



DAYTON (DCY)

Address: 1974 BYERS RD
City, State, Zip: MIAMISBURG, OH, 45342
Business: 937-914-4300

Product (Set/Version): ALBERTI RANCH (ALB0A-01)

Spec/Model: NO

Start Date: 7/31/2025

Projected Settlement Date: 11/14/2025

Fax: Lumber Scheduled Date (ROUGH/TRIM): 7/15/2025 | NOT SCHEDULED

LOT INFORMATION				Layout	PER PLAN	Driveway Location	RIGHT
Community	Code	Lot	Permit Number	Legal Lot/Block/Section		Address	
DEER VALLEY	DY	8369	2025-0629	00008369/0002		1275 DEER VALLEY DR MIAMISBURG, OH 45342	

SALE INFORMATION				Sale Status	Ratified	Contract Date	6/6/2025
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager		Sales Rep	Project Manager
Doug Stillwell		DA2685	N	Kellie Hedrick		Teresa Rehm	Connor Musgrove

SALE COMMENTS							
Comments							

SELECTED OPTIONS BASEMENT FOUNDATION							
Option	Description			Category	Quantity	Color/Location (Number)	
FBA	BASEMENT FOUNDATION			B (A)			

SELECTED OPTIONS ELEVATION K							
Option	Description			Category	Quantity	Color/Location (Number)	
ELK	ELEVATION K - PARTIAL STONE FACADE			E			

SELECTED OPTIONS DESIGNER INTERIORS							
Option	Description			Category	Quantity	Color/Location (Number)	
DIRC029	DOWNING DURAFORM LINEN			S			
DIRN029	CARLTON			S			
VT3	VANITY TOPS CULTURED MARBLE WHITE			E (G)			
ZH1	NO WHOLE HOUSE CARPET UPGRADE			E (G)			
ZH3	NO HARD SURFACE UPGRADE 2			E (G)			
ZH4	NO HARD SURFACE UPGRADE 3			E (G)			
ZH5	NO HARD SURFACE UPGRADE 4			E (G)			
ZH6	NO HARD SURFACE UPGRADE 5			E (G)			
ZWC	NO SECONDARY BATH UPGRADE			E (G)			
ZXV	NO TILE ADDER WALL TILE OWNER'S BATHROOM			E			

SELECTED OPTIONS EXTERIOR COLOR SCHEME							
Option	Description			Category	Quantity	Color/Location (Number)	
ESLB11A	LAKE-REFLECT 11A			E			

SELECTED OPTIONS ELEVATIONS							
Option	Description			Category	Quantity	Color/Location (Number)	
EPE	COVERED PORCH			E			
EPV	PORCH PIER GRADE >4'MUDSILL W/ 6X6 POST			E			
EWF	CULTURED STONE VENEER FRONT			E		HARBOR (LIMESTONE)	
RF3	ROOF UNDERLAYMENT (SYNTHETIC LOCAL)			S			
RPC	6/12 ROOF PITCH			B (A)			



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SELECTED OPTIONS | FOUNDATIONS

Option	Description	Category	Quantity	Color/Location (Number)
555XA11	EXCAVATION CUT 6'	S		
FDS	FOUNDATION FOOTING 6"	B (A)		
FLH	FOUNDATION FROST LINE 48"	S		
FWE	FOUNDATION GARAGE EXTERIOR WALL MIN PER FROST DEPTH	B (C)		
PSIFT30	CONCRETE FOOTING 3000 PSI	S		
PSIISOT	CONCRETE INTERIOR SLAB OTHER PSI	S		
PSIWL40	CONCRETE WALLS 4000 PSI	S		

SELECTED OPTIONS | BASEMENT

Option	Description	Category	Quantity	Color/Location (Number)
BAC	ONE BEDROOM BASEMENT	E		
MAC	FINISHED BASEMENT	E		
WMB	WINDOW EGRESS BEDROOM	E		
ZGX	NO WINDOW(S) BASEMENT REAR	B (C)		
ZMT	NO WALKOUT EXITS AT REAR	B (C)		



