

Nicholas Homes, Inc. Purchase Agreement General Addendum

MODEL: IOPOLLO III 2524 SQFT	ELEVATION: PER PLAN	PLAN: 4 BEDROOM 2.5 BATH
LOT NO: 166	ADDRESS: 24512 MEADOWS, FLAT ROCK, MICHIGAN 48134	
LEGAL DESCRIPTION: *04F166 T5S* UNIT 166 WAYNE COUNTY COND SUB PLAN NO 897 AKA PRESERVES AT BRADBURY PARK T5S R10E L44009 OF DEEDS P 129 TO 225 WCR-K-0.5988		
PURCHASERS:		
DESCRIPTION OF INCLUDED OPTIONS		
1	PREMIUM ELEVATION	
2	3 CAR FRONT ENTRY GARAGE WITH EXTRA TWO FEET OF DEPTH	
3	BAY IN NOOK WITH 8' WIDE SLIDING DOORWALL	
4	ICE MAKER WATER LINE	
5	COAXIAL/CAT 5 IN KITCHEN, STUDY, BEDROOMS 2, 3, AND 4 (ALL BOXES WILL BE PLATTED WITH SOLID PLATES, YOUR ISP PROVIDER WILL BE RESPONSIBLE FOR TRIMMING THEM OUT).	
6	WALL MOUNT TV PREPS IN GREAT ROOM AND MASTER SUITE INCLUDE 110V OUTLETS ON UPPER AND LOWER WALL, COAXIAL/CAT 5, AND EMPTY BOXES WITH CONDUIT FOR FUTURE HDMI (ALL BOXES WILL BE PLATTED WITH SOLID PLATES, YOUR ISP PROVIDER WILL BE RESPONSIBLE FOR TRIMMING THEM OUT).	
7	2 RECESSED LIGHTS IN MASTER BATH (1 OVER NON JET SOAK TUB, 1 OVER THE SHOWER)	
8	DOUBLE SINKS IN MASTER BATH	
9	PAN CEILING IN MASTER SUITE	
10	TOTAL OF THREE 110 VOLT OUTLETS IN GARAGE AT WORK BENCH HEIGHT	
11	RAISED PANEL MAPLE CABINETS AND VANITIES WITH SOFT CLOSE DRAWERS AND DOORS (EXCEPT LAZY SUSANS)	
12	2 LAZY SUSAN BASE CABINETS, 2 CORNER WALL CABINETS	
13	EACH BATHROOM TO HAVE AT LEAST TWO VANITY DRAWERS	
14	STAINED MAIN STAIRCASE & BALCONY OVERLOOKING FOYER AND GREAT ROOM (NO CARPET BETWEEN SPINDLES)	
15	BENCH SEAT IN MASTER BATH SHOWER (SHOWER ENCLOSURES ARE NOT PROVIDED UNLESS OTHERWISE SPECIFIED IN THE PURCHASE AGREEMENT GENERAL ADDENDUM)	
16	FULL WALL TILE (DOES NOT INCLUDE CEILING) IN MASTER BATH SHOWER WITH ONE ACCENT BAND AND TWO SHAMPOO SHELVES	
17	TILE ACCENT BAND AROUND BACK OF MASTER BATH 5'X36" SOAK TUB SAME ACCENT BAND TILE SELECTION AS SHOWER	
18	FULL WALL TILE (DOES NOT INCLUDE CEILING) IN MAIN BATH TUB/SHOWER WITH TWO SHAMPOO SHELVES AND NO ACCENT BAND	
19	3 ROUGH PLUMBING OPENINGS IN BASEMENT FOR A FUTURE BATH	
20	WALL TO WALL 30" TALL WALL CABINETS IN LAUNDRY ROOM (DOES NOT INCLUDE BUILT IN LAUNDRY TUB)	
21	IN WALL WATER BOX IN MAIN FLOOR LAUNDRY ROOM FOR FUTURE WASHING MACHINE HOOK UPS/DRAIN	

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22	ISLAND IN KITCHEN (TWO 42" WIDE CABINETS 21" DEEP EACH WITH 2 DRAWERS AND 2 DOORS PER CABINET), SNACK BAR OVERHANG ON LONG SIDE, NO SINK	
23	50 GALLON DIRECT VENT WATER HEATER	
24	FIVE 15" DEEP WALL CABINETS 36" HIGH PER THE MAIN FLOOR PLAN ADDENDUM (NUMBERED 1 THRU 5). CABINETS 1 AND 5 ARE ONLY 12" DEEP INSIDE.	
25	DOUBLE DOOR ENTRY INTO MASTER SUITE	
26	DOUBLE GLASS FRENCH DOOR ENTRY INTO STUDY	
27	NOOK CABINETS (TWO W2730 CABINETS WITH GRANITE OVER, TWO WM2730H CHINA WALL CABINETS WITH 2 GLASS SHELVES IN EACH AND A WM2730-GLASS-01 DOOR INSERT)	
28	90" TALL EXTRA DEEP CABINET PANTRY IN KITCHEN WITH THREE ROLL OUTS AND TWO ADJUSTABLE SHELVES	
29	ALL CLOSETS TO HAVE PREHUNG DOOR UNITS	
30	1 SIX INCH RECESSED LIGHT FIXTURE OVER KITCHEN SINK ON ONE SWITCH	
31	5 SIX INCH RECESSED LIGHT FIXTURES IN THE KITCHEN ON ONE SWITCH	
32	ELONGATED COMFORT HEIGHT WHITE TOILETS IN ALL BATHROOMS	
33	BUILDER TO INSTALL THREE PURCHASER SUPPLIED PENDANT LIGHTS OVER ISLAND AND FOYER CHANDELIER	
34	BLACK WROUGHT IRON BALUSTERS AND INSTALLATION PATTERN (TWO SWIRL, BASKET) SIMILAR TO THAT SHOWN IN THE PICTURE AND IS NOT REPRESENTATIVE OF HOW MANY BALUSTERS WILL BE ON EACH STEP	
35	7' WIDE BY 2' TALL FIXED WINDOW OVER FIREPLACE	
36	2" CROWN MOLDING ABOVE ALL WALL CABINETS	
37	WHITE OVAL UNDER MOUNT SINKS IN ALL BATHROOMS	
38	8 POUND CARPET PADDING	
39	CERAMIC FLOOR TILE IN FOYER, EXTENDED FOYER, HALF BATH, NOOK, KITCHEN, GARAGE FOYER AND LAUNDRY ROOM (\$3.00/SQFT TILE ALLOWANCE)	
TOTAL PURCHASE PRICE		\$326,325.00

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