

**Residential / Single Family**  
**5077568**  
**Active**

**1 Grandview Avenue**  
**Derry NH 03038**

**Unit/Lot #:**  
**Price - List \$699,000**  
**Price - Closed**  
**Date - Closed**



|                         |                               |                          |       |
|-------------------------|-------------------------------|--------------------------|-------|
| <b>Year Built</b>       | 1987                          | <b>Rooms - Total</b>     | 7     |
| <b>Style</b>            | Contemporary                  | <b>Bedrooms - Total</b>  | 3     |
| <b>Color</b>            |                               | <b>Baths - Total</b>     | 3     |
| <b>Total Stories</b>    | 2                             | <b>Baths - Full</b>      | 2     |
| <b>Zoning</b>           | MDR                           | <b>Baths - 3/4</b>       | 0     |
| <b>Taxes TBD</b>        | N                             | <b>Baths - 1/2</b>       | 1     |
| <b>Gross Taxes/Year</b> | \$11,775.00 / 2024            | <b>Baths - 1/4</b>       | 0     |
| <b>Lot Acres/SqFt</b>   | 0.29 / 12,632                 | <b>SqFt-Tot Finished</b> | 1,998 |
| <b>Directions</b>       | GPS-1 Grandview Ave. Derry NH |                          |       |

New Price, Same Great Home! Stunning Lakeside Living on Beaver Lake. Experience the pinnacle of "lake life" in this meticulously maintained home overlooking the serene waters of Beaver Lake. From the professionally renovated kitchen to the designer-updated bathrooms, every inch of this residence has been crafted for comfort and style. The heart of the home features a dramatic open-concept living area with vaulted ceilings and skylights that bathe the space in natural light. Stunning hardwood floors lead you to the private first-floor primary suite—a true sanctuary featuring a walk-in shower, dual vanities, and the luxury of radiant heated floors. Whether you are working from home against a backdrop of the sparkling lake or enjoying your favorite beverage on the private balcony or the patio overlooking the lush gardens, this home offers a daily escape. For the outdoor enthusiast, take your kayak or boat down to the lake access for a day of swimming and boating. Steps away from Gallien's beach...Location is everything: You are perfectly positioned just minutes from premier shopping, dining, healthcare, and major commuter routes. Don't just dream about the lake—live it. Schedule your private tour TODAY! OPEN HOUSE Sunday, March 8th from 1-3 pm. Come see what "lake life" is all about! Join us for a tour of this beautiful home—we can't wait to show you around and answer any questions. See you at the lake!

**STRUCTURE**

|                             |  |                                 |                        |
|-----------------------------|--|---------------------------------|------------------------|
| <b>Construction Status</b>  | Existing   | <b>Footprint</b>                |                        |
| <b>Construction</b>         | Vinyl Siding   | <b>SqFt-Apx Fin AG/Source</b>   | 1,610 / Public Records |
| <b>Foundation</b>           | Concrete   | <b>SqFt-Apx Fin BG/Source</b>   | 388 / Public Records   |
| <b>Exterior</b>             |  | <b>SqFt-Apx Unfn AG/Source</b>  | 0 / Public Records     |
| <b>Roof</b>                 | Architectural Shingle  | <b>SqFt-Apx Unfn BG/Source</b>  | 836 / Public Records   |
| <b>Basement/Access Type</b> | Yes / Walk-up  | <b>SqFt-Apx Tot Below Grade</b> |                        |
| <b>Basement Description</b> | Climate Controlled, Concrete, Partially Finished, Walkout, Exterior Access | <b>SqFt-Apx Total Finished</b>  | 1,998                  |
| <b>Garage/Capacity</b>      | Yes / 2  | <b>SqFt-Apx Total</b>           | 2,834                  |
| <b>Garage Type</b>          |  | <b>Mobile Make/Model</b>        | /                      |
| <b>Garage Description</b>   |  | <b>Mobile Serial Number</b>     |                        |
|                             |  | <b>Mobile Anchor</b>            |                        |
|                             |  | <b>Units Per Building</b>       |                        |

| ROOM TYPE       | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|-----------------|------------|-------|-----------|------------|-------|
| Kitchen/Dining  |            | 1     |           |            |       |
| Living Room     |            | 1     |           |            |       |
| Primary Bedroom |            | 1     |           |            |       |
| Bathroom Three  |            | 1     |           |            |       |
| Sunroom         |            | 1     |           |            |       |
| Bedroom         |            | 2     |           |            |       |
| Bedroom         |            | 2     |           |            |       |
| Bathroom Full   |            | 2     |           |            |       |
| Bonus Room      |            | B     |           |            |       |
| Bathroom Half   |            | B     |           |            |       |