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SELECTED OPTIONS <i>HOUSE</i>				
Option	Description	Category	Quantity	Color/Location (Number)
555XB14	ADDRESS PLAQUES	S		
DHD	FRONT DOOR STANDARD LOCK	B (A)		
EK5	LOCAL EXTERIOR DECK RAILINGS	E (G)		
EKX	EXTERIOR DECK MATERIAL LOCAL PURCHASE	E (G)		
GCB	2 CAR GARAGE - FRONT ENTRY	B (A)		
GGP	WIFI ENABLED GARAGE DOOR OPENER W/REMOTE CONTROLS	B (A)		
GGU	GARAGE DOOR UPGRADE1	B (A)		
SDF	FRONT DOOR FIBERGLASS	B (A)		TRICORN BLACK (SW6258)
SDS	FIREDOOR 20 MIN	B (A)		
SEA	STANCHIONS PER ENGINEERING	B (A)		
SEJ	24" O.C. STUD SPACING EXTERIOR GABLE WALLS	B (A)		
SEO	TRUSS SHEATHING 7/16" OSB	B (A)		
SFB	SHEATHING LAP @ OUTSIDE CORNERS	B (A)		
SFE	SAFETY PACKAGE MATERIAL PORCH	S		
SFG	STRAPS ILO BOLTS (CONCRETE)	S		
SFJ	24" O.C. STUD SPACING INTERIOR NON-BEARING WALLS	B (A)		
SFM	WALL SHEATHING 7/16" OSB	B (A)		
SFV	HOUSE WRAP	B (C)		
SFZ	SAFETY PACKAGE MATERIAL	B (A)		
SGJ	WINDOW COLOR WHITE (EXTERIOR & INTERIOR)	B (C)		
SGT	ALTERNATE GRILLE PATTERN	E (G)		
SIG	INSULATION WALL R-13	B (A)		
SIL	VERTICAL INSULATION SLAB RIGID R-10	B (A)		
SIM	INSULATION CEILING BLOWN R49	S		
SIR	INSULATION UNFINISHED BASEMENT WALL R11	B (C)		
SRA	7/16" ROOF SHEATHING	B (A)		
SRI	CORPORATE TRUSS SPECIFICATIONS - EXPOSURE (B)	B (A)		
SRP	ROOF SHINGLES ARCHITECTURAL	B (A)		
SRW	WIND LOAD 115 MPH (ULTIMATE)	B (A)		
STW	EXTERIOR TRIM WHITE	E		
SUD	SIDING HARDBOARD	S		GRAY SLATE-ARCTIC WHITE (PRIMRY-ACC)
SUZ	SIDING SHAKE	E		
SWF	WINDOWS VINYL SINGLE HUNG BRICKMOULD	B (A)		
SXC	CORNERSTONE SPECIFICATIONS	B (A)		
SYD	BUILTSMART 3.0	B (A)		
SYG	2023 NEC CODE YEAR SPECIFICATIONS	S		
SYP	EXTERIOR WALLS 2X4	B (A)		



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SELECTED OPTIONS <i>KITCHEN</i>				
Option	Description	Category	Quantity	Color/Location (Number)
9KN	FAUCET FIXTURES KITCHEN TONE BLACK	E		
KA1	KITCHEN APPLIANCE LAYOUT W/RANGE (TC)	B (A)		
KFJ	KITCHEN VENTILATION EXTERIOR	E		
KFN	KITCHEN SINK SINGLE BOWL	S		
KFX	KITCHEN HOOD FAN (GE NEW)	B (C)		
KMT	KITCHEN MANUFACTURER TIMBERLAKE	B (A)		
NBC	TILE WALL BACKSPLASH KITCHEN UPGRADE	E		WHITE 4 X 12 LOGIC
NQK	QUARTZ COUNTERTOP KITCHEN UPGRADE1	E		QUARTZ FROST WHITE
QK1	KITCHEN CABINETS UPGRADE1	E		
SKL	CABINET HARDWARE FINISH BLACK	E (G)		
SKZ	CABINET HARDWARE UPGRADE CONTEMPORARY	E		

