

Property Due-Diligence Report

Demo property - Norfolk County, Ontario

Ontario | Report CMW-SAMPLE-2026 | Source: Ontario public well-record demo data

SAMPLE REPORT

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

Executive buyer summary

This report goes beyond the free nearby-well snapshot. It compares several distance bands, ranks the closest mapped records as property-well candidates, identifies local outliers and data gaps, and turns those findings into property-specific due-diligence questions.

LOCAL DATA	DEPTH BENCHMARK	NEAREST RECORD
12 records within 500 m	74 ft local median	23 m mapped distance

Buyer attention items

Property-well match	REVIEW	The nearest mapped record is 23 m away. It is close enough to investigate, but it is not confirmed as the property well.
Depth pattern	LOW ATTENTION	Local recorded depths cluster fairly tightly around a median of 74 ft.
Pumping-test context	REVIEW	12 local records contain a parseable pumping rate; median is 11.0 GPM. Treat this as historical comparison data, not a supply guarantee.
Record age	LOW ATTENTION	The nearest mapped record is dated 2011. Verify any later pump, pressure-system or well work separately.
Data completeness	LOW ATTENTION	The local records contain good coverage of depth, year and pumping fields for a public-data comparison.

Important: An attention item is a reason to verify something, not a prediction of groundwater, water quality, well condition or future cost.

01 Which mapped well could serve this property?

Check My Well ranks nearby public records by proximity only. Parcel boundaries, well tags and seller documents are still required to identify the actual well.

Candidate	Distance	Depth	Year	Local comparison
Plausible candidate Well 7176780	23 m	69 ft	2011	Depth 33th percentile Pump 75th percentile
Nearby record Well 7176790	79 m	72 ft	2011	Depth 50th percentile Pump 75th percentile
Nearby record Well 7176800	135 m	77 ft	2007	Depth 67th percentile Pump 42th percentile
Context only Well 7176820	179 m	71 ft	2007	Depth 42th percentile Pump 25th percentile

1. Well 7176780 - Plausible candidate: Very close to the searched point, but parcel boundaries and well location still need verification.

2. Well 7176790 - Nearby record: Useful comparison record; property association is uncertain.

3. Well 7176800 - Nearby record: Useful comparison record; property association is uncertain.

Verify on the property

Locate the physical well head; photograph the well tag or identifying plate; compare that identifier with the seller's well record; ask whether an older/abandoned well also exists; and confirm any replacement or deepening work that may not be obvious from the nearest public record.

02 How the neighbourhood changes with distance

A property can sit in a consistent pocket even when the wider area is variable. The paid report recalculates the record set at several radii instead of showing only one selected radius.

Radius	Records	Median depth	Middle 50%	Observed range	Median pump*
250 m	6	74 ft	71-76 ft	69-95 ft	12.0 GPM
500 m	12	74 ft	68-80 ft	48-95 ft	11.0 GPM
1 km	25	73 ft	63-84 ft	48-110 ft	12.0 GPM
2 km	30	74 ft	63-86 ft	48-110 ft	11.0 GPM

* Pumping values are historical source/test context where parseable. They are not a guarantee of sustained household supply.

Depth planning band

Within 500 m, the recorded-depth planning band is approximately **68 ft (25th percentile)**, **74 ft (median)**, **80 ft (75th percentile)**, and **86 ft (90th percentile)** across 12 depth records. Use these as quote scenarios, not as a prediction of this property's well depth.

A useful contingency question for a driller is: 'What changes in your quote if this property needs roughly 13 ft more drilled depth than the local median?'

03 Outliers, variability and records worth opening

The free result shows nearby records. The paid report identifies which records are unusually different from the local comparison and why they deserve a closer look.

Well	Distance	Depth	Depth percentile	Why review it
7177000	915 m	110 ft	100th	Much deeper than the local centre
7177060	1.11 km	107 ft	100th	Much deeper than the local centre
7176920	603 m	101 ft	100th	Much deeper than the local centre

Geology clues in nearby records

Frequently appearing source-log terms: **SAND, GRAVEL, LIMESTONE, CLAY, SHALE, BEDROCK**. These are historical text clues only; they do not establish the geology directly beneath the searched property.

How to use an outlier

An outlier is not automatically a bad well. It is a useful comparison point. If the seller describes the property well as unusually deep, unusually shallow, or weak compared with nearby records, ask for the actual drilling record, pump-test details and service history before assuming the difference is normal.

04 Closest-record detail sheet

These are the source fields most useful for matching seller documents and preparing questions for an inspector or contractor.

