



DAYTON (DCY)

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

Product (Set/Version): **BIRCH (BRH00-01)**
Spec/Model: **NO**
Start Date: **12/2/2024**
Projected Settlement Date: **3/3/2025**

Fax: Lumber Scheduled Date (ROUGH/TRIM): **11/19/2024 | 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	0428	R24-000430	00000428/0005		6836 RIVULET DRIVE MIDDLETOWN, OH 45042	

SALE INFORMATION				Sale Status	Ratified	Contract Date	9/30/2024
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager		Sales Rep	Project Manager
Dara Ladner	Levi Ladner	DA4454	N	Kellie Hedrick		Stephanie Sens	Kelsie Williams

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)	
ECLS077	EXTERIOR LS/SR SFD LAKE SCHEME 5			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)			
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>OUTDOOR LIVING</i>				
Option	Description	Category	Quantity	Color/Location (Number)
LSRDK01	10'X14' EXTERIOR COMPOSITE DECK	E		

SELECTED OPTIONS <i>BASEMENT</i>				
Option	Description	Category	Quantity	Color/Location (Number)
MEC	UNFINISHED BASEMENT	B (C)		
ZMT	NO WALKOUT EXITS AT REAR	B (C)		

SELECTED OPTIONS <i>HOUSE</i>				
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)		QUIXOTIC PLUM (SW6265)
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	S		CHARCOAL
SRW	WIND LOAD 115 MPH (ULTIMATE)	B (A)		
STW	EXTERIOR TRIM WHITE	B (A)		
SUB	SIDING VINYL 042	B (A)		SAGEBROOK (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 KITCHEN				
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)		
NPK	LAMINATE COUNTERTOP KITCHEN UPGRADE1	E (G)		LAMINATE WHITE ALABASTER 180FX (3700 11)

SELECTED OPTIONS APPLIANCES				
Option	Description	Category	Quantity	Color/Location (Number)
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 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,OR R BLACK ROOF SHINGLES BY MANUF	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)		
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)
555XA30	HOUSE ORIENTATION SOUTH	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 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	B (A)		
IDI	NO KITCHEN ISLAND OUTLETS	S		
IDN	OUTDOOR SURGE/DISCONNECT	S		
IGZ	CEILING FAN ROUGH-IN W/LIGHT (EA)	E	4	ALL BEDROOMS
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)
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)		



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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		
DECKM04	COMPOSITE TYPE TIMBERTECH AZEK	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 <i>FLOORING</i>				
Option	Description	Category	Quantity	Color/Location (Number)
ACPUB01	CARPET ZONE 2 (B)	E (G)		LOCH RAVEN CAMEO (NV026-174)
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 <i>COLOR SELECTIONS</i>				
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)
555XJ29	MULTI-STORY PRODUCT	S		
777XG04	CUSTOMER CHANGE ORDERS COMPLETE	E		
777XG24	STRUCTURAL CHANGES COMPLETE	S		
999ZZ01	MISC #1 - DELIVERY DATE MAR/AP (Delivery Date Mar/Apr 2025)	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: 10/1/2024 Status: Ratified							
				Layout: PER PLAN Driveway: RIGHT			
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	555XA29	HOUSE ORIENTATION SOUTHEAST				E	ssens

CHANGE ORDER #2 Date: 10/9/2024 Status: Ratified							
				Layout: PER PLAN Driveway: RIGHT			
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
UPDATE	FCC	Financed Closing Cost					ssens

CHANGE ORDER #3 Date: 10/16/2024 Status: Ratified							
				Layout: PER PLAN Driveway: RIGHT			
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	555XA30	HOUSE ORIENTATION SOUTH				E	ssens

CHANGE ORDER #4 Date: 10/31/2024 Status: Ratified							
				Layout: PER PLAN Driveway: RIGHT			
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
UPDATE	999ZZ01	Delivery Date Mar/Apr 2025				E	ssens
DELETE	999ZZ03	10x12 deck can be built on rear above max depth. Stairs must exit th side up against the home.				E	ssens
UPDATE	BP	Base Price					ssens
UPDATE	C07	CUSTOM STONE VENEER WATER TABLE		WHISPERWOOD DRYSTACK		S	ssens
ADD	ECLS077	EXTERIOR LS/SR SFD LAKE SCHEME 5				E	ssens
DELETE	ECLS079	EXTERIOR LS/SR SFD LAKE SCHEME 7				E	ssens
DELETE	ELK	ELEVATION K				B (A)	ssens
ADD	ELL	ELEVATION L				E	ssens
UPDATE	GGU	GARAGE DR UP1		White		B (A)	ssens
ADD	IGZ	CEILING FAN ROUGH-IN W/LIGHT (EA)			4	E	ssens
DELETE	IGZ	CEILING FAN ROUGH-IN W/LIGHT (EA)				E	ssens
UPDATE	IGZ	CEILING FAN ROUGH-IN W/LIGHT (EA)		ALL BEDROOMS		E	ssens
UPDATE	SDF	FRONT DR FIBERGLASS		Quixotic Plum		B (A)	ssens
UPDATE	SUB	SIDING VINYL 042		Sagebrook		B (A)	ssens
ADD	SUQ	SIDING BOARD & BATTEN				E	ssens
DELETE	SUZ	SIDING SHAKE				E	ssens
DELETE	TES	EXTERIOR SHUTTERS				B (C)	ssens

CHANGE ORDER #5 Date: 11/7/2024 Status: Ratified							
				Layout: PER PLAN Driveway: RIGHT			
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
DELETE	555XA29	HOUSE ORIENTATION SOUTHEAST				E	sdavey