



DAYTON (DCY)

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

Product (Set/Version): CUMBERLAND (CMB00-01)

Spec/Model: NO

Start Date: 1/27/2025

Projected Settlement Date: 5/15/2025

Fax: Lumber Scheduled Date (ROUGH/TRIM): 1/7/2025 | 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	0780	20250042	00000780/010B		9821 KNOLL CREEK CT CENTERVILLE, OH 45458	

SALE INFORMATION				Sale Status	Ratified	Contract Date	10/19/2024
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager		Sales Rep	Project Manager
David A. Saettel	Susan K. Saettel	DA4734	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			E			

SELECTED OPTIONS DESIGNER INTERIORS							
Option	Description			Category	Quantity	Color/Location (Number)	
DIRC032	SONOMA MAPLE LATTE			E			
DIRN030	MORGAN			E			
HH6	HARD SURFACE UPGRADE 2 - GREAT ROOM			E			
HH7	HARD SURFACE UPGRADE 3 - OWNERS BEDROOM			E			
HH8	HARD SURFACE UPGRADE 4 - BEDRM #2, BEDRM #3			E			
LVP	LVP			E			
VT3	VANITY TOPS CULTURED MARBLE WHITE			E (G)			
ZH1	NO WHOLE HOUSE CARPET UPGRADE			E (G)			
ZH6	NO HARD SURFACE UPGRADE 5			E (G)			
ZWC	NO SECONDARY BATH UPGRADE			E (G)			

SELECTED OPTIONS ELEVATIONS							
Option	Description			Category	Quantity	Color/Location (Number)	
C30	CUSTOM ELEVATION #2 - BRICK SDS/REAR 1STFL			S			
EPE	COVERED PORCH			B (A)			
EPV	PORCH PIER GRADE >4'MUDSILL W/ 6X6 POST			E			
EWF	CULTURED STONE VENEER FRONT			E		HARBOR LIMESTONE	
RF3	ROOF UNDERLAYMENT (SYNTHETIC LOCAL)			S			
RPC	6/12 ROOF PITCH			B (A)			



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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)
AEB	BASEMENT BATHROOM SHOWER	E		
MAC	FINISHED BASEMENT	E		
WMC	WINDOW EGRESS	E		
ZAF	NO ONE BEDROOM BASEMENT	E (G)		
ZMT	NO WALKOUT EXITS AT REAR	B (C)		



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SELECTED OPTIONS <i>HOUSE</i>				
Option	Description	Category	Quantity	Color/Location (Number)
777XA21	ADDRESS STONE	S		
DHD	FRONT DOOR STANDARD LOCK	B (A)		
EK5	LOCAL EXTERIOR DECK RAILINGS	B (C)		
EKX	EXTERIOR DECK MATERIAL LOCAL PURCHASE	B (C)		
GCF	3 CAR GARAGE - FRONT ENTRY	E		
GGP	WIFI ENABLED GARAGE DOOR OPENER W/REMOTE CONTROLS	B (A)		
GGU	GARAGE DOOR UPGRADE1	B (A)		WHITE
SDF	FRONT DOOR FIBERGLASS	B (A)		BLACK
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)		
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 (C)		
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)	E (G)		BOURBON TRAIL
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		WEATHERED WOOD
SRW	WIND LOAD 115 MPH (ULTIMATE)	B (A)		
STW	EXTERIOR TRIM WHITE	E		
SUD	SIDING HARDBOARD	S		GRAY SLATE
SUQ	SIDING BOARD & BATTEN	E		COUNTRY LANE RED
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)
9KN	FAUCET FIXTURES KITCHEN TONE BLACK	E		
KA3	KITCHEN APPLIANCE LAYOUT W/RANGE & WALL OVEN (TC)	E		
KFI	KITCHEN VENTILATION RECIRCULATING	B (A)		
KFN	KITCHEN SINK SINGLE BOWL	S		
KFX	KITCHEN HOOD FAN (GE NEW)	B (C)		
KMT	KITCHEN MANUFACTURER TIMBERLAKE	B (A)		
KSC	UPG 2 CABINET SOFT CLOSE DOORS	E		
NBE	TILE WALL BACKSPLASH KITCHEN UPGRADE2	E		DESIGN DIAGRAM 9X9
NQK	QUARTZ COUNTERTOP KITCHEN UPGRADE1	E		QUARTZ FROST WHITE
QK2	KITCHEN CABINETS UPGRADE2	E		
SKL	CABINET HARDWARE FINISH BLACK	E (G)		
SKZ	CABINET HARDWARE UPGRADE CONTEMPORARY - AVAIL W/ SONOMA CABS	E		
TIK	CABINET CROWN MOULDING KITCHEN	E		
WSW	WINDOW(S) DINING AREA SIDE	E		