Well 7176780 23 m away	Depth: 69 ft Pump: 12.0 GPM Static level: 60	Year: 2011 Use: DOMESTIC Contractor: Demo Drilling Co.	Geology/source notes: SAND GRAVEL LIMESTONE
Well 7176790 79 m away	Depth: 72 ft Pump: 12.0 GPM Static level: 60	Year: 2011 Use: DOMESTIC Contractor: Sample Wells Ltd.	Geology/source notes: CLAY SAND SHALE
Well 7176800 135 m away	Depth: 77 ft Pump: 9.9 GPM Static level: 19.1	Year: 2007 Use: DOMESTIC Contractor: Example Water Services	Geology/source notes: SAND GRAVEL BEDROCK
Well 7176820 179 m away	Depth: 71 ft Pump: 8.4 GPM Static level: 17.4	Year: 2007 Use: DOMESTIC Contractor: Sample Wells Ltd.	Geology/source notes: CLAY SAND SHALE
Well 7176810 191 m away	Depth: 75 ft Pump: 15.0 GPM Static level: 60	Year: 2013 Use: DOMESTIC Contractor: Demo Drilling Co.	Geology/source notes: SAND GRAVEL LIMESTONE
Well 7176830 235 m away	Depth: 95 ft Pump: 20.0 GPM Static level: 60	Year: 1970 Use: DOMESTIC Contractor: Example Water Services	Geology/source notes: SAND GRAVEL BEDROCK
Well 7176840 291 m away	Depth: 48 ft Pump: 15.0 GPM Static level: 30	Year: 1987 Use: DOMESTIC Contractor: Demo Drilling Co.	Geology/source notes: SAND GRAVEL LIMESTONE
Well 7176860 335 m away	Depth: 82 ft Pump: 10.0 GPM Static level: 21	Year: 1999 Use: DOMESTIC Contractor: Example Water Services	Geology/source notes: SAND GRAVEL BEDROCK

Source matching note

Use the well IDs above when reviewing the original Ontario public well-record demo data source and seller documents. A mapped well ID, tag, completion date or contractor match is stronger evidence than distance alone.

05 Questions generated for this property

These are not generic well questions. They are selected from the patterns and data gaps in this report.

1	Can the seller provide the actual well record and well tag? Why this report asks: Use the well tag/record number and physical location to determine whether any nearby mapped record really serves this property.
2	Does well record 7176780 correspond to the well on the property? Why this report asks: It is geographically close enough to investigate, but Check My Well cannot confirm property association from proximity alone.
3	Has this property ever needed a deeper replacement well or major rehabilitation? Why this report asks: Nearby depth outliers show that the neighbourhood is not perfectly uniform. Historical invoices can reveal whether the property has had unusual work.
4	Has the well ever run low or recovered slowly during heavy use? Why this report asks: Historical pumping-test values are only snapshots. Ask about real-world seasonal performance, drought behaviour and simultaneous household demand.
5	When was the water last laboratory tested, and can I review the results? Why this report asks: A well record does not establish potability. Current bacteriological and chemistry results are separate due-diligence items.
6	Are there any abandoned or unused wells on the property? Why this report asks: Older or unused wells may require location, condition and abandonment verification.
7	Can my inspection condition include flow/recovery testing and water-quality testing? Why this report asks: If well performance matters to the purchase, obtain property-specific evidence before waiving conditions.

Documents worth requesting before closing

Original well record/drilling log; well-tag information; recent bacteriological and chemistry test results; pump/pressure-tank/treatment invoices; any well rehabilitation or deepening invoices; records for abandoned wells; and any previous flow/recovery testing.

06 Suggested due-diligence sequence

A practical order of operations if the well could affect your buying decision.

1. Match the well

Locate the physical well and compare its tag/location with the closest public records and seller documents.

2. Verify water quality

Review current laboratory results. Public well records do not prove potability.

3. Verify performance

If supply matters, arrange a property-specific flow/recovery assessment rather than relying on historical neighbour pump tests.

4. Inspect equipment

Confirm pump, pressure tank, cap, casing, treatment equipment and visible wellhead condition.

5. Price the downside

Use the local 25th/50th/75th/90th percentile depth scenarios when discussing drilling or replacement contingencies with contractors.

6. Preserve conditions

Do not waive a well-related condition until the evidence you need for your purchase decision is available.

What this report cannot tell you

It cannot confirm which well serves the property, certify water quality, determine legal compliance, diagnose well condition, guarantee yield, predict drilling depth, or replace an on-site professional assessment.

07 Full nearby-record appendix

All records supplied to the paid report, ordered by approximate distance. This appendix is intended for comparison and source-record follow-up.

