



DAYTON (DCY)

Address: 1974 BYERS RD

City, State, Zip: MIAMISBURG, OH, 45342

Business: 937-914-4300

Fax:

Product (Set/Version): **BALLENGER (BLG00-01)**

Spec/Model: **NO**

Start Date: **7/2/2025**

Projected Settlement Date: **9/29/2025**

Lumber Scheduled Date (ROUGH/TRIM): **6/24/2025 | NOT SCHEDULED**

LOT INFORMATION				Layout	REVERSE	Driveway Location	LEFT
Community	Code	Lot	Permit Number	Legal Lot/Block/Section		Address	
DEER VALLEY	DY	8382	2025-0552	00008382/0002		1340 DEER VALLEY DR MIAMISBURG, OH 45342	

SALE INFORMATION				Sale Status	Ratified	Contract Date	5/15/2025
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager		Sales Rep	Project Manager
Sara Holtzman	Aric Holtzman	DA2285	N	Kellie Hedrick		Teresa Rehm	Joshua Hensley

SALE COMMENTS							
Comments							

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

SELECTED OPTIONS ELEVATION L							
Option	Description			Category	Quantity	Color/Location (Number)	
ELL	ELEVATION L - PARTIAL BRICK 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)			
ZH2	NO HARD SURFACE UPGRADE 1			E (G)			
ZH3	NO HARD SURFACE UPGRADE 2			E (G)			
ZWC	NO SECONDARY BATH UPGRADE			E (G)			

SELECTED OPTIONS EXTERIOR COLOR SCHEME							
Option	Description			Category	Quantity	Color/Location (Number)	
ESLH18A	LAKE-REFLECT 18A			E			

SELECTED OPTIONS ELEVATIONS							
Option	Description			Category	Quantity	Color/Location (Number)	
RF3	ROOF UNDERLAYMENT (SYNTHETIC LOCAL)			S			

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			



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SELECTED OPTIONS <i>BASEMENT</i>				
Option	Description	Category	Quantity	Color/Location (Number)
BAC	ONE BEDROOM BASEMENT	E		
DGC	SLIDING GLASS DOOR WALKOUT BASEMENT	E		
MAC	FINISHED BASEMENT	E		
WMB	WINDOW EGRESS BEDROOM	E		
ZGX	NO WINDOW(S) BASEMENT REAR	B (C)		

SELECTED OPTIONS <i>HOUSE</i>				
Option	Description	Category	Quantity	Color/Location (Number)
555XB14	ADDRESS PLAQUES	S		
DHD	FRONT DOOR STANDARD LOCK	B (A)		
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)		SEA SALT (SW6204)
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)		
SJA	BRICK (A)	E (G)		BOURBON TRAIL
SQU	ROOF ACCENT SHINGLED	B (A)		
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		DEEP OCEAN
SUQ	SIDING BOARD & BATTEN	E		DEEP OCEAN
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)		
KFI	KITCHEN VENTILATION RECIRCULATING	B (A)		
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
NQK	QUARTZ COUNTERTOP KITCHEN UPGRADE1	E		QUARTZ FROST WHITE
QK1	KITCHEN CABINETS UPGRADE1	E		
SKA	KITCHEN CABINET HARDWARE	E		
SKL	CABINET HARDWARE FINISH BLACK	E (G)		

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)
AMA	OWNER'S BATHROOM SHOWER	B (A)		
AMS	OWNER'S BATHROOM FRAMED SHOWER DOOR	B (A)		
AUA	OWNER'S BATHROOM FIBERGLASS SURROUND	B (A)		
QM1	VANITY CABINET UPGRADE1 OWNER'S BATHROOM	E		
SVG	VANITY HARDWARE OWNER'S BATHROOM	E		

SELECTED OPTIONS <i>BEDROOMS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
BDB	FOUR 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		
SVV	VANITY HARDWARE	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)		
ZZX	NO BSMT OR FDN INSULATION GRG CMN WALL - NOT APPL ON RANCHES	S		

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)		
HFG	HOUSE BLACK FINISH - EXCLUDES KITCHEN FCT	E		
QKM	CABINETS (PLANT)	B (A)		
RLS	INTERIOR HANDRAIL	B (A)		NVR SILVER SHADE SATIN (426-3414)
SNI	HANDRAIL LINEAR	B (A)		
SSH	CARPETED STAIR W/CAPPED WALL	B (A)		
ST6	INTERIOR TRIM TRANSITIONAL (RYAN)	B (A)		
SZT	TRANSITIONAL SPECIFICATIONS	B (A)		
YCM	VANITY TOPS (PLANT)	B (A)		
ZLG	NO STAIR ADJUSTMENT FOR UPGRADE FLOOR KITCHEN	B (A)		
ZLV	NO LVP STAIR UPGRADE	B (A)		