SELECTED OPTIONS <i>APPLIANCES</i>				
Option	Description	Category	Quantity	Color/Location (Number)
4EZ	NO REFRIGERATOR	B (A)		
4FQ	APPLIANCE PKG FREESTANDING 4FQ-SS RANGE/DISHWASHER/MICRO	S		
4MA	MICROWAVE	B (A)		
ICA	RANGE ELECTRIC HOOK-UP	B (A)		
ICC	DRYER ELECTRIC HOOK-UP	B (A)		
ICG	MICROWAVE 110V HOOK-UP	B (C)		
ZWD	NO WASHER/DRYER PACKAGE	B (A)		

SELECTED OPTIONS <i>OWNERS SUITE</i>				
Option	Description	Category	Quantity	Color/Location (Number)
AMG	OWNER'S BATHROOM ROMAN SHOWER	E		
AMS	OWNER'S BATHROOM FRAMED SHOWER DOOR	B (A)		
AUB	OWNER'S BATHROOM CERAMIC SURROUND	E		
QM1	VANITY CABINET UPGRADE1 OWNER'S BATHROOM	E		
SVM	VANITY HARDWARE OWNER'S BATHROOM (GENERATED)	E		

SELECTED OPTIONS <i>BEDROOMS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
BCB	THREE BEDROOM	B (A)		

SELECTED OPTIONS <i>BATHROOMS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
AUC	SECONDARY BATHROOM FIBERGLASS SURROUND	B (A)		
QZ1	VANITY CABINET UPGRADE1 BATHROOM	E		
SVD	VANITY HARDWARE (GENERATED)	E		



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SELECTED OPTIONS <i>GENERAL SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
116	OHIO REGION	S		
217	DAYTON	S		
555XA03	SOUTHWEST OHIO REQUIREMENTS	S		
555XA05	COUNTY REQUIREMENTS	S		
555XA06	BASEMENT INSULATION 4'	S		
555XA38	JURISDICTION REQUIREMENTS #2	S		
555XA40	JURISDICTION REQUIREMENTS #4	S		
555XB21	CHARCOAL,OR R BLACK ROOF SHINGLES BY MANUF	S		
SGD	PLANT INSTALLED WINDOWS	B (A)		

SELECTED OPTIONS <i>INTERIOR SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
6PS	PAINT SHOE MOULDING	S		
AFE	NEW LIGHT/MIRROR LAYOUT DBL VANITY	S		
AFM	BATHROOM MIRRORS (PLANT)	B (A)		
DHB	INTERIOR DOOR HARDWARE FINISH BLACK	E (G)		
DHO	INTERIOR DOOR GLASS STYLE SINGLE PANE	B (A)		
HFG	HOUSE BLACK FINISH - EXCLUDES KITCHEN FCT	E		
QKM	CABINETS (PLANT)	B (A)		
RLS	INTERIOR HANDRAIL	E		NVR SILVER SHADE SATIN (426-3414)
SNI	HANDRAIL LINEAR	B (A)		
SSH	CARPETED STAIR W/CAPPED WALL	E (G)		
ST6	INTERIOR TRIM TRANSITIONAL (RYAN)	B (A)		
SZT	TRANSITIONAL SPECIFICATIONS	B (A)		
YCM	VANITY TOPS (PLANT)	B (A)		
ZIY	NO STAIR ADJUSTMENT FOR UPGRADE FLOOR FOYER	B (A)		
ZLV	NO LVP STAIR UPGRADE	B (A)		

