



DAYTON (DCY)

Address: 1974 BYERS RD

City, State, Zip: MIAMISBURG, OH, 45342

Business: 937-914-4300

Fax: 937-913-4301

Product (Set/Version): BIRCH (BRH00-01)

Spec/Model: NO

Start Date: 9/25/2023

Projected Settlement Date: 12/15/2023

Lumber Scheduled Date (ROUGH/TRIM): 9/12/2023 | NOT SCHEDULED

LOT INFORMATION				Layout	PER PLAN	Driveway Location	RIGHT
Community	Code	Lot	Permit Number	Legal Lot/Block/Section		Address	
SAWYERS MILL - SIMPLY RYAN	S2	0385	R23-000208	00000385/0005		5009 BROOKLET WAY MIDDLETOWN, OH 45042	

SALE INFORMATION				Sale Status	Ratified	Contract Date	6/15/2023
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager	Sales Rep	Project Manager	
Marta Lopez	William Forero	DA2813	N	Kellie Hedrick	Stephanie Sens	Jordan Harrah	

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	E		

SELECTED OPTIONS DESIGNER INTERIORS				
Option	Description	Category	Quantity	Color/Location (Number)
DISR005	HASTINGS	E		
DISRC01	FAIRFIELD TRUFFLE	B (A)		
HP2	HARD SURFACE UPGRADE GREAT ROOM	E		
LVP	LVP	E		
ZC1	NO COUNTERTOP UPGRADE	B (A)		

SELECTED OPTIONS EXTERIOR COLOR SCHEME				
Option	Description	Category	Quantity	Color/Location (Number)
ECLS001	EXTERIOR LS/SR SFD SCHEME 1	E		

SELECTED OPTIONS ELEVATIONS				
Option	Description	Category	Quantity	Color/Location (Number)
C07	CUSTOM STONE VENEER WATER TABLE	S		WHISPERWOOD DRYSTACK
EVG	SIDING VENEER SIDE(S)	B (A)		
RF3	ROOF UNDERLAYMENT (SYNTHETIC LOCAL)	S		

SELECTED OPTIONS FOUNDATIONS				
Option	Description	Category	Quantity	Color/Location (Number)
555XA11	EXCAVATION CUT 6'	S		
FBS	BASEMENT FOUNDATION STAIR FLOOR FRAMING - M/S W-FBA FULL BSMNT	E		
FDS	FOUNDATION FOOTING 6"	B (A)		
FLH	FOUNDATION FROST LINE 48"	S		
FWE	FOUNDATION GARAGE EXTERIOR WALL MIN PER FROST DEPTH	B (C)		
PSIFT25	CONCRETE FOOTING 2500 PSI	B (A)		
PSIIS30	CONCRETE INTERIOR SLAB 3000 PSI	B (A)		
PSIWL40	CONCRETE WALLS 4000 PSI	S		

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SELECTED OPTIONS | BASEMENT

Option	Description	Category	Quantity	Color/Location (Number)
MEC	UNFINISHED BASEMENT	B (C)		
WMC	WINDOW EGRESS	E		
ZMT	NO WALKOUT EXITS AT REAR	B (C)		

SELECTED OPTIONS | HOUSE

Option	Description	Category	Quantity	Color/Location (Number)
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)		WHITE
SDF	FRONT DOOR FIBERGLASS	B (A)		HUBBARD SQUASH (SW0044)
SDS	FIREDOOR 20 MIN	B (A)		
SEA	STANCHIONS PER ENGINEERING	B (A)		
SEI	16" O.C. STUD SPACING EXTERIOR GABLE WALLS	B (A)		
SEO	TRUSS SHEATHING 7/16" OSB	B (A)		
SFB	SHEATHING LAP @ OUTSIDE CORNERS	B (A)		
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 (A)		
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)		
SKJ	GARAGE DOOR HARDWARE	B (A)		
SPJ	SEISMIC DESIGN CATEGORY A/B	B (A)		
SRA	7/16" ROOF SHEATHING	B (A)		
SRI	CORPORATE TRUSS SPECIFICATIONS - EXPOSURE (B)	B (A)		
SRP	ROOF SHINGLES ARCHITECTURAL	S		CHARCOAL
SRW	WIND LOAD 115 MPH (ULTIMATE)	B (A)		
STW	EXTERIOR TRIM WHITE	B (A)		
SUB	SIDING VINYL 042	B (A)		PEWTER (PRIMANDACC)
SUF	SIDING PROFILE DOUBLE 4.5" DUTCH LAP	B (C)		
SUQ	SIDING BOARD & BATTEN	E		
SWF	WINDOWS VINYL SINGLE HUNG BRICKMOULD	B (A)		
SXC	CORNERSTONE SPECIFICATIONS	B (A)		
SYD	BUILTSMART 3.0	B (A)		

