

Features in the East Beach home at 9671 26th Bay Street

1. The home consists of 3254 ft.² of heated living space in the main house. There is an attached two-car garage. There is an additional 453 ft.² of heated space in an apartment over the garage. This house was recognized by the Tidewater Builders Association Stanley Award as the **Best Overall Design** for homes between 3000 ft.² and 3500 ft.² built in 2007 in the Tidewater region.
 - a. The downstairs includes an entry foyer, a dining room, an office, and a great room that includes the kitchen and family room. The family room is set up as a multi-purpose room. That includes a stereo /home theater, a masonry wood-burning fireplace, and access to the screened back porch and backyard. Off the kitchen/family room is a full bath. The kitchen includes upgraded appliances, a walk-in pantry with countertop space for small appliances with upper and lower cabinets.
 - b. The staircase is in the back of the house and wraps around an elevator that serves the garage level, the first floor, and the second floor. This "Stair Tower" is a continuation of the entry hall and leads down several steps to the garage. On the way to the garage is a work counter and sink designed to be a potting area.
 - c. There is a screened porch off the back of the house on the first floor. On the first floor in the front of the house, there is a covered, wraparound porch with views of the Chesapeake. In the great room there is a door close to the fireplace. Outside that door is the first floor wraparound porch with a ramp that provides access to the backyard and the fire wood rack. Using a firewood cart, firewood can easily be brought up the ramp to just outside the family room door.
 - d. There are three bedrooms upstairs as well as the laundry room. The master bedroom is on the front of the house with a view of the Chesapeake. The master bath includes a separate claw-foot tub, a shower with a built-in steam generator, a private area for the toilet, and a walk-in closet with built-in closet organization units including a his and her dresser with mirror. There is also an equipment rack that supports the Smart Home features.
 - e. The guestroom is also on the front of the house and has a generous walk-in closet.
 - f. The third room upstairs is currently being used as a second office but was designed as a third bedroom with closet.
 - g. Between the guestroom and the third bedroom is a full bath with a tub-shower and two standalone vanity units with sinks. The bathroom is accessed from the main hall that connects all the rooms on the second floor as well as the second floor covered front porch. There are excellent views of the Chesapeake from the second floor porch.
 - h. The laundry room is tiled behind the washer and dryer up to the level of the water input and has a floor drain. There is also a utility sink with cabinets above the sink and the washer and dryer. Laundry can be placed in the laundry room via an access door from the master bedroom closet.
 - i. There is a finished stairway to a third floor landing that provides access to the third floor deck and attic. The third floor deck has a modest view of the Chesapeake and overlooks the neighborhood. The third floor landing also provides access to the floored attic space. The attic space includes a waste pipe and piping for hot and cold water. The attic could be converted into living space with a bath.

