of the house and overlaps **TC2** to form a clean corner.
6. Glue **TD1** to the top of **Back Wall**. It will be flush to the left side edges of wall. It overlaps **TC2** on both sides to form a clean corner.

Front Trim

Parts you will need in this section:

TA1 x2
TA2
TD3
TD4 x2
TC1 x2
TC6
TC7
TD2
TC8
TC3

1. Orient the house so that the front is facing forward.
2. Glue both **TD4s** onto **Gable Wall**.
3. Align the angled joint at the peak and tape in place.
4. Glue a **TA1** to the top of **Gable Wall** and tightly against both **TD4s**. **TA1** will be flush with the outside edges of **Gable Wall**.
5. Glue **TD3** to the top of **Front Wall**. It will be flush with the left edge of **Front Wall**.
6. Put the pergola in place.
7. Glue **TC6** to the top left edge of **Front Wall**. It joins the **TD3** and runs down along the edge of the house. It overlaps **TC2** to form a clean corner.
8. Glue **TC7** to the bottom left edge of **Front Wall**. It run up from the porch floor along the left edge of the house and overlaps **Side Trim TC2** to form a clean corner. Note that the **Rafter** fits between **TC6** & **TC7**.
9. Glue **TA2** to the front left corner of the porch. Its top edge is flush with the floor of the porch. Its left edge overlaps **TB1** to form a clean corner.



10. Glue **TD2** to the top of **Front Door Wall**. Its outside edge will be flush with **Gable Wall**.
11. Glue **TC8** to the top left-facing edge of the **Gable Wall**. Its outside edge is flush with the front surface of **Gable Wall**. Note that the bottom of **TC8** will join the pergola.
12. Glue **TC3** to the bottom left-facing edge of **Gable Wall**. Its outside edge is flush with the front surface of **Gable Wall**. Note that the top of **TC3** will join the pergola.
13. Glue **TC1** to the top left of **Gable Wall**. It joins **TA1** and runs down along the edge of **Gable Wall**. It overlaps **TC3** and **TC8** to form a clean corner.
14. Glue **TC1** to the right edge of **Gable Wall**. It joins the **TA1** and runs down along the edge of the house. It overlaps **TC2** to form a clean corner.
15. Glue **TA1** to the bottom of **Gable Wall** and tightly against **TC5** and **TC1**. It overlaps **TB4** to form a clean corner.

Assembly is now complete.

Part List

Foundation

Foundation Floor
Wall FFB x2
Wall FR
Wall FLA
Wall FLB
Wall FLC
Brace x2
Ground Floor

Ground Floor

Wall G1
Wall G2
Wall G3
Corner
Arch Filler
First Floor

1st Level

Wall 1A
Wall 1B
Wall 1C
Corner
Second Floor

2nd Level

Wall 2D
Wall 2A
Wall 2B
Wall 2C

Outer Walls

Front Wall
Front-Door Wall
Gable Wall
Back Wall
Wall Filler x2

Main Roof

Roof A
Roof B
Wall Q x4
Support Q x2
Floor Filler x2
Chimney
Roof C
Roof D

Dormer Roofs

Large-Dormer Wall x2
Large-Dormer Roof
Small-Dormer Wall x4
Small-Dormer Roof x2

Stairs

Steps x2
Treads x32
Spindles x30
Handrail x2
Hall Handrail
Tall Newel Post x2
Short Newel Post x2

Outdoor Stairs

Entrance Stair x2

Windows

W1 x6
W2 x2
W3 x2
W4 x2
W5
W6
S1 x12
S2 x4
S3 x4
Block x20
Windowpane x12
Window Inside Trim
(not for W4)

Doors

Front Door
Back Door
Transom Doors x4
Regular Doors x3
Transom Arch x2
Inside Trim

