



DAYTON (DCY)

Address: 1974 BYERS RD

City, State, Zip: MIAMISBURG, OH, 45342

Business: 937-914-4300

Fax: 937-913-4301

Product (Set/Version): ELDER (ELD00-01)

Spec/Model: NO

Start Date: 3/25/2024

Projected Settlement Date: 6/24/2024

Lumber Scheduled Date (ROUGH/TRIM): 3/12/2024 | 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	0393	R24-000061	00000393/0005		5730 AUTUMN DRIVE MIDDLETOWN, OH 45042	

SALE INFORMATION				Sale Status	Ratified	Contract Date	2/11/2024
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager	Sales Rep	Project Manager	
Edson Curi		DA0494	N	Kellie Hedrick	Stephanie Sens	Maxim Lauzau	

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	B (A)		

SELECTED OPTIONS | DESIGNER INTERIORS

Option	Description	Category	Quantity	Color/Location (Number)
DISR002	COLTON	E		
DISRC02	BARNETT DURAFORM ESPRESSO	E		
HP2	HARD SURFACE UPGRADE GREAT ROOM	E		
LVP	LVP	E		
ZH5	NO HARD SURFACE UPGRADE 4	B (A)		

SELECTED OPTIONS | EXTERIOR COLOR SCHEME

Option	Description	Category	Quantity	Color/Location (Number)
ECLS010	EXTERIOR LS/SR SFD PRIMRY/ACCENT SCHM 10	E		

SELECTED OPTIONS | ELEVATIONS

Option	Description	Category	Quantity	Color/Location (Number)
C07	CUSTOM STONE VENEER WATER TABLE	S		
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		
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)
9RB	3 PIECE PLUMBING ROUGH-IN BASEMENT	E		
MEC	UNFINISHED BASEMENT	B (C)		
ZMT	NO WALKOUT EXITS AT REAR	B (C)		

SELECTED OPTIONS HOUSE				
Option	Description	Category	Quantity	Color/Location (Number)
DHM	PRE 2023 NEC CODE YEAR SPECIFICATIONS	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)		WHITE
SDF	FRONT DOOR FIBERGLASS	B (A)		PEWTER GREEN (SW6208)
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 (A)		
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)		
SM1	SIDING SUPPLIER PLYGEM	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)		DOVER WHITE-TWILIGHT SHADOW (PRIMRY-ACC)
SUF	SIDING PROFILE DOUBLE 4.5" DUTCH LAP	B (C)		
SUZ	SIDING SHAKE	E		
SWF	WINDOWS VINYL SINGLE HUNG BRICKMOULD	B (A)		
SXC	CORNERSTONE SPECIFICATIONS	B (A)		
SYD	BUILTSMART 3.0	B (A)		
SYP	EXTERIOR WALLS 2X4	B (A)		

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SELECTED OPTIONS <i>KITCHEN</i>				
Option	Description	Category	Quantity	Color/Location (Number)
9KB	FAUCET FIXTURES KITCHEN B	E (G)		
CKC	KITCHEN CABINETS	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)		
NQ1	QUARTZ COUNTERTOP UPGRADE1	E		
NQK	QUARTZ COUNTERTOP KITCHEN UPGRADE1	E (G)		QUARTZ FROST WHITE

SELECTED OPTIONS <i>APPLIANCES</i>				
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 <i>OWNERS SUITE</i>				
Option	Description	Category	Quantity	Color/Location (Number)
AMS	OWNER'S BATHROOM FRAMED SHOWER DOOR	B (A)		

SELECTED OPTIONS <i>BEDROOMS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
BDH	FOUR BEDROOM W/LOFT	B (A)		

SELECTED OPTIONS <i>VANITIES</i>				
Option	Description	Category	Quantity	Color/Location (Number)
CAM	VANITY OWNER'S BATHROOM	B (A)		
CAZ	VANITY CABINETS	B (A)		

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		
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)		
ZZX	NO BSMT OR FDN INSULATION GRG CMN WALL	S		

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SELECTED OPTIONS | INTERIOR SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
6PS	PAINT SHOE MOULDING	S		
AFM	BATHROOM MIRRORS (PLANT)	B (A)		
DHJ	INTERIOR DOOR HARDWARE FINISH SATIN NICKEL	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)		
YCM	VANITY TOPS (PLANT)	B (A)		

SELECTED OPTIONS | MECHANICAL SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
555XA32	HOUSE ORIENTATION WEST	E		
7M1	EQUIPMENT SUPPLIER CARRIER	S		
8AO	AIR CONDITION CONDENSER	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)		
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)
CPG	CABLE & INTERNET DUAL PORT (1)	B (A)		
IAS	LIGHT PACKAGE (S)	B (A)		
IDB	SERVICE 150 AMP	S		
IGZ	CEILING FAN ROUGH-IN W/LIGHT (EA)	E	4	ALL BEDROOMS, FLEX RM
IK7	GREAT ROOM LED LIGHT PACKAGE	E		
SZJ	NO IECC LIGHTING CONTROLS	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 PRIME	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		
TES	EXTERIOR SHUTTERS	B (C)		PEPPERCORN