- j. There is a two-car garage with access to the utility area and to the backyard. The fenced backyard includes a large patio, lawn, gardens and a built-in island with a gas-fired grill. Each garage door is hurricane resistant and controlled by separate automatic garage openers. There is an outside shower in an enclosed space with hot and cold water that is also useful for storage. This storage area has a 220 V outlet provided for future use.
2. This home is designed as a **Smart Home**. Using the kitchen panel or prepared iPads, lighting, HVAC, security, hot water circulation, the garage doors, the outside cameras, and audio and video distribution can be controlled throughout the house.
- a. The front porch lights are controlled by the Smart home. They come on at dusk and go off at 10 PM.
 - b. A number of home lighting scenes can be selected from the kitchen panel, prepared iPads or from some of the light switches.
 - c. Path lighting from the front door entry through the upstairs hall is automatic. The system checks what time of day it is in relation to sunset or sunrise and then selects the pre-chosen brightness for the part of the house you are walking through.
 - d. There are doorbells at the front door and between the garage doors on the alley. When a doorbell rings, any telephone in the house can be used to communicate with the person at the door. There are cameras at both locations that can be accessed from prepared iPads or the kitchen panel.
 - e. There is an automated Christmas mode. The front four rooms have wall plugs. The top of the plug is controlled by light switches in each room and by the automated lighting system. The bottom plug is a standard plug that is always hot. When the Christmas mode is selected the upper plug switches on at dusk and off at 11 PM for the Christmas season. This allows window candles to be controlled automatically.
 - f. Using lights and wall plugs controlled by the Smart home, a lived in look can be created while away.
 - g. The hot water recirculating pump is controlled by the Smart home. When one of the security modes selected indicates no one is home, the recirculating pump turns off. When security is off or is set to provide security when you are home, the hot water recirculating pump is on. This pump can also be turned on or off from the home automation system.
 - h. The equipment rack in the master bedroom closet supports three digital video recorders (DVR). Each of the three DVR's can be accessed at each TV in the house and are controlled by prepared iPads.
 - i. A Roku audio/video streaming device provides access to most Movie and TV streaming services. These services can be watched on most TVs in the house, again under the control of a prepared iPad.
 - j. A Sonos Connect integrates music sources for distribution to the house. There are ceiling speakers in the kitchen, dining room, the first floor office, the back porch, and the third floor deck. Stereo in the master bedroom and in the family room also receive music sources under the control of the kitchen panel or prepared iPads. In addition, the downstairs office is wired for stereo or home theater. This wiring is not currently used. Music can be routed to any combination of speakers or stereos. The sources of music are a network drive that contains the owner's private CD collection, and any of the streaming music services supported by the Sonos Connect streaming device which include all popular streaming

services. Also supported is Sirius/XM Radio. Some streaming services require a paid subscription.

3. The main house is heated and air-conditioned by two, independent geothermal units, one for each floor. Seven closed loop wells, each drilled to 200 feet, support the heating and cooling system. These two geothermal units, as well as the hot water heater, the whole house water filtration system, the air filtration system and the automated sprinkler system controls are all contained in the utility room attached to the side of the house. These sources of water were placed in this utility room to isolate any water breaks from the main house. There are three years of a five-year preventive maintenance contract remaining.
4. The carriage house, which is a 450 ft.² apartment over the garage is heated and cooled by a heat pump. Hot water is supplied by a tank-less hot water heater in the garage. The carriage house consists of a great room that includes the kitchen and television room and is wired for home theater. The bathroom includes a shower, toilet, sink and a stacked washer and dryer hook up. The bedroom is sized for a queen bed and has a generous closet. The attic space is accessed via a pulldown attic stair and the attic space is floored for storage.
5. The utility room and the garage have Gladiator brand wall-mounted tracks for facilitating storage.
6. There is a 17 kW backup generator that supplies power to important outlets and the upstairs heating and air-conditioning system. This generator comes on automatically when it senses a power failure and runs on natural gas. There are three years of a five-year contract for preventative maintenance remaining.
7. Whole house vacuum system.
8. All floors, walls, and ceilings that face the outside have 2 inches of closed cell foam and 3 ½ or more inches of fiberglass for insulation. The approximate R-value of the walls is R-24 and the ceilings are R-30 or better.
9. The whole house water filtration system uses gradations of sand and a carbon filter. All water fed to the interior of the house is filtered. Outside spigots are not filtered.
10. Air drawn through the air filtration system goes through three different filters and then is fed back into the house.
11. Most exterior trim is solid PVC instead of wood. Solid PVC holds paint better than wood and never rots. The decking and hand rails are pressure-treated wood and resist rotting.