Pergola

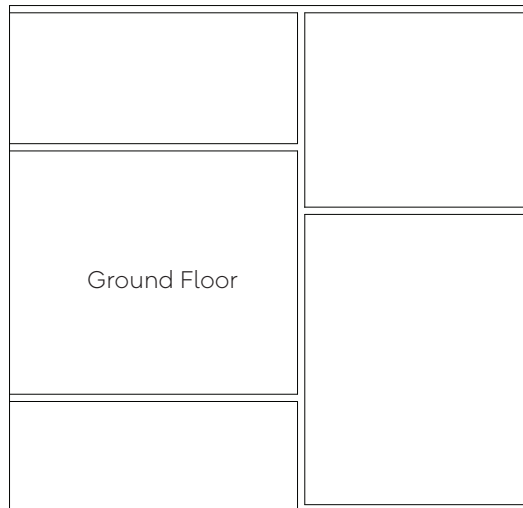
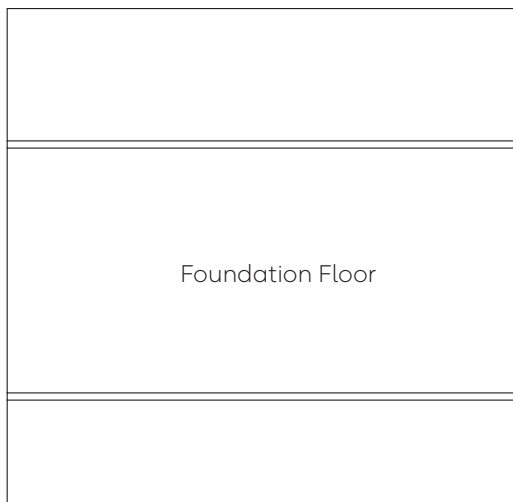
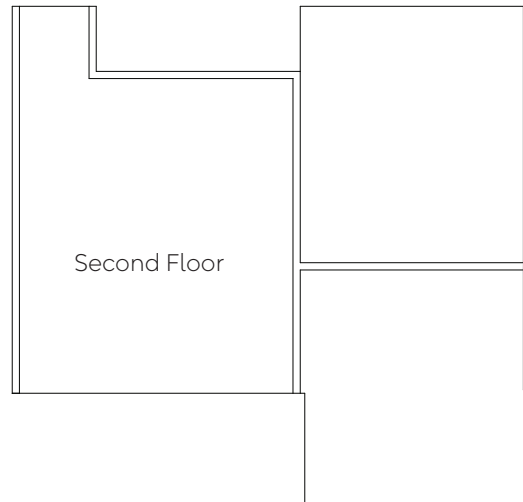
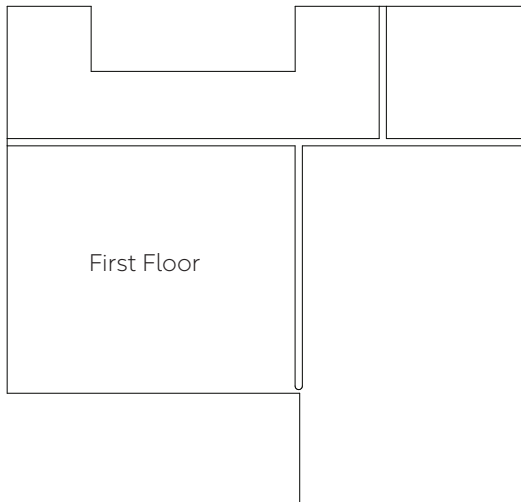
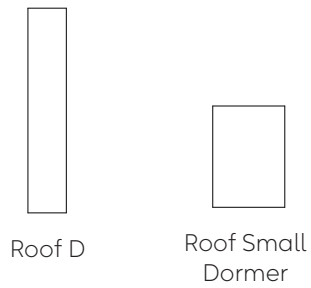
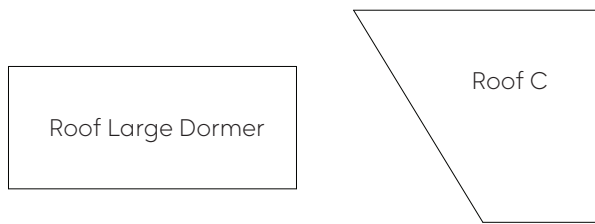
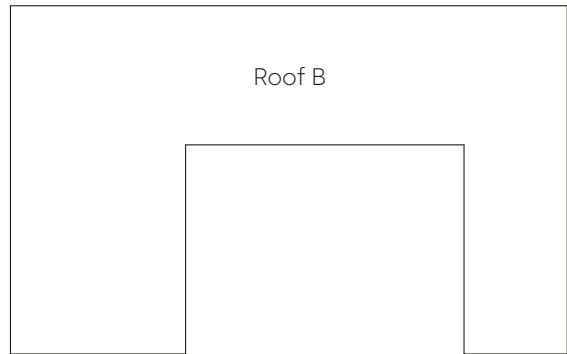
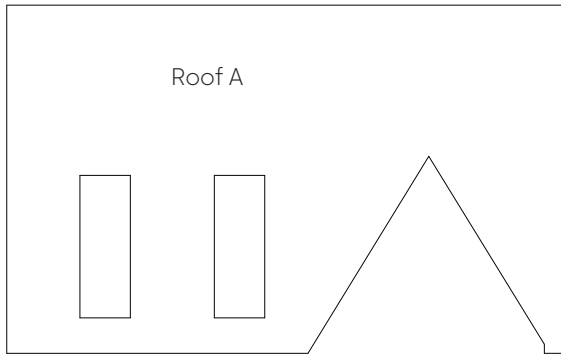
Jig
Column x4
Rafter x2
Batten x7
Long Beam x2
Short Beam
Long Fence
Short Fence