**UTILITIES**

|                  |                       |                            |                       |
|------------------|-----------------------|----------------------------|-----------------------|
| <b>Heating</b>   | Oil, Boiler           | <b>Services</b>            | Phone, Cable, Propane |
| <b>Heat Fuel</b> |                       | <b>Management Co/Phone</b> | /                     |
| <b>Cooling</b>   | Central AC            | <b>Fuel Company</b>        |                       |
| <b>Water</b>     | Drilled Well, Private | <b>Phone Company</b>       |                       |
| <b>Sewer</b>     | Public                | <b>Cable Company</b>       |                       |
| <b>Electric</b>  | 200+ Amp Service      | <b>Electric Company</b>    |                       |

**LOT / LOCATION**

|                             |               |                            |  |                            |                   |
|-----------------------------|---------------|----------------------------|--|----------------------------|-------------------|
| <b>County</b>               | NH-Rockingham | <b>Devel/Subdiv</b>        |  | <b>ROW-Parcel Access</b>   |                   |
| <b>Water Body Access</b>    |               | <b>School - District</b>   | Derry School District SAU #10  | <b>ROW-Length/Width</b>    | /                 |
| <b>Water Body Type</b>      | Lake          | <b>School - Elementary</b> | Derry Village School   | <b>ROW to other Parcel</b> |                   |
| <b>Water Body Name</b>      |               | <b>School - Middle/Jr</b>  | West Running Brook Middle Sch  | <b>Roads</b>               | Public Maintained |
| <b>Water Frontage Lngth</b> |               | <b>School - High</b>       | Pinkerton Academy  | <b>Road Front/Length</b>   | Yes / 176         |
| <b>Water Restrictions</b>   | Unknown       | <b>Mobile Park Name</b>    |  | <b>Surveyed/By</b>         | Unknown           |
| <b>Condo Ltd Comm Area</b>  |               | <b>Condo Name</b>          |  | <b>Owned Land</b>          |                   |
| <b>Common Land Acres</b>    |               | <b>Building #</b>          |  | <b>Units Per Building</b>  |                   |
| <b>Suitable Use</b>         |               | <b>Lot Desc</b>            | Beach Access, Corner, Lake Access, Lake View, Landscaped, Water View, Near Shopping, Near Public Transportatn, Near Hospital, Near School(s) | <b>Area Desc</b>           |                   |

**FEATURES**

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| <b>Interior Features</b> | Blinds, Ceiling Fan, Dining Area, Primary BR w/ BA, Natural Light, Natural Woodwork, Soaking Tub, Vaulted Ceiling, Window Treatment, Programmable Thermostat, 1st Floor Laundry | <b>Exterior Features</b> | Boat Launch, Boat Mooring, Balcony, Partial Fence, Garden Space, Patio, Shed, Double Pane Window(s), Beach Access |
| <b>Flooring</b>          | Ceramic Tile, Hardwood, Vinyl   | <b>Driveway</b>          | Paved   |
| <b>Appliances</b>        | Dishwasher, Disposal, Dryer, Microwave, Gas Range, Refrigerator, Washer, Water Heater off Boiler  |                          |   |
| <b>Other Equipment</b>   | Air Conditioner, Gas Stove  |                          |   |

|                                       |   |  |   |
|---------------------------------------|---|--|---|
| <b>Green Verification Progm</b>       |   | <b>Green Verification Rating/Metric</b>    | / |
| <b>Green Verification Body</b>        |   | <b>Green Verification New Construction</b> |   |
| <b>Green Verification Status/Year</b> | / | <b>Green Verification URL</b>              |   |

**PUBLIC RECORDS**

|                             |                  |                           |      |                           |             |
|-----------------------------|------------------|---------------------------|------|---------------------------|-------------|
| <b>Deed - Recorded Type</b> | Other            | <b>Deeds - Total</b>      |      | <b>Deed Book/Page</b>     | 6581 / 1561 |
| <b>Map</b>                  | 50               | <b>Block</b>              | 21   | <b>Lot</b>                | 21          |
| <b>SPAN #</b>               |                  | <b>Property ID</b>        | 9501 | <b>Plan Survey Number</b> |             |
| <b>Assment Amount/Year</b>  | \$630,000 / 2024 | <b>Assments - Special</b> |      | <b>Current Use</b>        |             |
| <b>Tax Class</b>            |                  | <b>Tax Rate</b>           |      | <b>Land Gains</b>         |             |