SELECTED OPTIONS | *APPLIANCES*

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)		
4VR	SLIDE IN RANGE (GENERATED)	E		
4VS	SINGLE WALL OVEN (GENERATED)	E		
ICA	RANGE ELECTRIC HOOK-UP	B (A)		
ICC	DRYER ELECTRIC HOOK-UP	B (A)		
ICG	MICROWAVE 110V HOOK-UP	B (C)		
ZWD	NO WASHER/DRYER PACKAGE	B (A)		

SELECTED OPTIONS | *GREAT ROOM*

Option	Description	Category	Quantity	Color/Location (Number)
LGG	GAS FIREPLACE GREAT ROOM REAR	E		
PVG	FIREPLACE STONE VENEER GREAT ROOM LOW HEARTH	E		SENECA DRY STACK
RTG	TRAY CEILING GREAT ROOM	B (A)		

SELECTED OPTIONS | *OWNERS SUITE*

Option	Description	Category	Quantity	Color/Location (Number)
AMG	OWNER'S BATHROOM ROMAN SHOWER	E		
AMS	OWNER'S BATHROOM FRAMED SHOWER DOOR	B (A)		
AUB	OWNER'S BATHROOM CERAMIC SURROUND	E		
QM2	VANITY CABINET UPGRADE2 OWNER'S BATHROOM	E		
SVM	VANITY HARDWARE OWNER'S BATHROOM (GENERATED)	E		

SELECTED OPTIONS | *BEDROOMS*

Option	Description	Category	Quantity	Color/Location (Number)
BCB	THREE BEDROOM	B (A)		
ZIZ	NO BONUS BEDROOM	B (A)		



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SELECTED OPTIONS | *BATHROOMS*

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		

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		
555XA38	JURISDICTION REQUIREMENTS #2	S		
555XA40	JURISDICTION REQUIREMENTS #4	S		
555XB22	WEATHERED WOOD ROOF SHINGLES	S		
SGD	PLANT INSTALLED WINDOWS	B (A)		

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)		
DHB	INTERIOR DOOR HARDWARE FINISH BLACK	E (G)		
DHO	INTERIOR DOOR GLASS STYLE SINGLE PANE	B (A)		
HFG	HOUSE BLACK FINISH - ONLY W/ CRAFTSMAN	E		
QKM	CABINETS (PLANT)	B (A)		
RLS	INTERIOR HANDRAIL	E (G)		MINWAX CLASSIC GRAY 271 SATIN (6503 -51646)
SNI	HANDRAIL LINEAR	E (G)		
SNR	CARPETED STAIR, BASEPLATE/SQUARE WHITE BALUSTERS/CRAFTSMAN NEWEL	E (G)		
STS	INTERIOR TRIM UPGRADE1	E (G)		
SZC	CRAFTSMAN SPECIFICATIONS	E		
YCM	VANITY TOPS (PLANT)	B (A)		

SELECTED OPTIONS | *MECHANICAL SPECIFICATIONS*

Option	Description	Category	Quantity	Color/Location (Number)
555XA31	HOUSE ORIENTATION SOUTHWEST	E		
7GF	EQUIPMENT PKG GAS G6 SYSTEM ZONE 1	E (G)		
7M1	EQUIPMENT SUPPLIER CARRIER	S		
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)		



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SELECTED OPTIONS | ELECTRICAL AND HOME TECHNOLOGY SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
777XB82	FLOOR OUTLET (EA) - SINGLE PLUG UNIT	E	2	
CPB	TV PREWIRE-(2)4K HDMI CABLES,(1)INTERNET CABLE & ELECTRICAL OUTLET (EA)	E	2	
CPG	CABLE & INTERNET DUAL PORT (1)	B (A)		
IAR	LIGHT PACKAGE MODERN - ONLY W/ CRAFTSMAN	E		
IDC	SERVICE 200 AMP	E		
IDI	NO KITCHEN ISLAND OUTLETS	S		
IDN	OUTDOOR SURGE/DISCONNECT	S		
IGE	LIGHT PREWIRE CEILING (EA)	E	4	
IGF	CEILING FAN ROUGH-IN (EA)	E	5	
IGG	POST LIGHT ELECTRIC	S		
IGN	UNDER CABINET LIGHTING KITCHEN	E		
IKI	LED LIGHT PACKAGE A - COMMON AREAS	E		
IKL	LED LIGHT (EA)	E	4	
IKN	LED LIGHT PACKAGE B - BEDROOMS	E		
IXF	LIGHT FIXTURE BLACK FINISH	E (G)		
SZJ	NO IECC LIGHTING CONTROLS	B (A)		
SZK	HVAC WIRE COPPER	B (A)		