SELECTED OPTIONS | FLOORING

Option	Description	Category	Quantity	Color/Location (Number)
ACPCF01	CARPET FLEX ROOM (B)	E (G)		TURNBERRY POINT OPALINE (NV23800107)
ACPCF11	CARPET PAD FLEX ROOM (A)	E		
ACPUB01	CARPET ZONE 2 (B)	E (G)		TURNBERRY POINT OPALINE (NV23800107)
ACPUB11	CARPET PAD ZONE 2 (A)	E		
ALVAAA1	LVP BATHROOM #1 (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAAO1	LVP OWNER'S BATHROOM (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAPA1	LVP POWDER ROOM FIRST FLOOR (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVFYA1	LVP FOYER (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVKKA1	LVP KITCHEN (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVLGA1	LVP GREAT ROOM (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVVAA1	LVP LAUNDRY ROOM (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)

SELECTED OPTIONS | COLOR SELECTIONS

Option	Description	Category	Quantity	Color/Location (Number)
CAM2XEL	VANITY OWNER'S BATH UPGRADE2 BARNETT SR DURAFORM ESPRESSO	E (G)		
CAZ2XEL	VANITY UPGRADE2 BARNETT SR DURAFORM ESPRESSO	E (G)		
CKC2XEL	KITCHEN UPGRADE2 BARNETT SR DURAFORM ESPRESSO	E (G)		
NVC	VANITY TOPS HOUSE	B (A)		
NVC2XAA	VANITY TOP HOUSE STANDARD CULTURED MARBLE WHITE	B (A)		
NVN	VANITY TOPS OWNER'S BATHROOM	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)
555XJ29	MULTI-STORY PRODUCT	S		
777XG24	STRUCTURAL CHANGES COMPLETE	S		
999ZZ01	MISC #1 - DELIVERY DATE JUNE/J (Delivery Date June/July 2024)	E		
999ZZ02	MISC #2 - FULL SOD INCLUDED LO (Full sod included lot 393)	E		
999ZZ03	MISC #3 - 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		
999ZZ04	MISC #4 - INCREASE SELLER PAID (Increase seller paid closing costs by \$1000 when utilizing NVR Mortgage)	E		



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CHANGE ORDER #1 | Date: 2/12/2024 | Status: Ratified | Layout: PER PLAN | Driveway: RIGHT

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
DELETE	ECLS000	EXTERIOR LS/SR BASE SCHEME				B (A)	ssens
ADD	ECLS010	EXTERIOR LS/SR SFD PRIMRY/ACCENT SCHM 10				E	ssens
UPDATE	GGU	GARAGE DR UP1		White		B (A)	ssens
UPDATE	SDF	FRONT DR FIBERGLASS		Pewter Green		B (A)	ssens
DELETE	SU1	SINGLE SIDING GAUGE				E	ssens
UPDATE	SUB	SIDING VINYL 042		Dover White-Twilight Shadow		B (A)	ssens
UPDATE	TES	EXT SHUTTERS		Peppercorn		B (C)	ssens

CHANGE ORDER #2 | Date: 2/12/2024 | Status: Ratified | Layout: PER PLAN | Driveway: RIGHT

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
DELETE	CAM2XED	VANITY OWNER'S BATH UPGRADE2 BARNETT DURAFORM LINEN				E (G)	ssens
ADD	CAM2XEL	VANITY OWNER'S BATH UPGRADE2 BARNETT SR DURAFORM ESPRESSO				E (G)	ssens
DELETE	CAZ2XED	VANITY UPGRADE2 BARNETT DURAFORM LINEN				E (G)	ssens
ADD	CAZ2XEL	VANITY UPGRADE2 BARNETT SR DURAFORM ESPRESSO				E (G)	ssens
DELETE	CKC2XED	KITCHEN UPGRADE2 BARNETT DURAFORM LINEN				E (G)	ssens
ADD	CKC2XEL	KITCHEN UPGRADE2 BARNETT SR DURAFORM ESPRESSO				E (G)	ssens
ADD	DISRC02	BARNETT DURAFORM ESPRESSO				E	ssens
DELETE	DISRC03	BARNETT DURAFORM LINEN				E	ssens

CHANGE ORDER #3 | Date: 2/29/2024 | Status: Ratified | Layout: PER PLAN | Driveway: RIGHT

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	555XA32	HOUSE ORIENTATION WEST				E	abahr

CHANGE ORDER #4 | Date: 3/11/2024 | Status: Ratified | Layout: PER PLAN | Driveway: RIGHT

Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	999ZZ04	Increase seller paid closing costs by \$1000 when utilizing NVR Mortgage				E	DBayer
UPDATE	CD	Cash Discount					DBayer