**DISCLOSURES**

|                                   |          |                              |  |                         |
|-----------------------------------|----------|------------------------------|--|-------------------------|
| <b>Fee/Fee Frequency</b>          | /        | <b>Fee Includes</b>          |  |                         |
| <b>Fee 2/Fee 2 Frequency</b>      | /        | <b>Fee 2 Includes</b>        |  |                         |
| <b>Fee 3/Fee 3 Frequency</b>      | /        | <b>Fee 3 Includes</b>        |  |                         |
| <b>\$/SqFt Fin. Above Grade</b>   | \$434.16 | <b>Sale Includes</b>         |  |                         |
| <b>PUD</b>                        |          | <b>Negotiable</b>            | Other  |                         |
| <b>Comp Only/Type</b>             | No /     | <b>Foreclsd/BankOwnd/REO</b> | No   | <b>Auction</b>          |
| <b>Seasonal</b>                   | No       | <b>Restrictions</b>          |  |                         |
| <b>Mobile Park Approval</b>       |          | <b>Mobile Co-Op</b>          |  | <b>Mobile Must Move</b> |
| <b>Flood Zone</b>                 | No       | <b>Rented</b>                |  | <b>Rental Amount</b>    |
| <b>Covenants</b>                  | No       | <b>Easements</b>             |  | <b>Resort</b>           |
| <b>Possession</b>                 |          | <b>Documents Available</b>   |  |                         |
| <b>Timeshre/Fract Ownrshp?</b>    | No       | <b>T/F Ownrshp Amt/Type</b>  | /  |                         |
| <b>Auctioneer - Responsible</b>   |          | <b>Auction Date/Time</b>     | /  |                         |
| <b>Auctioneer License #</b>       |          | <b>Auction Info</b>          |  |                         |
| <b>Auctn Price Determnd By</b>    |          | <b>Exclusions</b>            | Note that a substitution is being made for the gas range. Stair Master and the |                         |
| <b>Delayed Showing/Begin Date</b> | /        | <b>Price - Original</b>      | \$749,900  |                         |

**PREPARED BY**

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Elizabeth Pacini - Black Door Realty Group, LLC

1 Grandview Avenue

Derry NH 03038



Views of Beaver Lake



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Prep By: Black Door Realty Group, LLC

Listed by:

Elizabeth Pacini / Black Door Realty Group, LLC

Elizabeth Pacini



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Primary 1st floor bedroom



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Jetted free standing tub



2nd floor balcony





Basement bonus room



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Listed by:

Elizabeth Pacini/ Black Door Realty Group, LLC

Elizabeth Pacini

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**TO BE COMPLETED BY SELLER**

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. **SELLER:** Patricia Cefaly, Trustee

2. **PROPERTY LOCATION:** 1 Grandview Ave., Derry, NH 03038

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?**  Yes  No

4. **SELLER:**  has  has not occupied the property for 22 years.

**5. WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:**  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

b. **INSTALLATION:** Location: \_\_\_\_\_  
 Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
 What is the source of your information? \_\_\_\_\_

c. **USE:** Number of persons currently using the system: \_\_\_\_\_  
 Does system supply water for more than one household?  Yes  No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:  Yes  No  N/A Quantity:  Yes  No  
 Quality:  Yes  No  Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested?  Yes  No Date of most recent test \_\_\_\_\_  
 IF YES to any question, please explain in Comments below or with attachment.  
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
 IF YES, are test results available?  Yes  No  
 What steps were taken to remedy the problem?

COMMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

a. **TYPE OF SYSTEM:** Public:  Yes  No Community/Shared:  Yes  No  
 Private:  Yes  No  Unknown  
 Septic Design Available:  Yes  No

b. **IF PUBLIC OR COMMUNITY/SHARED**  
 Have you experienced any problems such as line or other malfunctions?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_

c. **IF PRIVATE:**  
**TANK:**  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
 Tank Size \_\_\_\_\_ Gal.  Unknown  Other: \_\_\_\_\_  
 Tank Type  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
 Location: \_\_\_\_\_ Location Unknown  Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS PC \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_