Dist.	Well ID	Depth	Pump	SWL*	Year	Use / geology clue
23 m	7176780	69 ft	12.0 GPM	60	2011	DOMESTIC / SAND GRAVEL LIMESTONE
79 m	7176790	72 ft	12.0 GPM	60	2011	DOMESTIC / CLAY SAND SHALE
135 m	7176800	77 ft	9.9 GPM	19.1	2007	DOMESTIC / SAND GRAVEL BEDROCK
179 m	7176820	71 ft	8.4 GPM	17.4	2007	DOMESTIC / CLAY SAND SHALE
191 m	7176810	75 ft	15.0 GPM	60	2013	DOMESTIC / SAND GRAVEL LIMESTONE
235 m	7176830	95 ft	20.0 GPM	60	1970	DOMESTIC / SAND GRAVEL BEDROCK
291 m	7176840	48 ft	15.0 GPM	30	1987	DOMESTIC / SAND GRAVEL LIMESTONE
335 m	7176860	82 ft	10.0 GPM	21	1999	DOMESTIC / SAND GRAVEL BEDROCK
347 m	7176850	63 ft	7.5 GPM	24	2004	DOMESTIC / CLAY SAND SHALE
391 m	7176870	58 ft	6.0 GPM	18	2016	DOMESTIC / SAND GRAVEL LIMESTONE
447 m	7176880	87 ft	12.0 GPM	60	2011	DOMESTIC / CLAY SAND SHALE
491 m	7176900	79 ft	9.9 GPM	19.1	2007	DOMESTIC / SAND GRAVEL LIMESTONE
503 m	7176890	66 ft	12.0 GPM	60	2011	DOMESTIC / SAND GRAVEL BEDROCK
547 m	7176910	54 ft	15.0 GPM	60	2013	DOMESTIC / CLAY SAND SHALE
603 m	7176920	101 ft	8.4 GPM	17.4	2007	DOMESTIC / SAND GRAVEL BEDROCK
647 m	7176940	61 ft	15.0 GPM	30	1987	DOMESTIC / CLAY SAND SHALE
659 m	7176930	73 ft	20.0 GPM	60	1970	DOMESTIC / SAND GRAVEL LIMESTONE
703 m	7176950	90 ft	7.5 GPM	24	2004	DOMESTIC / SAND GRAVEL BEDROCK
759 m	7176960	68 ft	10.0 GPM	21	1999	DOMESTIC / SAND GRAVEL LIMESTONE
803 m	7176980	56 ft	12.0 GPM	60	2011	DOMESTIC / SAND GRAVEL BEDROCK
815 m	7176970	77 ft	6.0 GPM	18	2016	DOMESTIC / CLAY SAND SHALE
859 m	7176990	84 ft	12.0 GPM	60	2011	DOMESTIC / SAND GRAVEL LIMESTONE
915 m	7177000	110 ft	9.9 GPM	19.1	2007	DOMESTIC / CLAY SAND SHALE
959 m	7177020	52 ft	8.4 GPM	17.4	2007	DOMESTIC / SAND GRAVEL LIMESTONE
971 m	7177010	97 ft	15.0 GPM	60	2013	DOMESTIC / SAND GRAVEL BEDROCK
1.01 km	7177030	64 ft	20.0 GPM	60	1970	DOMESTIC / CLAY SAND SHALE
1.07 km	7177040	88 ft	15.0 GPM	30	1987	DOMESTIC / SAND GRAVEL BEDROCK
1.11 km	7177060	107 ft	10.0 GPM	21	1999	DOMESTIC / CLAY SAND SHALE
1.13 km	7177050	74 ft	7.5 GPM	24	2004	DOMESTIC / SAND GRAVEL LIMESTONE
1.17 km	7177070	59 ft	6.0 GPM	18	2016	DOMESTIC / SAND GRAVEL BEDROCK

* SWL is preserved as a source-style value when unit interpretation may be ambiguous. Check the original provincial record before relying on it.

08 Methodology and limitations

How the paid analysis is produced and where caution is required.

Address geocoding	The searched address is converted to coordinates and a province is identified.
Nearby record retrieval	Available public well records are retrieved around the searched point and normalized into a common comparison format.
Multi-radius analysis	Statistics are recalculated at 250 m, 500 m, 1 km and 2 km where records are available.
Candidate ranking	The nearest mapped records are categorized by proximity only. No parcel-boundary or ownership claim is made.
Outlier analysis	Recorded depths are compared against local percentile/IQR patterns so unusual records can be opened and investigated.
Tailored questions	The report chooses buyer questions based on the actual proximity, variability, record age and completeness of the retrieved data.

Limitations

Public well records may contain approximate coordinates, missing or legacy fields, transcription issues, duplicate/abandoned wells, inconsistent historical units and records that no longer describe the current serving well. Nearby records do not establish property ownership, current mechanical condition, water quality, legal status, sustainable yield or future drilling outcome. Confirm material facts with original records, seller documents, current laboratory testing and qualified local professionals.

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