



DAYTON (DCY)

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

Product (Set/Version): AVIANO (AIA00-01)

Spec/Model: NO

Start Date: 11/10/2025

Projected Settlement Date: 2/24/2026

Fax: Lumber Scheduled Date (ROUGH/TRIM): 11/4/2025 | NOT SCHEDULED

LOT INFORMATION				Layout	PER PLAN	Driveway Location	RIGHT
Community	Code	Lot	Permit Number	Legal Lot/Block/Section		Address	
VLGS OF WINDING CREEK WARR CO	VG	0749	20252955	00000749/010A		2114 LANCE CREEK CT CENTERVILLE, OH 45458	

SALE INFORMATION				Sale Status	Ratified	Contract Date	9/17/2025
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager		Sales Rep	Project Manager
William T. Degnan	Patricia S. O'Carroll	DA3925	N	Kellie Hedrick		Deborah Pilley	Jacob Fisher

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 - PARTIAL STONE FACADE	E		

SELECTED OPTIONS | DESIGNER INTERIORS

Option	Description	Category	Quantity	Color/Location (Number)
DIRC035	SONOMA MAPLE SLATE	E		
DIRN029	CARLTON	E		
HH6	HARD SURFACE UPGRADE 2 - GREAT ROOM	E		
LVP	LVP	E		
VT3	VANITY TOPS CULTURED MARBLE WHITE	E (G)		
ZH1	NO WHOLE HOUSE CARPET UPGRADE	E (G)		
ZH2	NO HARD SURFACE UPGRADE 1	E (G)		
ZH4	NO HARD SURFACE UPGRADE 3	E (G)		
ZH5	NO HARD SURFACE UPGRADE 4	E (G)		
ZWC	NO TILE UPGRADE IN SECONDARY BATH	E (G)		

SELECTED OPTIONS | ELEVATIONS

Option	Description	Category	Quantity	Color/Location (Number)
C30	CUSTOM ELEVATION #2 - BRICK SDS/REAR 1STFL	S		
EPE	COVERED PORCH	E		
EPV	PORCH PIER GRADE >4'MUDSILL W/ 6X6 POST	E		
EWF	CULTURED STONE VENEER FRONT	E		HARBOR LIMESTONE
RF3	ROOF UNDERLAYMENT (SYNTHETIC LOCAL)	S		



DAYTON (DCY)

Product (Set/Version): **AVIANO (AIA00-01)**

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		

SELECTED OPTIONS | *BASEMENT*

Option	Description	Category	Quantity	Color/Location (Number)
BAC	ONE BEDROOM BASEMENT	E		
MAC	FINISHED BASEMENT	E		
WMC	WINDOW EGRESS	E		
ZMT	NO WALKOUT EXITS AT REAR	B (C)		



DAYTON (DCY)

Product (Set/Version): AVIANO (AIA00-01)

SELECTED OPTIONS HOUSE				
Option	Description	Category	Quantity	Color/Location (Number)
777XA21	ADDRESS STONE	S		
DHD	FRONT DOOR STANDARD LOCK	B (A)		
EK5	LOCAL EXTERIOR DECK RAILINGS	E (G)		
EKX	EXTERIOR DECK MATERIAL LOCAL PURCHASE	E (G)		
GCB	2 CAR GARAGE - FRONT ENTRY	B (A)		
GGD	BEADED GARAGE DOOR	S		
GGM	GARAGE DOOR WINDOWS	S		
GGP	WIFI ENABLED GARAGE DOOR OPENER W/REMOTE CONTROLS	B (A)		
SDF	FRONT DOOR FIBERGLASS	B (A)		IN THE NAVY SW9178
SDS	FIREDOOR 20 MIN	B (A)		
SEA	STANCHIONS PER ENGINEERING	B (C)		
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 (A)		
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) - TIER 1	E (G)		SUGAR CREEK
SPJ	SEISMIC DESIGN CATEGORY A/B	B (A)		
SQU	ROOF ACCENT SHINGLED	E (G)		
SRA	7/16" ROOF SHEATHING	B (A)		
SRI	CORPORATE TRUSS SPECIFICATIONS - EXPOSURE (B)	B (A)		
SRP	ROOF SHINGLES ARCHITECTURAL	B (A)		WEATHERED WOOD
SRW	WIND LOAD 115 MPH (ULTIMATE)	B (A)		
STW	EXTERIOR TRIM WHITE	E		
SUD	SIDING HARDBOARD - COMMUNITY SPECIFIC	S		BOOTHBAY BLUE
SUQ	SIDING BOARD & BATTEN	E		BOOTHBAY BLUE
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)		
ZK2	NO GARAGE DOOR HARDWARE	E (G)		



DAYTON (DCY)

Product (Set/Version): AVIANO (AIA00-01)