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d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
 IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
 Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
 IF YES, has a site assessment been done?  Yes  No  Unknown  
 Source of Information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

| 7. <u>INSULATION</u> | <u>LOCATION</u> | <u>Yes</u>                          | <u>No</u>                | <u>Unknown</u>                      | <u>If YES, Type</u> | <u>Amount</u> | <u>Unknown</u>           |
|----------------------|-----------------|-------------------------------------|--------------------------|-------------------------------------|---------------------|---------------|--------------------------|
|                      | Attic or Cap    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | _____               | _____         | <input type="checkbox"/> |
|                      | Crawl Space     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____               | _____         | <input type="checkbox"/> |
|                      | Exterior Walls  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | _____               | _____         | <input type="checkbox"/> |
|                      | Floors          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____               | _____         | <input type="checkbox"/> |
|                      | _____           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | _____               | _____         | <input type="checkbox"/> |

**8. HAZARDOUS MATERIAL**

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown IF YES: Are tanks currently in use?  Yes  No  
 IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Are you aware of any past or present problems such as leakage, etc?  Yes  No  
 Comments: \_\_\_\_\_  
 If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

b. **ASBESTOS - Current or previously existing:**

As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
 In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
 In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
 If YES, Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

c. **RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
 If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  
 Are test results available?  Yes  No  
 Comments: \_\_\_\_\_

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BUYER(S) INITIALS

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PROPERTY LOCATION: 1 Grandview Ave., Derry, NH 03038

d. RADON/WATER - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property?  Yes  No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

Comments: \_\_\_\_\_

f. Are you aware of any other hazardous materials?  Yes  No

If YES: Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes  No If YES, Explain: \_\_\_\_\_

d. Are you aware of any problems with other buildings on the property?  Yes  No

If YES, Explain: \_\_\_\_\_

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES  NO  UNKNOWN

If YES, Explain: \_\_\_\_\_

*Veteran*

f. Is this property located in a Federally Designated Flood Hazard Zone?  Yes  No  Unknown

Comments: \_\_\_\_\_

g. Has the property been surveyed?  Yes  No  Unknown If YES, By: \_\_\_\_\_

If YES, is survey available?  Yes  No  Unknown

h. How is the property zoned? Residential

i. Street (check one):  Public  Private  Association

If private, is there a written road maintenance agreement?  Yes  No

Additional Information: \_\_\_\_\_

j. Heating System Age: 15 Type: Burnham Oil Burner Fuel: Oil Tank Location: Basement

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: 15

Price: \_\_\_\_\_

Gallons: 650

Date system was last serviced and by whom? 12 May 2025

Tim Trombly

Plumbing & Heating

Secondary Heat Systems: N/A

Comments: \_\_\_\_\_

SELLER(S) INITIALS

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BUYER(S) INITIALS

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- k. Roof Age: 5 Type of Roof Covering: Continued landmark architect  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. Plumbing Type: Copper + Flex piping Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_
- p. Electrical System: # of Amps 200 Circuit Breakers  Fuses   
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_
- s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)  Yes  No If YES, please explain: \_\_\_\_\_
- t. Air Conditioning: Type: \_\_\_\_\_ Age: 15 Date Last Serviced and by whom: 12 May 25 Jim Tavourly  
Comments: Plumbing + Heating
- u. Pool: Age: \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_
- v. Generator: Portable: Yes  No  Whole House: Yes  No  Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_
- w. Internet: Type Currently Used at Property: Xfinity
- x. Other (e.g. Alarm System, Irrigation System, etc.) N/A  
Comments: \_\_\_\_\_

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS \_\_\_\_\_

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes  No

b. ADDITIONAL COMMENTS:

1) 04/20/2015 Erickson Foundation Supportworks  
Push Piers) x 7 Foundation Stabilization  
2) Radiant Flooring in Primary Bath  
3) Two (2) deck awnings, Concord Awning + Canvas Fabricated  
4) Pergola Cover Fabric Settler - Timber Spring 2025  
5) Rejuvenated Kitchen cabinets + quartz counter top, Kitchen backsplash  
installed October 2025 10 yrs

ACKNOWLEDGEMENTS

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SELLER Patricia Cefly DATE 02/16/26

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

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BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER(S) INITIALS PC

BUYER(S) INITIALS \_\_\_\_\_

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**

**New Hampshire Association of REALTORS® Standard Form**

**TO BE COMPLETED BY SELLER**





Property Address: 1 Grandview Ave., Derry, NH 03038

(Please mark with letter "X" in columns)

