



DAYTON (DCY)

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

Product (Set/Version): IRIS (IRS00-01)
Spec/Model: NO
Start Date: 3/26/2025
Projected Settlement Date: 6/16/2025
Lumber Scheduled Date (ROUGH/TRIM): 3/11/2025 | 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	0406	R25-000046	00000406/0005		7051 RIVERVIEW AVENUE MIDDLETOWN, OH 45042	

SALE INFORMATION				Sale Status	Ratified	Contract Date	2/3/2025
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager		Sales Rep	Project Manager
Chukwuemeka Nwaobasi		DA0615	N	Kellie Hedrick		Kathleen Rose	Kyle Wright

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			B (A)			

SELECTED OPTIONS DESIGNER INTERIORS							
Option	Description			Category	Quantity	Color/Location (Number)	
DISR006	AVERY			B (A)			
DISRC01	FAIRFIELD TRUFFLE			B (A)			
ZC1	NO COUNTERTOP UPGRADE			B (A)			
ZWF	NO HARD SURFACE REMAINDER MAIN FLOOR			B (A)			

SELECTED OPTIONS EXTERIOR COLOR SCHEME							
Option	Description			Category	Quantity	Color/Location (Number)	
ECLS079	EXTERIOR LS/SR SFD LAKE SCHEME 7			E			

SELECTED OPTIONS ELEVATIONS							
Option	Description			Category	Quantity	Color/Location (Number)	
C07	CUSTOM STONE VENEER WATER TABLE			S		OTTAWA 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			
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 BASEMENT				
Option	Description	Category	Quantity	Color/Location (Number)
MEC	UNFINISHED BASEMENT	B (C)		
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)		NAVAL (SW6244)
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)		
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	B (A)		
SRW	WIND LOAD 115 MPH (ULTIMATE)	B (A)		
STW	EXTERIOR TRIM WHITE	B (A)		
SUB	SIDING VINYL 042	B (A)		IRISH THISTLE (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)		
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)
9SK	FAUCET FIXTURES KITCHEN VALTON CHROME	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)		
NKK	LAMINATE COUNTERTOP KITCHEN	B (A)		LAMINATE BEACHWALK (5044 60)

SELECTED OPTIONS <i>APPLIANCES</i>				
Option	Description	Category	Quantity	Color/Location (Number)
4FM	APPLIANCE PKG UPGRADE FROM BLACK TO STAINLESS STEEL - SPICE/NUTMEG ONLY	E		
4MA	MICROWAVE	B (A)		
4SB	APPLIANCE PKG 4SB-SS RANGE/FRIDGE/DISHWASHER/MICRO/WHITE-WASH/DRY	E (G)		
ICA	RANGE ELECTRIC HOOK-UP	B (A)		
ICC	DRYER ELECTRIC HOOK-UP	B (A)		
ICG	MICROWAVE 110V HOOK-UP	B (C)		

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,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)		
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)		



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SELECTED OPTIONS <i>MECHANICAL SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
555XA26	HOUSE ORIENTATION NORTH	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)		
8VY	WHOLE HOUSE VENTILATION FAN BATH	S		
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 <i>ELECTRICAL AND HOME TECHNOLOGY SPECIFICATIONS</i>				
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		
IDI	NO KITCHEN ISLAND OUTLETS	S		
IDN	OUTDOOR SURGE/DISCONNECT	S		
IGZ	CEILING FAN ROUGH-IN W/LIGHT (EA)	E	2	
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)
9M1	FAUCET SUPPLIER KOHLER	B (A)		
9SB	FAUCET FIXTURES BATHROOM MEDLEY (CHROME)	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)		

SELECTED OPTIONS <i>EXTERIOR SPECIFICATIONS</i>				
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		



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SELECTED OPTIONS FLOORING				
Option	Description	Category	Quantity	Color/Location (Number)
ACPLG01	CARPET GREAT ROOM (B)	E (G)		LOCH RAVEN CAMEO (NV026-174)
ACPLG11	CARPET PAD GREAT ROOM (A)	E		
ACPUB01	CARPET ZONE 2 (B)	E (G)		LOCH RAVEN CAMEO (NV026-174)
ACPUB11	CARPET PAD ZONE 2 (A)	E		
ARSAAA0	RESILIENT BATHROOM #1 (A) AHF	E (G)		PROGRESSIONSBRIDGETN PARCHMENT (G2873)
ARSAOA0	RESILIENT OWNER'S BATHROOM (A) AHF	E (G)		PROGRESSIONSBRIDGETN PARCHMENT (G2873)
ARSAPA0	RESILIENT POWDER ROOM FIRST FLOOR (A) AHF	E (G)		PROGRESSIONSBRIDGETN PARCHMENT (G2873)
ARSFYA0	RESILIENT FOYER (A) AHF	E (G)		PROGRESSIONSBRIDGETN PARCHMENT (G2873)
ARSKKA0	RESILIENT KITCHEN (A) AHF	E (G)		PROGRESSIONSBRIDGETN PARCHMENT (G2873)
ARSVAA0	RESILIENT LAUNDRY ROOM (A) AHF	E (G)		PROGRESSIONSBRIDGETN PARCHMENT (G2873)
DSB0035	DSGN SUB CTOP COLOR TO BELMONTE GRANITE	E		

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)		
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		
777XG04	CUSTOMER CHANGE ORDERS COMPLETE	E		
777XG24	STRUCTURAL CHANGES COMPLETE	S		
999ZZ01	MISC #1 - ESTIMATED DELIVERY D (Estimated delivery date June/July 2025)	E		
999ZZ02	MISC #2 - CUSTOMER UNDERSTAND (Customer understand they will pay Middletown City Income tax)	E		
999ZZ03	MISC #3 - FULLY SODDED YARD IN (Fully sodded yard included homesite 406)	E		



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CHANGE ORDER #1 Date: 2/6/2025 Status: Ratified								Layout: PER PLAN Driveway: RIGHT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
ADD	4FM	APPLIANCE PKG UPGRADE FROM BLACK TO STAINLESS STEEL (SPICE/NUTMEG ONLY)	SPICE/NUTMEG ONLY			E	kröse		
DELETE	4SA	APPLIANCE PKG 4SA-BLACK RANGE/FRIDGE/DISHWASHER/MICRO/WHITE-WASH/DRY				B (A)	kröse		
ADD	4SB	APPLIANCE PKG 4SB-SS RANGE/FRIDGE/DISHWASHER/MICRO/WHITE-WASH/DRY				E (G)	kröse		
ADD	777XG04	CUSTOMER CHANGE ORDERS COMPLETE				E	kröse		

CHANGE ORDER #2 Date: 2/6/2025 Status: Ratified								Layout: PER PLAN Driveway: RIGHT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
ADD	DSB0035	DSGN SUB CTOP COLOR TO BELMONTE GRANITE				E	cadaughe		

CHANGE ORDER #3 Date: 2/10/2025 Status: Ratified								Layout: PER PLAN Driveway: RIGHT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
DELETE	555XB22	WEATHERED WOOD ROOF SHINGLES				E	sdavey		

CHANGE ORDER #4 Date: 2/18/2025 Status: Ratified								Layout: PER PLAN Driveway: RIGHT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
UPDATE	FCC	Financed Closing Cost					cadaughe		

CHANGE ORDER #5 Date: 2/18/2025 Status: Ratified								Layout: PER PLAN Driveway: RIGHT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person		
UPDATE	C07	CUSTOM STONE VENEER WATER TABLE		Ottawa Drystack		S	sdavey		