SELECTED OPTIONS | PLUMBING SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
777XC24	WATER SOFTENER ROUGH-IN	S		
9BR	FAUCET FIXTURES BATHROOM STANDARD (HINT)	B (A)		
9M1	FAUCET SUPPLIER KOHLER	B (A)		
9TC	COMFORT HGT TOILET HOUSE	E		
9TZ	NO WASHER DRAIN PAN	S		
IHC	SUMP PUMP	S		
IHL	WATER HEATER ELECTRIC 50 GALLON	B (A)		

SELECTED OPTIONS | EXTERIOR SPECIFICATIONS

Option	Description	Category	Quantity	Color/Location (Number)
DECKM02	LOCAL DECK MATERIAL COMPOSITE DECKING	S		
DECKM04	COMPOSITE TYPE TIMBERTECH AZEK	S		
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		
STB	EXTERIOR TRIM HARDIE	S		
TES	EXTERIOR SHUTTERS	B (C)		BLACK



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SELECTED OPTIONS FLOORING				
Option	Description	Category	Quantity	Color/Location (Number)
ACPUY01	CARPET BASEMENT ZONE (B)	E		LOCH RAVEN CAMEO (NV026-174)
ACPUY11	CARPET PAD BASEMENT ZONE (A)	E		
ACWAO02	CERAMIC WALL SURROUND OWNER'S BATHROOM (B)	E		CAVANITE WHITE 13X13
ALVAAA1	LVP BATHROOM #1 (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVAF1	LVP BASEMENT BATHROOM (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVAA1	LVP OWNER'S BATHROOM (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVBAA1	LVP OWNER'S BEDROOM (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVF1	LVP FAMILY ENTRY (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVFYA1	LVP FOYER (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVKKA1	LVP KITCHEN (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVLGA1	LVP GREAT ROOM (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVUBA1	LVP ZONE 2 (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)
ALVVAA1	LVP LAUNDRY ROOM (A) AHF	E		LFSLCLSPL BEACHSIDE WARMTH EK (EP70L02E)

SELECTED OPTIONS COLOR SELECTIONS				
Option	Description	Category	Quantity	Color/Location (Number)
CAM	VANITY OWNER'S BATHROOM	B (A)		
CAM2XEX	VANITY OWNER'S BATH UPGRADE2 SONOMA MAPLE LATTE	E		
CAZ	VANITY CABINETS	B (A)		
CAZ2XEX	VANITY UPGRADE2 SONOMA MAPLE LATTE	E		
CKC	KITCHEN CABINETS	B (A)		
CKC2XEX	KITCHEN UPGRADE2 SONOMA MAPLE LATTE	E		
NVD	SQUARE BOWL VANITY TOPS HOUSE	E (G)		
NVD2XAA	SQUARE BOWL VANITY TOP HOUSE STANDARD CULTURED MARBLE WHITE	E (G)		
NVP	SQUARE BOWL VANITY TOPS OWNER'S BATHROOM	E (G)		
NVP2XAA	SQUARE BOWL VANITY TOP OWNER'S STANDARD CULTURED MARBLE WHITE	E (G)		



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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 - HOME COMPLETION MARC (Home Completion March/April 2025)	E		
999ZZ02	MISC #2 - 2 LEDS WILL BE ON SE (2 LEDs will be on separate switch and located above fireplace in Great Room)	E		
999ZZ03	MISC #3 - MANHOLE FRONT RIGHT, (Manhole front right, see PM about covered porch)	E		
999ZZ04	MISC #4 - INCREASE SELLER-PAID (Increase Seller-paid Closing Costs by an additional \$1,500)	E		



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CHANGE ORDER #1 | Date: 10/25/2024 | Status: Ratified 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
DELETE	9KM	FAUCET FIXTURES KITCHEN TONE SS				E	dlinz
ADD	9KN	FAUCET FIXTURES KITCHEN TONE BLACK				E	dlinz
UPDATE	BP	Base Price					dlinz
ADD	IGE	LIGHT PREWIRE CEILING (EA)			4	E	dlinz
DELETE	IGE	LIGHT PREWIRE CEILING (EA)				E	dlinz
ADD	IKL	LED LIGHT (EA)			4	E	dlinz
DELETE	IKL	LED LIGHT (EA)			2	E	dlinz
ADD	IKN	LED LIGHT PACKAGE B (BEDROOMS)	BEDROOMS			E	dlinz
UPDATE	KSC	UPG 2 CABINET SOFT CLOSE DOORS				E	dlinz
DELETE	ZXT	NO LED LIGHT PACKAGE B-BEDROOMS				B (A)	dlinz

CHANGE ORDER #2 | Date: 1/2/2025 | 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 an additional \$1,500				E	rgilbert
UPDATE	CD	Cash Discount					rgilbert