



DAYTON (DCY)

Address: 1974 BYERS RD

City, State, Zip: MIAMISBURG, OH, 45342

Business: 937-914-4300

Fax:

Product (Set/Version): **BALLENGER (BLG00-01)**

Spec/Model: **NO**

Start Date: **11/10/2025**

Projected Settlement Date: **2/25/2026**

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	0818	20252854	00000818/010B		2296 COLD STREAM DR CENTERVILLE, OH 45458	

SALE INFORMATION				Sale Status	Ratified	Contract Date	9/22/2025
Purchaser Name	CoPurchaser Name	CDS #	Contingent	Sales Manager		Sales Rep	Project Manager
Jay Desai		DA4025	N	Kellie Hedrick		Deborah Pilley	Ian Dickey

SALE COMMENTS							
Comments							

SELECTED OPTIONS BASEMENT FOUNDATION							
Option	Description			Category	Quantity	Color/Location (Number)	
FBA	BASEMENT FOUNDATION			B (A)			

SELECTED OPTIONS ELEVATION A							
Option	Description			Category	Quantity	Color/Location (Number)	
ELA	ELEVATION A			B (A)			

SELECTED OPTIONS DESIGNER INTERIORS							
Option	Description			Category	Quantity	Color/Location (Number)	
DIRC035	SONOMA MAPLE SLATE			E			
DIRN035	DARTMOUTH			E			
HH5	HARD SURFACE UPGRADE 1 - FLX/LIB OR STDY/BDRM			E			
HH6	HARD SURFACE UPGRADE 2 - FAMILY ROOM			E			
LVP	LVP			E			
ZH1	NO WHOLE HOUSE CARPET UPGRADE			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			E			
EVA	BRICK VENEER FRONT			E			
RF3	ROOF UNDERLAYMENT (SYNTHETIC LOCAL)			S			
ZJA	NO PORCH FULL FRONT			B (C)			

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 <i>BASEMENT</i>				
Option	Description	Category	Quantity	Color/Location (Number)
BAC	ONE BEDROOM BASEMENT	E		
MAC	FINISHED BASEMENT	E		
WMB	WINDOW EGRESS BEDROOM	E		
ZGX	NO WINDOW(S) BASEMENT REAR	B (C)		
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)		
GCB	2 CAR GARAGE - FRONT ENTRY	B (A)		
GGD	BEADED GARAGE DOOR	S		WHITE
GGM	GARAGE DOOR WINDOWS	S		
GGP	WIFI ENABLED GARAGE DOOR OPENER W/REMOTE CONTROLS	B (A)		
SDF	FRONT DOOR FIBERGLASS	B (A)		HOMBURG GRAY SW7622
SDS	FIREDOOR 20 MIN	B (A)		
SEA	STANCHIONS PER ENGINEERING	B (A)		
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 (C)		
SFZ	SAFETY PACKAGE MATERIAL	B (A)		
SGJ	WINDOW COLOR WHITE (EXTERIOR & INTERIOR)	B (C)		
SGS	STD GRILLE PATTERN	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)		
SJA	BRICK (A)	E (G)		VINTAGE PORT
SPJ	SEISMIC DESIGN CATEGORY A/B	B (A)		
SQU	ROOF ACCENT SHINGLED	B (A)		
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	S		KHAKI BROWN
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)		



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SELECTED OPTIONS <i>KITCHEN</i>				
Option	Description	Category	Quantity	Color/Location (Number)
9KM	FAUCET FIXTURES KITCHEN TONE SS	E		
KA1	KITCHEN APPLIANCE LAYOUT W/RANGE (TC)	B (A)		
KFJ	KITCHEN VENTILATION EXTERIOR	E		
KFN	KITCHEN SINK SINGLE BOWL	B (A)		
KFX	KITCHEN HOOD FAN (GE NEW)	B (C)		
KMT	KITCHEN MANUFACTURER TIMBERLAKE	B (A)		
KSC	UPG 2 CABINET SOFT CLOSE DOORS	E		
NBC	TILE WALL BACKSPLASH KITCHEN UPGRADE	E		LEVEL 1 GRAY 3X6
NSK	QUARTZ COUNTERTOP KITCHEN UPGRADE2	E		QUARTZ CARRARA MARMI
QK2	KITCHEN CABINETS UPGRADE2	E		
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)		
ICB	RANGE GAS HOOK-UP	E		
ICC	DRYER ELECTRIC HOOK-UP	B (A)		
ICG	MICROWAVE 110V HOOK-UP	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>BEDROOMS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
BDB	FOUR BEDROOM	B (A)		

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		



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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	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)		
HFB	HOUSE NICKEL FINISH - EXCLUDES KITCHEN FCT	E		
QKM	CABINETS (PLANT)	B (A)		
RLS	INTERIOR HANDRAIL	B (A)		NVR SILVER SHADE SATIN (426-3414)
SNI	HANDRAIL LINEAR	B (A)		
SNY	CARPETED STAIR, PAINTED BASEPLATE/SQUARE WHITE BALUSTERS/TRANSITIONAL NEWE	E		
ST6	INTERIOR TRIM TRANSITIONAL (RYAN)	B (A)		
SZT	TRANSITIONAL SPECIFICATIONS	B (A)		
YCM	VANITY TOPS (PLANT)	B (A)		
ZLG	NO STAIR ADJUSTMENT FOR UPGRADE FLOOR KITCHEN	B (A)		
ZLV	NO LVP STAIR UPGRADE	B (A)		