Trim

TA1 x2
TA2
TA3
TA4
TB1
TB2
TB3
TB4
TC1 x4
TC6
TC7
TC2 x4
TC3
TC8
TD1
TD2
TD3
TD4 x2

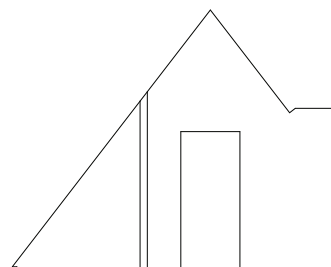
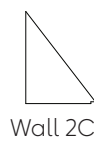
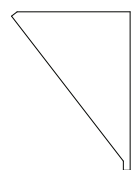
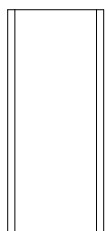
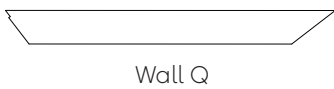
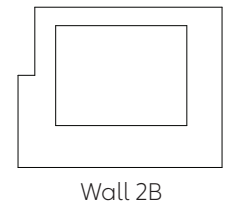
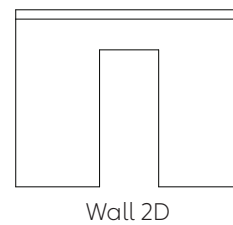
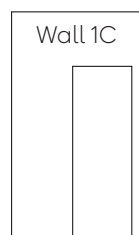
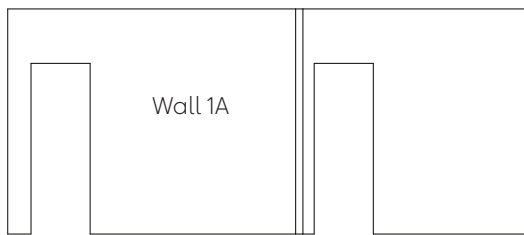
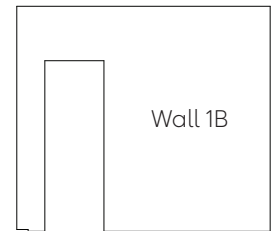
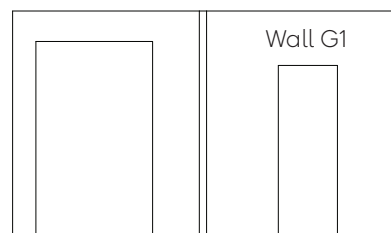
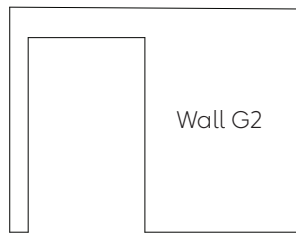
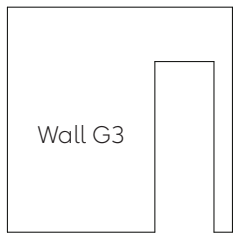
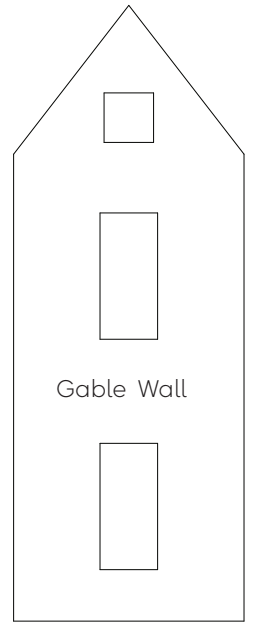
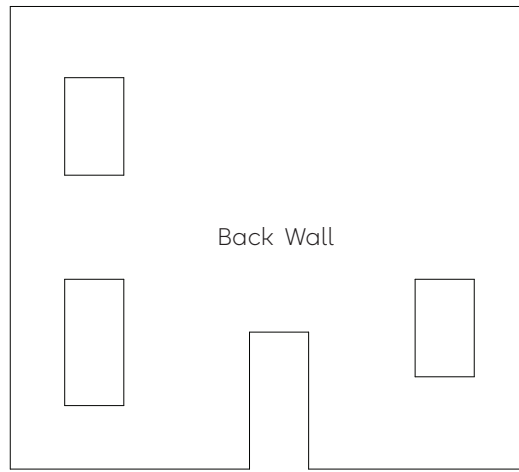
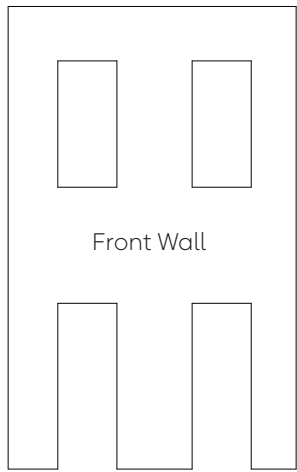
Parts Diagram

