

Nicholas Homes, Inc. Purchase Agreement General Addendum

MODEL: IOPOLLO III 2635 SQFT	ELEVATION: PER PLAN	PLAN: 4 BEDROOM 2.5 BATH
LOT NO: 47	ADDRESS: 29839 BRADBURY, FLAT ROCK, MICHIGAN 48134	
LEGAL DESCRIPTION: *04F47 T5S* UNIT 47 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 AND EXTRA WIDE ADDRESS STONE OVER FRONT DOOR UNIT "29839 BRADBURY"	
2	3 CAR FRONT ENTRY GARAGE WITH ONE FOOT OF EXTRA DEPTH	
3	EXTRA WIDE BAY IN NOOK WITH 8' WIDE X 8' TALL SLIDING DOORWALL WITH GRIDS	
4	GRIDS IN BAY NOOK FLANKER WINDOWS	
5	ICE MAKER WATER LINE	
6	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).	
7	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).	
8	2 RECESSED LIGHTS IN MASTER BATH (1 OVER NON JET SOAK TUB, 1 OVER THE SHOWER)	
9	DOUBLE SINKS IN MASTER BATH	
10	PAN CEILING IN MASTER SUITE	
11	TOTAL OF THREE 110 VOLT OUTLETS IN GARAGE AT WORK BENCH HEIGHT	
12	RAISED PANEL MAPLE CABINETS AND VANITIES WITH SOFT CLOSE DRAWERS AND DOORS (EXCEPT THE TWO LAZY SUSAN BASE CABINETS)	
13	2 CORNER CHINA WALL CABINETS WITH ONE WM1542-GLASS-01K GLASS DOOR INSERT, THREE GLASS SHELF – 27WMDJ ADJUSTABLE GLASS SHELVES AND IN CABINET LIGHTING PER CABINET. BOTH IN CABINET LIGHTS ON ONE COMMON SWITCH.	
14	EACH BATHROOM TO HAVE AT LEAST TWO VANITY DRAWERS	
15	STAINED MAIN STAIRCASE & BALCONY OVERLOOKING FOYER AND GREAT ROOM (NO CARPET BETWEEN SPINDLES)	
16	BENCH SEAT IN MASTER BATH SHOWER (SHOWER ENCLOSURES ARE NOT PROVIDED UNLESS OTHERWISE SPECIFIED IN THE PURCHASE AGREEMENT GENERAL ADDENDUM)	
17	FULL WALL TILE (DOES NOT INCLUDE CEILING) IN MASTER BATH SHOWER WITH ONE ACCENT BAND AND TWO SHAMPOO SHELVES	
18	TILE ACCENT BAND AROUND BACK OF MASTER BATH 5'X36" SOAK TUB SAME ACCENT BAND TILE SELECTION AS SHOWER	
19	FULL WALL TILE (DOES NOT INCLUDE CEILING) IN MAIN BATH TUB/SHOWER WITH TWO SHAMPOO SHELVES AND NO ACCENT BAND	
20	3 ROUGH PLUMBING OPENINGS IN BASEMENT FOR A FUTURE BATH	

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21	WALL TO WALL 42" TALL WALL CABINETS IN LAUNDRY ROOM (DOES NOT INCLUDE BUILT IN LAUNDRY TUB) WITH CROWN MOLDING ON TOP
22	IN WALL WATER BOX IN MAIN FLOOR LAUNDRY ROOM FOR FUTURE WASHING MACHINE HOOK UPS/DRAIN
23	ISLAND IN KITCHEN (ONE 36" WIDE W3630H CHINA CABINET WITH GLASS DOOR INSERTS AND TWO GLASS SHELVES, TWO 30" WIDE B30 BASE CABINETS WITH 2 DRAWERS AND 2 DOORS PER CABINET), SNACK BAR OVERHANG ON LONG SIDE, NO SINK, DUMMY DOORS ON SIDES OF W3630H AND ON SIDE OF ONE B30
24	50 GALLON DIRECT VENT WATER HEATER
25	FIVE 15" DEEP WALL CABINETS 42" HIGH PER THE MAIN FLOOR PLAN ADDENDUM (NUMBERED 1 THRU 5). CABINETS 1 AND 5 ARE ONLY 12" DEEP INSIDE.
26	DOUBLE DOOR ENTRY INTO MASTER SUITE
27	DOUBLE GLASS FRENCH DOOR ENTRY INTO STUDY
28	NOOK CABINETS (TWO W2730 CABINETS WITH GRANITE OVER, TWO WM2742H CHINA WALL CABINETS WITH 3 GLASS SHELVES IN EACH AND A WM2742-GLASS-01 DOOR INSERT)
29	96" TALL EXTRA DEEP CABINET PANTRY IN KITCHEN WITH THREE ROLL OUTS AND TWO ADJUSTABLE SHELVES
30	ALL CLOSETS TO HAVE PREHUNG DOOR UNITS
31	1 SIX INCH RECESSED LIGHT FIXTURE OVER KITCHEN SINK ON ONE SWITCH
32	5 SIX INCH RECESSED LIGHT FIXTURES IN THE KITCHEN ON ONE SWITCH
33	ELONGATED COMFORT HEIGHT WHITE TOILETS IN ALL BATHROOMS
34	BUILDER TO INSTALL THREE PURCHASER SUPPLIED PENDANT LIGHTS OVER ISLAND AND FOYER CHANDELIER
35	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
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)
40	TWO WINDOWS IN MASTER SUITE TO MEET MINIMUM EGRESS
41	9 FOOT MAIN FLOOR CEILINGS (REQUIRED WIDENING HOUSE 2' ADDING 111 SQFT OF LIVING SPACE)
42	EXTRA DEEP BASEMENT (8'-6" WALL FORMS)
43	MAINTENANCE FREE EXTERIOR (NO ROUGH SAWN WOOD, EXTERIOR WOOD DOES NOT GET PAINTED PRIOR TO ALUMINUM WRAP)
44	ONE SIX INCH RECESSED LIGHT FIXTURE OVER MAIN BATH TUB
TOTAL PURCHASE PRICE	
	\$341,080.00



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