

**TIP Development & Berard Excavating & a VT Certified Licensed Engineer** will be conducting Lot Test Pits on select Lots & Property in your Alpenwald Village **Summer/Fall 2019** and would like to offer you the opportunity to have your property tested as well.

**Important Note:** A tested lot or property that has been certified buildable **“Increases”** your **“Property Value”** if you plan to sell or build on it in the future.

#### **Vermont Septic Laws**

Very Important Information about Vermont Septic Laws that you must be aware of if you plan to Build on any Lot or Property in Vermont.

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. **(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.

**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 of Alpenwald. They have actually 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 the this location and proceeds to dig approx. 3/4 holes 6/7 feet deep (using a mini excavator). The Engineer then proceeds to do evaluate the Soil & Water Levels. **Note:** Preparation and issuance of a final certified report based on the engineers final evaluation is then sent to the property owner. (If you're planning a near future build then a Septic/Lot Design & State Permit would also be required at an additional cost)

**Testing Cost:** \$1000 Per Property/Lot Tested

**Includes:** A Certified VT Engineer & Report, Excavator/Operator, Front only corner stakes, Property/Lot Sign with owner's name and lot number.

If you are interested in increasing the value of your property and having your Property/Lot tested this Summer/Fall 2019 please let us know by **April 15<sup>th</sup>, 2019** in order to put you on the schedule. **50% (\$500) Payment** is required by **May 15<sup>th</sup>, 2019** to be confirmed. Balance due on receipt of invoice once the testing has been completed. **Note:** If in the near future that you decide to build on the property yourself within the next 2 years with TIP Development we will credit you with the full amount from the cost to build. If you were to sell the property this offer is transferable to the new owners providing that they also build with the same 2 years with TIP Development. If you have any immediate questions or/to reserve space on the schedule for testing of your lot/property please call:

Frank Hall direct at: 518-573-8030 or email: [tipdevelopment@aol.com](mailto:tipdevelopment@aol.com)

Make all checks payable to TIP Development and mailed to the address below.

#### **Contact**

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**Remarks:** TIP Development & Berard Excavating are Independent Owners and General Contractor/Excavator with Construction Experience. The Engineer is a certified licensed VT Engineer.

**Disclaimer:** TIP Development & Berard Excavating & Engineer are not affiliated or associated with Alpenwald Village, inc, Town of Stamford or Town of Readsboro. and is not authorized to speak for, make arrangements with or enter into any agreement for or on behalf of AVI, Towns of Stamford and/or Town of Readsboro VT.