Note: Not to scale



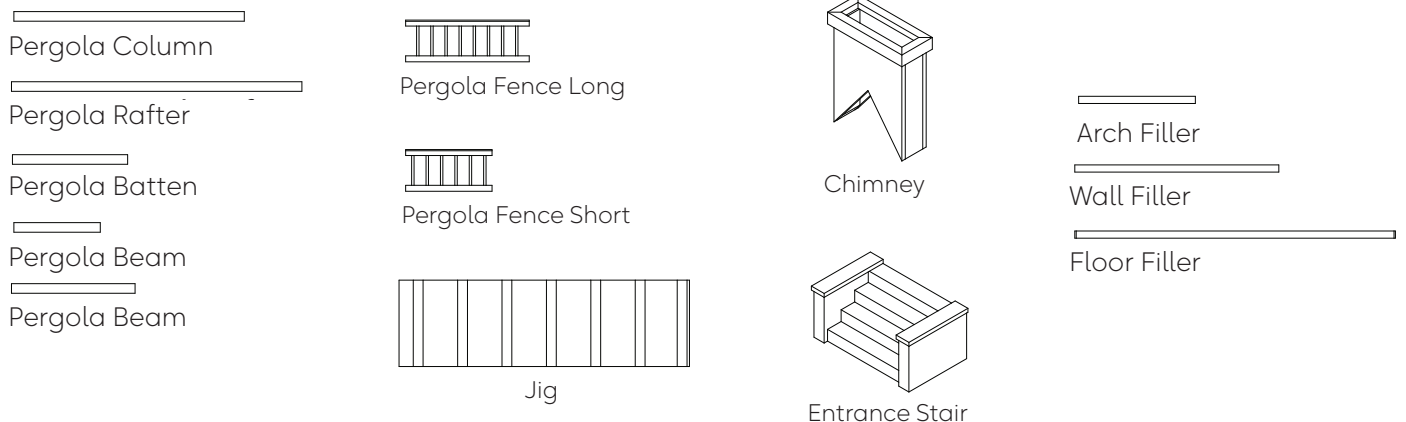
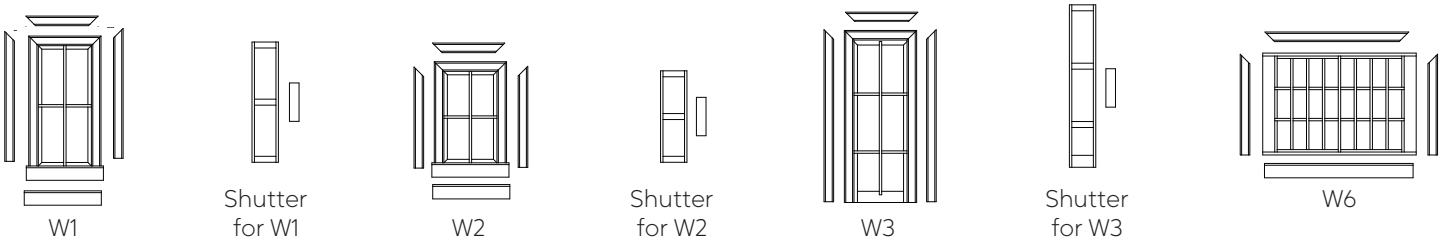
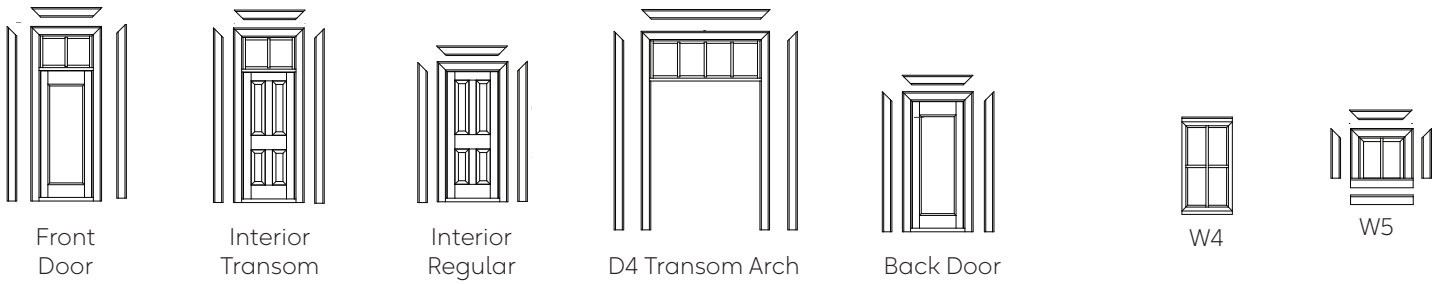
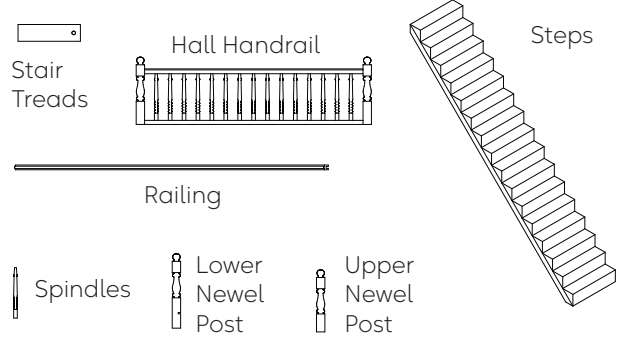
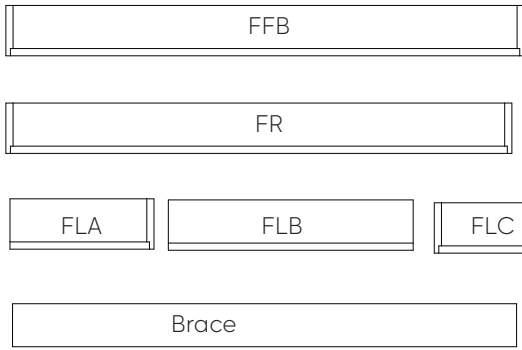
Parts Diagram