SELECTED OPTIONS <i>MECHANICAL SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
555XA26	HOUSE ORIENTATION NORTH	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 (A)		



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SELECTED OPTIONS <i>ELECTRICAL AND HOME TECHNOLOGY SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
CPG	CABLE & INTERNET DUAL PORT (1)	B (A)		
IAC	LIGHT PACKAGE TRANSITIONAL	B (A)		
IDB	SERVICE 150 AMP	B (A)		
IDG	DEDICATED CIRCUIT (EA)	E		
IDI	NO KITCHEN ISLAND OUTLETS	S		
IDN	OUTDOOR SURGE/DISCONNECT	S		
IGG	POST LIGHT ELECTRIC	S		
IKI	LED LIGHT PACKAGE A - COMMON AREAS	E		
IKN	LED LIGHT PACKAGE B - BEDROOMS	E		
IXF	LIGHT FIXTURE BLACK FINISH	E (G)		
SZJ	NO IECC LIGHTING CONTROLS	B (A)		
SZK	HVAC WIRE COPPER	B (A)		

SELECTED OPTIONS <i>PLUMBING SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
9BR	FAUCET FIXTURES BATHROOM STANDARD (HINT)	B (A)		
9M1	FAUCET SUPPLIER KOHLER	B (A)		
9TA	STANDARD HGT TOILET HOUSE	B (A)		
9TZ	NO WASHER DRAIN PAN	S		
IHW	WATER HEATER NATURAL GAS TANKLESS	E		
IJG	INDOOR WATER HEATER UNIT	E		
IJJ	CONDENSING WATER HEATER UNIT	E		
IJS	EQUIPMENT SIZE D - 11.1 GAL/PER MIN	E		

SELECTED OPTIONS <i>EXTERIOR SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
6LB	LANDSCAPING PACKAGE PREMIUM	S		
DECK020	14'X16' EXTERIOR DECK	E		
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)		WHITE



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SELECTED OPTIONS <i>FLOORING</i>				
Option	Description	Category	Quantity	Color/Location (Number)
ACPCF01	CARPET FLEX ROOM (B)	E		LOCH RAVEN CLAM SHELL (NV026-182)
ACPCF11	CARPET PAD FLEX ROOM (A)	E		
ACPFA01	CARPET FAMILY ROOM (B)	E		LOCH RAVEN CLAM SHELL (NV026-182)
ACPFA11	CARPET PAD FAMILY ROOM (A)	E		
ACPUB01	CARPET ZONE 2 (B)	E		LOCH RAVEN CLAM SHELL (NV026-182)
ACPUB11	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		
ALVAAA1	LVP BATHROOM #1 (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAF11	LVP BASEMENT BATHROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAAA1	LVP OWNER'S BATHROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAPA1	LVP POWDER ROOM FIRST FLOOR (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVFEA1	LVP FAMILY ENTRY (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 <i>COLOR SELECTIONS</i>				
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)
555XJ29	MULTI-STORY PRODUCT	S		
555XJ31	CORE PRODUCT	S		
777XG24	STRUCTURAL CHANGES COMPLETE	E		
999ZZ01	MISC #1 - FULL SOD INCLUDED (Full Sod Included)	E		
999ZZ02	MISC #2 - LAKE 18 - PREMIER ES (Lake 18 - Premier ESLH 18 Exterior Color Scheme)	E		



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CHANGE ORDER #1 Date: 5/30/2025 Status: Ratified								Layout: REVERSE Driveway: LEFT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
ADD	777XG24	STRUCTURAL CHANGES COMPLETE				E	trehm		
ADD	999ZZ02	Lake 18 - Premier ESLH 18 Exterior Color Scheme				E	trehm		
UPDATE	SDF	FRONT DR FIBERGLASS		Sea Salt		B (A)	trehm		
UPDATE	SJA	BRICK-A		Bourbon Trail		E (G)	trehm		
UPDATE	SUD	SIDING HARDBOARD		Deep Ocean		S	trehm		
UPDATE	SUQ	SIDING BRD/BAT COLOR		Deep Ocean		E	trehm		
UPDATE	TES	EXT SHUTTERS		White		B (C)	trehm		

CHANGE ORDER #2 Date: 6/4/2025 Status: Ratified								Layout: REVERSE Driveway: LEFT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
ADD	ESLH18A	LAKE-REFLECT 18A				E	sdavey		

CHANGE ORDER #3 Date: 6/24/2025 Status: Ratified								Layout: REVERSE Driveway: LEFT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
UPDATE	NBC	TILE WALL BACKSPLASH KITCHEN UPGRADE		White		E	trehm		