SELECTED OPTIONS <i>KITCHEN</i>				
Option	Description	Category	Quantity	Color/Location (Number)
4VB	MICROWAVE OVER RANGE (GENERATED)	B (A)		
9KM	FAUCET FIXTURES KITCHEN TONE SS	E		
KD2	ALTERNATE KITCHEN LAYOUT (TC)	B (A)		
KFB	KITCHEN ISLAND	B (A)		
KFI	KITCHEN VENTILATION RECIRCULATING	B (A)		
KFN	KITCHEN SINK SINGLE BOWL	B (A)		
KMT	KITCHEN MANUFACTURER TIMBERLAKE	B (A)		
KSC	UPG 2 CABINET SOFT CLOSE DOORS	E		
NBC	TILE WALL BACKSPLASH KITCHEN UPGRADE	E		LEVEL 1 CATCH GLOSS 3X6 WHITE
NQK	QUARTZ COUNTERTOP KITCHEN UPGRADE1	E		QUARTZ FROST WHITE
QK2	KITCHEN CABINETS UPGRADE2	E		
SKD	42" WALL CABINETS KITCHEN	E (G)		
SKR	CABINET HARDWARE FINISH SATIN NICKEL	E (G)		
SKZ	CABINET HARDWARE UPGRADE CONTEMPORARY	E		

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 - AVAIL W/APPL PACKAGE	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)		
QM2	VANITY CABINET UPGRADE2 OWNER'S BATHROOM	E		
SVM	VANITY HARDWARE OWNER'S BATHROOM (GENERATED)	E		

SELECTED OPTIONS <i>BATHROOMS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
AUC	SECONDARY BATHROOM FIBERGLASS SURROUND	B (A)		
QZ2	VANITY CABINET UPGRADE2 BATHROOM	E		
SVD	VANITY HARDWARE (GENERATED)	E		



DAYTON (DCY)

Product (Set/Version): AVIANO (AIA00-01)

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 - INSULATED GARAGE DR	S		
555XA40	JURISDICTION REQUIREMENTS #4	S		
555XB22	WEATHERED WOOD ROOF SHINGLES	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)		
HFA	HOUSE BASE FINISH	B (A)		
QKM	CABINETS (PLANT)	B (A)		
RLS	INTERIOR HANDRAIL	E (G)		NVR SILVER SHADE SATIN (426-3414)
SCC	9' CEILINGS FIRST FLOOR - INCLUDES 42"CABINETS	S		
SNI	HANDRAIL LINEAR	B (A)		
SSH	CARPETED STAIR W/CAPPED WALL	E (G)		
ST6	INTERIOR TRIM TRANSITIONAL (RYAN)	B (A)		
SZT	TRANSITIONAL SPECIFICATIONS	B (A)		
YCM	VANITY TOPS (PLANT)	B (A)		
ZIY	NO STAIR ADJUSTMENT FOR UPGRADE FLOOR FOYER	B (A)		
ZLV	NO LVP STAIR UPGRADE	B (A)		

SELECTED OPTIONS <i>MECHANICAL SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
555XA30	HOUSE ORIENTATION SOUTH	E		
7M1	EQUIPMENT SUPPLIER CARRIER	B (A)		
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)		



DAYTON (DCY)

Product (Set/Version): **AVIANO (AIA00-01)**

SELECTED OPTIONS | *ELECTRICAL AND HOME TECHNOLOGY SPECIFICATIONS*

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)		
IDF	110V OUTLET (EA)	E		
IDH	ARC FAULT CIRCUITS ADDITIONAL	S		
IDI	NO KITCHEN ISLAND OUTLETS	S		
IDN	OUTDOOR SURGE/DISCONNECT	S		
IGF	CEILING FAN ROUGH-IN (EA)	E	3	
IGG	POST LIGHT ELECTRIC	S		
IGJ	FLOODLIGHTS BLACK FINISH DOUBLE (EA)	E		
IGN	UNDER CABINET LIGHTING KITCHEN	E		
IGS	PENDANT LIGHT(S) KITCHEN	E		
IKI	LED LIGHT PACKAGE A - COMMON AREAS	E		
IKN	LED LIGHT PACKAGE B - BEDROOMS	E		
IKU	PENDANT LIGHT(S) STD	E (G)		
IXB	LIGHT FIXTURE NICKEL FINISH	B (A)		
SZJ	NO IECC LIGHTING CONTROLS	B (A)		
SZK	HVAC WIRE COPPER	B (A)		

SELECTED OPTIONS | *PLUMBING SPECIFICATIONS*

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		
IHC	SUMP PUMP - SEE OPTION NOTE	S		
IHX	WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE	E		

SELECTED OPTIONS | *EXTERIOR SPECIFICATIONS*

Option	Description	Category	Quantity	Color/Location (Number)
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		
STB	EXTERIOR TRIM HARDIE	S		
TES	EXTERIOR SHUTTERS	B (C)		DARK NAVY



