

PRIVATE WELL PROPERTY REPORT

Buyer due-diligence brief

1280 County Road 2, Ontario

Source: Ontario public water-well records | Generated 2026-10-18 | [checkmywell.ca](#)

SAMPLE REPORT - Demo records are used only to show the paid-product experience.

REPORT TAKEAWAY

A mapped record is close enough to investigate, but the serving well is not confirmed.
The nearest mapped well is 38 m away. Confirm the physical well tag and seller record before associating it with this property.

RECORDS 4 within 500 m	MEDIAN DEPTH 138 ft available nearby records	NEAREST RECORD 38 m mapped distance	USABLE PUMP DATA 1 / 4 nearby records
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Evidence quality

Depth	4 / 4	Strongest field
Pump	1 / 4	Very limited
Completion year	0 / 4	Missing
Water level	0 / 4	Missing
Domestic use	2 / 4	1 nearby records labeled commercial

01

Buyer attention

Property-well match	REVIEW	The nearest mapped record is 38 m away. It is close enough to investigate, but it is not confirmed as the property well.
Depth pattern	LOW ATTENTION	4 nearby depth records center around 138 ft (118-151 ft observed). Treat the sample as context, not a prediction of this property.
Pumping-test context	LIMITED	1 of 4 nearby records contain a parseable pump value. Commercial well pump values should not be treated as residential performance targets.
Data completeness	LIMITED	Completion year 0/4; water level 0/4; pump 1/4. Missing fields increase uncertainty.

Best next step

Locate the well head, photograph its tag or identifying plate, and compare that identifier with seller documents and the official provincial record.

Records & neighborhood context

Closest mapped wells, local depth pattern, and what the records do - and do not - support.

Closest mapped records

Ranked by distance only.

WELL	DIST.	DEPTH	USE
ON-DEMO-7101	38 m	118 ft	DOMESTIC
ON-DEMO-7102	96 m	132 ft	DOMESTIC
ON-DEMO-7103	185 m	145 ft	COMMERCIAL
ON-DEMO-7104	310 m	151 ft	IRRIGATION

Nearest record: **ON-DEMO-7101**
38 m away, 118 ft deep, DOMESTIC use. Possible candidate; confirm any property association separately.

Depth profile by radius

250 m		132 ft	n=3
500 m		138 ft	n=4
1 km		132 ft	n=5
2 km		138 ft	n=6

Interpretation
Use repeated small-radius medians carefully when the same single record drives several nested radii. The broader comparison uses 4 depth records and centers at 138 ft.

02

Record snapshot

RECORD WORTH OPENING

ON-DEMO-7106 - 164 ft depth outlier
A deeper comparison point relative to the available local center. Useful context, not evidence of a problem.

ON-DEMO-7101
38 m

DEPTH
118 ft

PUMP
-

USE
DOMESTIC

Missing: year, water level, pump

ON-DEMO-7102
96 m

DEPTH
132 ft

PUMP
-

USE
DOMESTIC

Missing: year, water level, pump

ON-DEMO-7103
185 m

DEPTH
145 ft

PUMP
11.0 GPM

USE
COMMERCIAL

Missing: year, water level

ON-DEMO-7104
310 m

DEPTH
151 ft

PUMP
-

USE
IRRIGATION

Missing: year, water level, pump

ON-DEMO-7105
610 m

DEPTH
126 ft

PUMP
-

USE
COMMERCIAL

Missing: year, water level, pump

ON-DEMO-7106
1.18 km

DEPTH
164 ft

PUMP
-

USE
OTHER

Missing: year, water level, pump

Comparison caution
1 of 4 nearby records are labeled commercial. Commercial wells may be built or operated differently from a typical residential well, so use their depth and pump fields as neighborhood context rather than household-performance targets.

Buyer action plan

Turn the public-record context into property-specific evidence before waiving a well-related condition.

Recommended sequence

- 1 Match the well**
Compare the physical well tag/location with seller documents and mapped records.
- 2 Verify quality**
Review current laboratory results; public records do not prove potability.
- 3 Verify performance**
Use property-specific flow/recovery testing if supply matters.
- 4 Inspect equipment**
Check pump, tank, cap, casing, treatment equipment and wellhead condition.
- 5 Keep conditions**
Do not waive the well condition until the evidence you need is available.

Ask the seller / inspector

- 01 Can the seller provide the actual well record and well tag?**
Use the well tag/record number and physical location to determine whether any nearby mapped record really serves this property.
- 02 Does well record ON-DEMO-7101 correspond to the well on the property?**
It is geographically close enough to investigate, but Check My Well cannot confirm property association from proximity alone.
- 03 Has this property ever needed a deeper replacement well or major rehabilitation?**
Nearby depth outliers show that the neighbourhood is not perfectly uniform. Historical invoices can reveal whether the property has had unusual work.
- 04 When was the water last laboratory tested, and can I review the results?**
A well record does not establish potability. Current bacteriological and chemistry results are separate due-diligence items.
- 05 Are there any abandoned or unused wells on the property?**
Older or unused wells may require location, condition and abandonment verification.

Documents worth requesting

- Original well record / drilling log
- Well tag information and physical location
- Recent bacteriological and chemistry results
- Pump / pressure-tank / treatment invoices
- Well rehabilitation or deepening invoices
- Records for abandoned wells
- Previous flow / recovery testing

Why these questions

The source data is thin: completion year 0/4, water level 0/4, and pump 1/4. The plan therefore emphasizes direct property evidence.

Bottom line The public data narrows what to verify; it does not replace the physical well tag, seller records, current testing, or an on-site professional assessment.

Appendix, methodology & limits

Compact source-record reference plus the rules used to build the analysis.

Nearby-record appendix - closest 6 of 6 supplied records

DISTANCE	WELL ID	DEPTH	PUMP	WATER LEVEL	YEAR	USE
38 m	ON-DEMO-7101	118 ft	-	Not enough data	-	DOMESTIC
96 m	ON-DEMO-7102	132 ft	-	Not enough data	-	DOMESTIC
185 m	ON-DEMO-7103	145 ft	11.0 GPM	Not enough data	-	COMMERCIAL
310 m	ON-DEMO-7104	151 ft	-	Not enough data	-	IRRIGATION
610 m	ON-DEMO-7105	126 ft	-	Not enough data	-	COMMERCIAL
1.18 km	ON-DEMO-7106	164 ft	-	Not enough data	-	OTHER

04

How the report is built

Methodology

Address geocoding

The searched address is converted to coordinates and the Canadian province is identified.

Nearby retrieval

Available public well records are retrieved and normalized.

Multi-radius analysis

Depth statistics are compared across nested radii; small samples are identified rather than implied to be trends.

Candidate ranking

Records are ranked by proximity only; no parcel-boundary or ownership claim is made.

Outlier review

Unusually shallow or deep records are highlighted as comparison points.

Tailored questions

Questions are selected from proximity, variability and missing-data signals.

What this report cannot tell you

Nearby records cannot confirm which well serves the property, ownership, current mechanical condition, water quality, legal status, sustainable yield, or future drilling outcome. Public records can also contain approximate coordinates, missing fields, duplicates, abandoned wells, or inconsistent historical units.

VERIFY MATERIAL FACTS WITH

- Original provincial records
- Seller documents
- Current laboratory testing
- Qualified local professionals

Search another property
checkmywell.ca

Address-first public water-well records and buyer due-diligence reports across supported Canadian provinces.

Report SAMPLE-V2 | Source: Ontario public water-well records | Generated 2026-10-18 05:15 UTC