Add notes below

| Item   | Included | Excluded | Negotiable | N/A | Comments/Condition Notes |
|--|----------|----------|------------|-----|--------------------------|
| Air Conditioner(s) - portable                          |          |          |            | ✓   |                          |
| Alarm System   |          |          |            | ✓   |                          |
| Basketball Hoop  |          |          |            | ✓   |                          |
| Central Vacuum Attachments                             |          |          |            | ✓   |                          |
| Chandeliers(s)   | ✓        |          |            |     |                          |
| Cupola/Weathervane                                     |          |          |            | ✓   |                          |
| Curtain Rods & Hardware                                | ✓        |          |            |     |                          |
| Curtains & Drapes                                      | ✓        |          |            |     |                          |
| Dishwasher   | ✓        |          |            |     |                          |
| Disposal   | ✓        |          |            |     |                          |
| Door Knocker   |          |          |            | ✓   |                          |
| Dryer  | ✓        |          |            |     |                          |
| Electric Garage Door Opener(s)                         | ✓        |          |            |     |                          |
| Fireplace Screen/Equipment                             |          |          |            | ✓   |                          |
| Fireplace <del>Decorative</del> <i>Propose Stone</i> ✓ |          |          |            |     |                          |
| Freezer  |          |          |            | ✓   |                          |
| Hot Tub  |          |          |            | ✓   |                          |
| Invisible Fence Equipment                              |          |          |            | ✓   |                          |
| Island - portable                                      |          |          |            | ✓   |                          |
| Landscaping/Plantings/Shrubs                           | ✓        |          |            |     |                          |
| Lawn Furniture   |          |          |            |     |                          |
| Lawn Mower   |          |          | ✓          |     |                          |
| Light Fixtures (Interior)                              |          |          |            |     |                          |
| Light Fixtures (Exterior)                              | ✓        |          |            |     |                          |
| Microwave  | ✓        |          |            |     |                          |
| Mirrors  | ✓        |          |            |     |                          |
| Touch-Up Paint (current colors)                        | ✓        |          |            |     |                          |
| Pool Table   |          |          |            | ✓   |                          |
| Range (Stove)  | ✓        |          |            |     |                          |
| Refrigerator(s)  | ✓        |          |            |     |                          |
| Shelves/Brackets                                       | ✓        |          |            |     |                          |
| Snowblower   |          |          | ✓          |     |                          |
| Solar Panels   |          |          |            | ✓   |                          |
| Stereo Equipment/Speakers                              |          |          |            | ✓   |                          |
| Storage Shed   | ✓ x. 2   |          |            |     |                          |
| Stove Hood   |          |          |            | ✓   |                          |
| Swimming Pool  |          |          |            | ✓   |                          |
| Swimming Pool Chemicals                                |          |          |            | ✓   |                          |
| Swimming Pool Equipment                                |          |          |            | ✓   |                          |
| Swingset/Playset                                       |          |          |            | ✓   |                          |
| Trash Compactor  |          |          |            | ✓   |                          |
| TV Antenna/Satellite Dish                              |          |          |            | ✓   |                          |
| Wall-Mounted TV(s)                                     |          |          |            | ✓   |                          |
| Wall-Mounted TV brackets                               | ✓        |          |            |     |                          |

(Please mark with letter "X" in columns)

Add notes below

| Item                              | Included | Excluded | Negotiable | N/A | Comments/Condition Notes |
|-----------------------------------|----------|----------|------------|-----|--------------------------|
| Washer                            | ✓        |          |            |     |                          |
| Water Filter                      | ✓        |          |            |     |                          |
| Water Softener                    |          |          |            | ✓   |                          |
| Well Water Chemicals              |          |          |            | ✓   |                          |
| Window & Door Blinds              | ✓        |          |            |     |                          |
| Window & Door Shades              | ✓        |          |            |     |                          |
| Wine Cooler/refrigerator          |          |          |            | ✓   |                          |
| Wood/Pellet Stove                 |          |          |            | ✓   |                          |
| WorkBench                         | ✓        |          |            |     |                          |
| Other <i>Garden Potting Bench</i> | ✓        |          |            |     |                          |
| Other                             |          |          |            |     |                          |
| Other                             |          |          |            |     |                          |

Seller's Signature *Patricia Ceply* Date *16 Feb 2026*

Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

BLACK DOOR  
REALTY GROUP







Imagery 2020

Parcels2025: GRANDVIEW AVE

Map navigation controls: a square icon, a left arrow button, and a close (X) button.