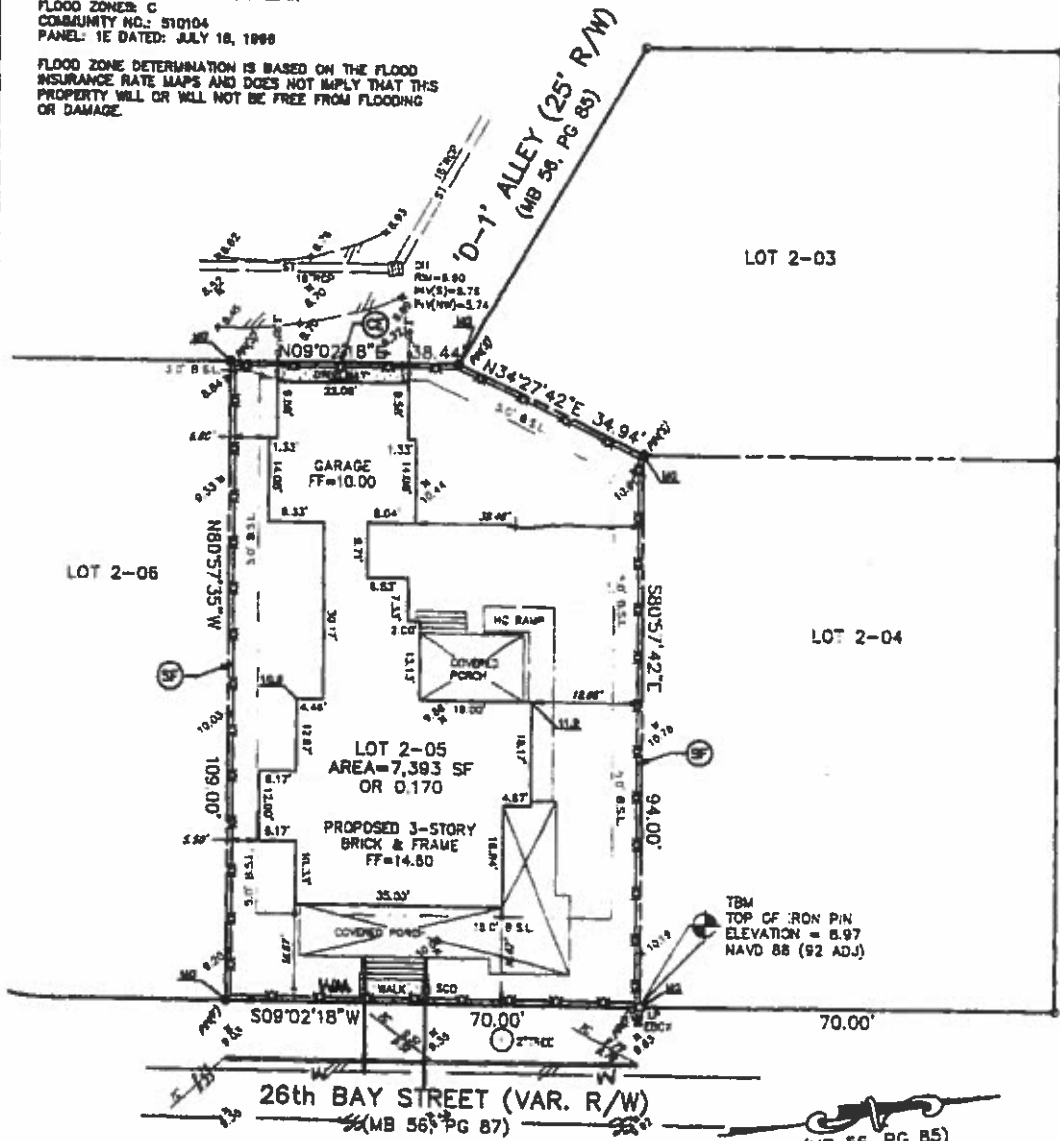
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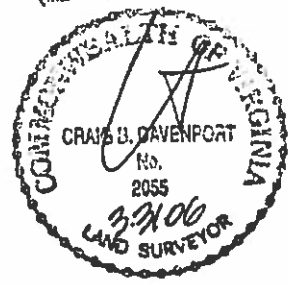
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