SELECTED OPTIONS <i>MECHANICAL SPECIFICATIONS</i>				
Option	Description	Category	Quantity	Color/Location (Number)
555XA26	HOUSE ORIENTATION NORTH	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)		



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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)		
IDC	SERVICE 200 AMP	E		
IDF	110V OUTLET (EA)	E		
IDI	NO KITCHEN ISLAND OUTLETS	S		
IDL	CAR CHARGING OUTLET - ROUGH IN	E		
IDN	OUTDOOR SURGE/DISCONNECT	S		
IGG	POST LIGHT ELECTRIC	S		
IKI	LED LIGHT PACKAGE A - COMMON AREAS	E		
IKN	LED LIGHT PACKAGE B - BEDROOMS	E		
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)
777XC24	WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERAT	E		
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	S		
IHX	WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE	E		

SELECTED OPTIONS | *EXTERIOR SPECIFICATIONS*

Option	Description	Category	Quantity	Color/Location (Number)
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)		GRAY



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SELECTED OPTIONS <i>FLOORING</i>				
Option	Description	Category	Quantity	Color/Location (Number)
ACFAA02	CERAMIC BATHROOM #1 (B)	E		CAVANITE WHITE 17X17
ACFAF02	CERAMIC BASEMENT BATHROOM (B)	E		CAVANITE WHITE 17X17
ACFAO02	CERAMIC OWNER'S BATHROOM (B)	E		CAVANITE WHITE 17X17
ACFVA01	CERAMIC LAUNDRY ROOM (A)	E		CAVANITE WHITE 17X17
AC PUB03	CARPET ZONE 2 (D)	E		ENCHANTED HAVANA (NV233-2275)
AC PUB11	CARPET PAD ZONE 2 (A)	E		
ACPUY03	CARPET BASEMENT ZONE (D)	E		ENCHANTED HAVANA (NV233-2275)
ACPUY11	CARPET PAD BASEMENT ZONE (A)	E		
ALVAPA1	LVP POWDER ROOM FIRST FLOOR (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVCFA1	LVP FLEX ROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVFAA1	LVP FAMILY ROOM (A) AHF	E		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVFEA1	LVP FAMILY ENTRY (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVFYA1	LVP FOYER (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)
ALVKKA1	LVP KITCHEN (A) AHF	B (A)		LFSLCLSPL COASTAL SETTING BR (LP70RK10E)

SELECTED OPTIONS <i>COLOR SELECTIONS</i>				
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)		
NVD2XVA	SQUARE BOWL VANITY TOP HOUSE UPGRADE1 FROST WHITE	E		
NVP	SQUARE BOWL VANITY TOPS OWNER'S BATHROOM	B (A)		
NVP2XVA	SQUARE BOWL VANITY TOP OWNER'S UPGRADE1 FROST WHITE	E		



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CUSTOM OPTIONS				
Option	Description	Category	Quantity	Color/Location (Number)
555XJ29	MULTI-STORY PRODUCT	S		
555XJ31	CORE PRODUCT	S		
777XG04	CUSTOMER CHANGE ORDERS COMPLETE	E		
777XG24	STRUCTURAL CHANGES COMPLETE	E		



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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: 9/30/2025 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
ADD	9KM	FAUCET FIXTURES KITCHEN TONE SS				E	dlinz
DELETE	9KN	FAUCET FIXTURES KITCHEN TONE BLACK				E	dlinz
DELETE	DHB	INTERIOR DOOR HARDWARE FINISH BLACK				E (G)	dlinz
ADD	DHJ	INTERIOR DOOR HARDWARE FINISH SATIN NICKEL				B (A)	dlinz
ADD	HFB	HOUSE NICKEL FINISH (EXCLUDES KITCHEN FCT)	EXCLUDES KITCHEN FCT			E	dlinz
DELETE	HFG	HOUSE BLACK FINISH (EXCLUDES KITCHEN FCT)	EXCLUDES KITCHEN FCT			E	dlinz
ADD	IXB	LIGHT FIXTURE NICKEL FINISH				B (A)	dlinz
DELETE	IXF	LIGHT FIXTURE BLACK FINISH				E (G)	dlinz
UPDATE	NBC	TILE WALL BACKSPLASH KITCHEN UPGRADE		Level 1 Gray 3x6		E	dlinz
UPDATE	SDF	FRONT DR FIBERGLASS		HOMBURG GRAY SW7622		B (A)	dlinz
UPDATE	SJA	BRICK-A		VINTAGE PORT		E (G)	dlinz
DELETE	SKL	CABINET HARDWARE FINISH BLACK				E (G)	dlinz
ADD	SKR	CABINET HARDWARE FINISH SATIN NICKEL				E (G)	dlinz
UPDATE	SUD	SIDING HARDBOARD		KHAKI BROWN		S	dlinz
UPDATE	TES	EXT SHUTTERS		GRAY		B (C)	dlinz