SELECTED OPTIONS <i>MECHANICAL SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
555XA30	HOUSE ORIENTATION SOUTH	E		
7M1	EQUIPMENT SUPPLIER CARRIER	S		
8A4	AIR CONDITIONING 14.3SEER2 SYSTEM ZONE 1	B (A)		
8CV	EQUIPMENT PKG VERTICAL COIL ZONE 1	B (A)		
8TA	WIFI ENABLED SMART THERMOSTAT	B (A)		
8VB	TRANSFER GRILLES	B (A)		
8VW	50 CFM FAN BATH	B (A)		
8VY	WHOLE HOUSE VENTILATION FAN BATH	S		
8XX	LOCAL HVAC BY DESIGN	S		
8ZE	CLIMATE ZONE 5	S		
SHB	GAS HEAT	B (A)		
SZF	HVAC & FLOOR SYSTEM PER DESIGN	B (A)		
ZLL	LAUNDRY DOOR PANELED	B (C)		



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SELECTED OPTIONS ELECTRICAL AND HOME TECHNOLOGY SPECIFICATIONS				
Option	Description	Category	Quantity	Color/Location (Number)
CPF	OPT IN FOR POST SETTLEMENT TECH MEETING	E		
CPG	CABLE & INTERNET DUAL PORT (1)	B (A)		
IAC	LIGHT PACKAGE TRANSITIONAL	B (A)		
IDB	SERVICE 150 AMP	B (A)		
IDI	NO KITCHEN ISLAND OUTLETS	S		
IDN	OUTDOOR SURGE/DISCONNECT	S		
IGF	CEILING FAN ROUGH-IN (EA)	E	4	3 BEDROOMS AND FAMILY ROOM
IGG	POST LIGHT ELECTRIC	S		
IGS	PENDANT LIGHT(S) KITCHEN	E		
IKU	PENDANT LIGHT(S) KITCHEN STD	E (G)		
IXF	LIGHT FIXTURE BLACK FINISH	E (G)		
SZJ	NO IECC LIGHTING CONTROLS	B (A)		
SZK	HVAC WIRE COPPER	B (A)		

SELECTED OPTIONS PLUMBING SPECIFICATIONS				
Option	Description	Category	Quantity	Color/Location (Number)
9BR	FAUCET FIXTURES BATHROOM STANDARD (HINT)	B (A)		
9M1	FAUCET SUPPLIER KOHLER	B (A)		
9TC	COMFORT HGT TOILET HOUSE	E		
9TZ	NO WASHER DRAIN PAN	S		
IHC	SUMP PUMP	S		
IHL	WATER HEATER ELECTRIC 50 GALLON	B (A)		

SELECTED OPTIONS EXTERIOR SPECIFICATIONS				
Option	Description	Category	Quantity	Color/Location (Number)
6LB	LANDSCAPING PACKAGE PREMIUM	S		
DECKM02	LOCAL DECK MATERIAL COMPOSITE DECKING	E		
DECKM04	COMPOSITE TYPE TIMBERTECH AZEK	E		
IET	EXTERIOR TRANSITIONAL FINISH BLACK	B (A)		
PSIES40	CONCRETE GARAGE SLAB 4000 PSI	S		
PSISS40	CONCRETE STOOP SLAB 4000 PSI	S		
SFS	EXTERIOR SAFETY RAIL ALUMINUM/PVC	S		
STB	EXTERIOR TRIM HARDIE	S		
TES	EXTERIOR SHUTTERS	B (C)		BLACK