DAYTON (DCY)

Product (Set/Version): AVIANO (AIA00-01)

SELECTED OPTIONS FLOORING				
Option	Description	Category	Quantity	Color/Location (Number)
ACPBA01	CARPET OWNER'S BEDROOM (B)	B (A)		LOCH RAVEN CLAM SHELL (NV026-182)
ACPBA11	CARPET PAD OWNER'S BEDROOM (A)	E		
ACPDN01	CARPET DINING ROOM (B)	B (A)		LOCH RAVEN CLAM SHELL (NV026-182)
ACPDN11	CARPET PAD DINING ROOM (A)	E		
ACPUB01	CARPET ZONE 2 (B)	B (A)		LOCH RAVEN CLAM SHELL (NV026-182)
ACPUB11	CARPET PAD ZONE 2 (A)	E		
ACPUY01	CARPET BASEMENT ZONE (B)	E (G)		LOCH RAVEN CLAM SHELL (NV026-182)
ACPUY11	CARPET PAD BASEMENT ZONE (A)	E		
ALVAAA1	LVP BATHROOM #1 (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAF1	LVP BASEMENT BATHROOM (A) AHF	E (G)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVAA1	LVP OWNER'S BATHROOM (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVFYA1	LVP FOYER (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVKA1	LVP KITCHEN (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVGA1	LVP GREAT ROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVVA1	LVP LAUNDRY ROOM (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)

SELECTED OPTIONS COLOR SELECTIONS				
Option	Description	Category	Quantity	Color/Location (Number)
CAM	VANITY OWNER'S BATHROOM	B (A)		
CAM2XHB	VANITY OWNER'S BATH UPGRADE2 SONOMA MAPLE SLATE	E		
CAZ	VANITY CABINETS	B (A)		
CAZ2XHB	VANITY UPGRADE2 SONOMA MAPLE SLATE	E		
CKC	KITCHEN CABINETS	B (A)		
CKC2XHB	KITCHEN UPGRADE2 SONOMA MAPLE SLATE	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)		



DAYTON (DCY)

Product (Set/Version): **AVIANO (AIA00-01)**

CUSTOM OPTIONS				
Option	Description	Category	Quantity	Color/Location (Number)
555XJ28	RANCH PRODUCT	S		
555XJ31	CORE PRODUCT	S		
777XG04	CUSTOMER CHANGE ORDERS COMPLETE	E		
777XG24	STRUCTURAL CHANGES COMPLETE	E		
999ZZ01	MISC #1 - INCREASE SELLER PAID (Increase seller paid closing costs by \$3704 when using NVRM for financing)	E		



DAYTON (DCY)

Product (Set/Version): AVIANO (AIA00-01)

CHANGE ORDER #1 Date: 9/24/2025 Status: <i>Ratified</i>					Layout: PER PLAN Driveway: RIGHT		
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
DELETE	SFS	EXTERIOR SAFETY RAIL ALUMINUM/PVC				S	cadaughe

CHANGE ORDER #2 Date: 10/14/2025 Status: <i>Ratified</i>					Layout: PER PLAN Driveway: RIGHT		
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	777XG04	CUSTOMER CHANGE ORDERS COMPLETE				E	dlinz
ADD	777XG24	STRUCTURAL CHANGES COMPLETE				E	dlinz
UPDATE	EWF	CULT STONE FRONT		HARBOR LIMESTONE		E	dlinz
ADD	IDF	110V OUTLET (EA)				E	dlinz
ADD	IGF	CEILING FAN ROUGH-IN (EA)			3	E	dlinz
DELETE	IGF	CEILING FAN ROUGH-IN (EA)			2	E	dlinz
ADD	IGJ	FLOODLIGHTS BLACK FINISH DOUBLE (EA)				E	dlinz
UPDATE	NBC	TILE WALL BACKSPLASH KITCHEN UPGRADE		Level 1 Catch Gloss 3x6 White		E	dlinz
UPDATE	SDF	FRONT DR FIBERGLASS		IN THE NAVY SW9178		B (A)	dlinz
UPDATE	SJA	BRICK (A)		SUGAR CREEK		E (G)	dlinz
UPDATE	SUD	SIDING HARDBOARD		BOOTHBAY BLUE		S	dlinz
UPDATE	SUQ	SIDING BRD/BAT COLOR		BOOTHBAY BLUE		E	dlinz
UPDATE	TES	EXT SHUTTERS		DARK NAVY		B (C)	dlinz

CHANGE ORDER #3 Date: 10/14/2025 Status: <i>Ratified</i>						Layout: PER PLAN Driveway: RIGHT	
Change	Option	Description	Added Description	Color/Location	Quantity	Category	Create Person
ADD	999ZZ01	Increase seller paid closing costs by \$3704 when using NVRM for financing				E	sdavey
UPDATE	CD	Cash Discount					sdavey