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SELECTED OPTIONS KITCHEN				
Option	Description	Category	Quantity	Color/Location (Number)
9KA	FAUCET FIXTURES KITCHEN A	B (A)		
CKC	KITCHEN CABINETS	B (A)		
CKC2XEM	KITCHEN STANDARD FAIRFIELD TRUFFLE	B (A)		
KFI	KITCHEN VENTILATION RECIRCULATING	B (A)		
KFN	KITCHEN SINK SINGLE BOWL	B (A)		
KMT	KITCHEN MANUFACTURER TIMBERLAKE	B (A)		
NBB	COUNTERTOP BACKSPLASH KITCHEN	B (A)		
NPK	LAMINATE COUNTERTOP KITCHEN UPGRADE1	E (G)		LAMINATE WHITE ALABASTER 180FX (3700 11)

SELECTED OPTIONS APPLIANCES				
Option	Description	Category	Quantity	Color/Location (Number)
4FW	APPLIANCE PKG 4FW-SS RANGE/FRIDGE/DISHWASHER/MICRO/WHITE-WASH/DRY	E (G)		
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)		

SELECTED OPTIONS VANITIES				
Option	Description	Category	Quantity	Color/Location (Number)
CAM	VANITY OWNER'S BATHROOM	B (A)		
CAZ	VANITY CABINETS	B (A)		
NVC	VANITY TOPS HOUSE	B (A)		
NVN	VANITY TOPS OWNER'S BATHROOM	B (A)		

SELECTED OPTIONS GENERAL SPECIFICATIONS				
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		
555XA40	JURISDICTION REQUIREMENTS #4	S		
555XA85	BUILDING START PROGRAM	S		
555XB21	CHARCOAL ROOF SHINGLES	S		
SGD	PLANT INSTALLED WINDOWS	B (A)		
ZXF	NO CUSTOM EXTERIOR TRIM SIDE	B (A)		
ZXJ	NO CUSTOM EXTERIOR TRIM REAR	B (A)		

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SELECTED OPTIONS | INTERIOR SPECIFICATIONS

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)		
DHJ	INTERIOR DOOR HARDWARE FINISH SATIN NICKEL	B (A)		
DHM	LOCKS (PLANT)	B (A)		
QKM	CABINETS (PLANT)	B (A)		
RLS	INTERIOR HANDRAIL	B (A)		PAINTED WHITE SEMI-GLOSS
SJP	STAIR BOX PINE	B (A)		
STF	SIMPLY RYAN SPECIFICATIONS	B (A)		
SZB	NVR SPECIFICATIONS	B (A)		
SZJ	INTERIOR DOOR SOLID JAMBS	B (A)		
YCM	VANITY TOPS (PLANT)	B (A)		

SELECTED OPTIONS | MECHANICAL SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
555XA27	HOUSE ORIENTATION NORTHEAST	E		
8AO	AIR CONDITION CONDENSER	B (A)		
8CV	EQUIPMENT PKG VERTICAL COIL ZONE 1	B (A)		
8M1	EQUIPMENT SUPPLIER GOODMAN	B (A)		
8TA	WIFI ENABLED SMART THERMOSTAT	B (A)		
8VB	TRANSFER GRILLES	B (A)		
8VW	50 CFM FAN BATH	B (A)		
8XX	LOCAL HVAC BY DESIGN	E		
8XY	LOCAL AIR CONDITIONING BY DESIGN	S		
8ZE	CLIMATE ZONE 5	S		
SHB	GAS HEAT	S		
SZF	HVAC & FLOOR SYSTEM PER DESIGN	B (A)		