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SELECTED OPTIONS FLOORING				
Option	Description	Category	Quantity	Color/Location (Number)
ACPBA01	CARPET OWNER'S BEDROOM (B)	E		LOCH RAVEN CLAM SHELL (NV026-182)
ACPBA11	CARPET PAD OWNER'S BEDROOM (A)	E		
ACPFA01	CARPET FAMILY ROOM (B)	E		LOCH RAVEN CLAM SHELL (NV026-182)
ACPFA11	CARPET PAD FAMILY ROOM (A)	E		
AC PUB01	CARPET ZONE 2 (B)	E		LOCH RAVEN CLAM SHELL (NV026-182)
AC PUB11	CARPET PAD ZONE 2 (A)	E		
ACPUY01	CARPET BASEMENT ZONE (B)	E		LOCH RAVEN CLAM SHELL (NV026-182)
ACPUY11	CARPET PAD BASEMENT ZONE (A)	E		
ACWAO02	CERAMIC WALL SURROUND OWNER'S BATHROOM (B)	E		TOLEDO SILVER 8X12
ALVAAA1	LVP BATHROOM #1 (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAF11	LVP BASEMENT BATHROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAA11	LVP OWNER'S BATHROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVFYA1	LVP FOYER (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVKKA1	LVP KITCHEN (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVVAA1	LVP LAUNDRY ROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)

SELECTED OPTIONS COLOR SELECTIONS				
Option	Description	Category	Quantity	Color/Location (Number)
CAM	VANITY OWNER'S BATHROOM	B (A)		
CAM2XEV	VANITY OWNER'S BATH UPGRADE1 DOWNING DURAFORM LINEN	E		
CAZ	VANITY CABINETS	B (A)		
CAZ2XEV	VANITY UPGRADE1 DOWNING DURAFORM LINEN	E		
CKC	KITCHEN CABINETS	B (A)		
CKC2XEV	KITCHEN UPGRADE1 DOWNING DURAFORM LINEN	E		
NVD	SQUARE BOWL VANITY TOPS HOUSE	B (A)		
NVD2XAA	SQUARE BOWL VANITY TOP HOUSE STANDARD CULTURED MARBLE WHITE	B (C)		
NVP	SQUARE BOWL VANITY TOPS OWNER'S BATHROOM	B (A)		
NVP2XAA	SQUARE BOWL VANITY TOP OWNER'S STANDARD CULTURED MARBLE WHITE	B (C)		



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CUSTOM OPTIONS				
Option	Description	Category	Quantity	Color/Location (Number)
555XJ28	RANCH PRODUCT	S		
555XJ31	CORE PRODUCT	S		
777XG24	STRUCTURAL CHANGES COMPLETE	E		
999ZZ01	MISC #1 - FULL SOD INCLUDED (Full Sod Included)	E		
999ZZ02	MISC #2 - STAIRS TO COME OFF C (Stairs to come off covered porch on the side along back of home)	E		



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CHANGE ORDER #1 | Date: 6/9/2025 | Status: Ratified Layout: PER PLAN | Driveway: RIGHT

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	777XG24	STRUCTURAL CHANGES COMPLETE				E	trehm
ADD	ESLB11A	LAKE-REFLECT 11A				E	trehm
UPDATE	EWF	CULT STONE FRONT		Harbor		E	trehm
UPDATE	IGF	CEILING FAN ROUGH-IN (EA)		3 bedrooms and family room		E	trehm
UPDATE	NBC	TILE WALL BACKSPLASH KITCHEN UPGRADE		White 4 x 12 Logic		E	trehm
UPDATE	SDF	FRONT DR FIBERGLASS		Tricorn Black		B (A)	trehm
ADD	SKB	KITCHEN CABINET HARDWARE (GENERATED)				E	trehm
ADD	SKL	CABINET HARDWARE FINISH BLACK				E (G)	trehm
ADD	SKZ	CABINET HARDWARE UPGRADE CONTEMPORARY				E	trehm
UPDATE	SUD	SIDING HARDBOARD		Gray Slate-Arctic White		S	trehm
ADD	SVD	VANITY HARDWARE (GENERATED)				E	trehm
ADD	SVM	VANITY HARDWARE OWNER'S BATHROOM (GENERATED)				E	trehm
UPDATE	TES	EXT SHUTTERS		Black		B (C)	trehm

CHANGE ORDER #2 | Date: 7/28/2025 | Status: Ratified Layout: PER PLAN | Driveway: RIGHT

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	999ZZ02	Stairs to come off covered porch on the side along back of home				E	trehm