Note: Not to scale



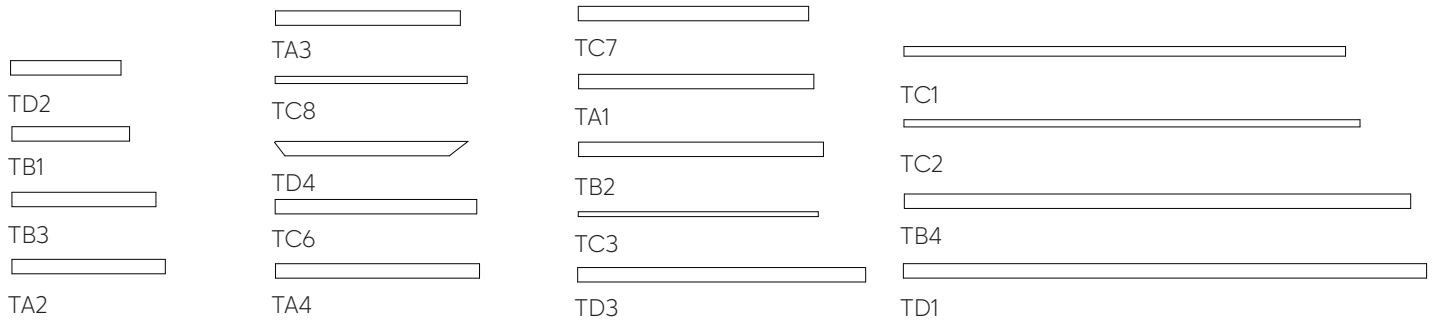
Parts Diagram

Note: Not to scale



Parts Diagram

Note: Not to scale





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