SELECTED OPTIONS | ELECTRICAL AND HOME TECHNOLOGY SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
CPD	CABLE & INTERNET DUAL PORT (1 EA)	E		GREAT RM AND BEDROOM 4
CPG	CABLE & INTERNET DUAL PORT (1)	B (A)		
IAS	LIGHT PACKAGE (S)	B (A)		
IDB	SERVICE 150 AMP	B (A)		
SZK	HVAC WIRE COPPER	B (A)		

SELECTED OPTIONS | PLUMBING SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
9FR	FAUCET FIXTURES BATHROOMS STANDARD+	B (A)		
9TA	STANDARD HGT TOILET HOUSE	B (A)		
9TZ	NO WASHER DRAIN PAN	S		
IHC	SUMP PUMP	S		
IHL	WATER HEATER ELECTRIC 50 GALLON	B (A)		

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SELECTED OPTIONS | EXTERIOR SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
6LA	LANDSCAPING PACKAGE BASIC	S		
6LI	12 MONTH LAWN FERTILIZATION TREATMENTS	E		
IEM	EXTERIOR 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		
ST4	EXTERIOR TRIM LINEAL VINYL	B (A)		
STB	EXTERIOR TRIM HARDIE	S		

SELECTED OPTIONS | FLOORING

Option	Description	Category	Quantity	Color/Location (Number)
ACPUB01	CARPET ZONE 2 (B)	E (G)		TURNBERRY POINT STUCCO (NV23800105)
ACPUB11	CARPET PAD ZONE 2 (A)	E		
ALVAAA1	LVP BATHROOM #1 (A) AHF	E (G)		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVAOA1	LVP OWNER'S BATHROOM (A) AHF	E (G)		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVAPA1	LVP POWDER ROOM FIRST FLOOR (A) AHF	E (G)		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVFYA1	LVP FOYER (A) AHF	E (G)		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVKKA1	LVP KITCHEN (A) AHF	E (G)		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVLGA1	LVP GREAT ROOM (A) AHF	E (G)		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVVAA1	LVP LAUNDRY ROOM (A) AHF	E (G)		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)

SELECTED OPTIONS | COLOR SELECTIONS

Option	Description	Category	Quantity	Color/Location (Number)
CAM2XEM	VANITY OWNER'S BATH STANDARD FAIRFIELD TRUFFLE	B (A)		
CAZ2XEM	VANITY STANDARD FAIRFIELD TRUFFLE	B (A)		
NVC2XAA	VANITY TOP HOUSE STANDARD CULTURED MARBLE WHITE	B (A)		
NVN2XAA	VANITY TOP OWNER'S BATH STANDARD CULTURED MARBLE WHITE	B (A)		



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CUSTOM OPTIONS

Option	Description	Category	Quantity	Color/Location (Number)
555XJ28	RANCH PRODUCT	S		
777XG04	CUSTOMER CHANGE ORDERS COMPLETE	E		
777XG24	STRUCTURAL CHANGES COMPLETE	S		
999ZZ01	MISC #1 - DELIVERY DATE DECEMB (Delivery Date December 2023/January 2024)	E		
999ZZ02	MISC #2 - CUSTOMER UNDERSTANDS (Customer understands they will pay Middletown Income tax of 2%. Ryan Homes has no control over if this amount changes at any time)	E		

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CHANGE ORDER #1 | Date: **6/19/2023** | Status: **Ratified** | Layout: **PER PLAN** | Driveway: **RIGHT**

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	CPD	CABLE & INTERNET DUAL PORT (1 EA)				E	ssens
UPDATE	CPD	CABLE & INTERNET DUAL PORT (1 EA)		Great RM and Bedroom 4		E	ssens

CHANGE ORDER #2 | Date: **7/19/2023** | Status: **Ratified** | Layout: **PER PLAN** | Driveway: **RIGHT**

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	555XA27	HOUSE ORIENTATION NORTHEAST				E	DBayer