

# Testing

**Attention:** Property Owners: **Alpenwald Village Vermont** (Stamford & Readsboro, VT)

If your considering building on your property or selling it in 2018 you will need to have it tested to to determine it if is buildable.

(A tested lot or property that has been certified buildable **“Increases”** your **“Property Value”** and if you plan to sell or build on it in the future. This would be required for any new building on the property)

**TIP Development & Berard Excavating** and a **VT Certified Licensed Engineer** will be conducting **Soil Testing** (Test Pits) on select lots & Property in Alpenwald Village in **Spring/Summer/Fall 2018** and would like to offer you the opportunity to have your property tested. The last time that we had done any testing of lots in Alpenwald Village was back in 2006 over 11 years ago. Since then the VT Septic Laws have changed and certified lots are required in order to build.

**VT Septic Laws** state that all property/lots in the State of Vermont that does not have access to town sewage that you plan to ever build on requires their own Septic System and Well and must be Certified by a VT Engineer with a Test Pit and/or a Perc Test if the lot is to be developed. Same applies to a new owner if you were to sell the property. (If lot is only to be a buffer lot then no testing is required) State permits and inspections are required on all property & lots and all new septic systems installed. Therefore, if you are planning to ever build in Alpenwald Village, Stamford or Readsboro VT you may wish to consider having your lots or property tested sooner than later to deem that it is buildable or plan to sell it would add value.

**Test Pits & Perc Testing** will be done by a Certified VT Engineer to determine if the lot is buildable with a VT septic system and conforms to the Vermont septic laws. They will then be certified in a short report to you without any expiration providing they meet all current state laws as noted above. This immediately increases the value of your investment to build on or sell.

**Testing Process:** The Engineer does a quick review of the property/lots scheduled to be tested. In Alpenwald Village they have built a base map which includes (approximate, but very close property lines), topography and existing systems and wells in all Alpenwald. They have just updated this map over the winter, so this is very good timing for evaluation and testing. They then identify any lots that may have issues, and prepare a plan/location to test. By issues, I mean, are they near existing wells, if so, they accurately draw the well shield and determine where they can test, then they use their maps to rough in the property line locations, since some areas don't have all the property corners in place. They locate your property/lot from original survey maps and then we stake out lot front boundary corners then provide placement of a sign with your name and lot number. They then complete inspection and evaluation of the property/lot from the first review noted above and then by walking the property/lots to determine exactly where to do the testing.

Once the Engineer determines the exact location where to do the testing the Excavator then clears a path through the wooded lot (cutting brush & small trees only) to this location and proceeds to dig approx. 3/4 holes 6/7 feet deep (using a mini excavator). The Engineer then proceeds to do his testing of water levels and the percolation of water into the soil oil. **Note:** Preparation and issuance of a final certified report based on the engineer's final evaluation is then sent to the property owner. (If you're planning a near future build or a new owner then a Septic/Lot Design & State Permit would also be required at an additional cost)

