

Property Due-Diligence Report

1280 County Road 2, Sample County, TX

Texas | Report SAMPLE-WL-001 | Source: Sample public well records

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
6 records within 0.5 mi	136 ft local median	656 ft mapped distance

Buyer attention items

Property-well match	FOLLOW UP	No mapped record is close enough to treat as a strong candidate without seller documents or an on-site tag match.
Depth pattern	LOW ATTENTION	Local recorded depths cluster fairly tightly around a median of 136 ft.
Pumping-test context	REVIEW	6 local records contain a parseable pumping rate; median is 10.5 GPM. Treat this as historical comparison data, not a supply guarantee.
Record age	LOW ATTENTION	The nearest mapped record is dated 2007. 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?

Nearby public records are ranked by proximity only. Parcel boundaries, well tags and seller documents are still required to identify the actual well.

Candidate	Distance	Depth	Year	Local comparison
Context only Well TX-DEMO-1001	656 ft	118 ft	2007	Depth 17th percentile Pump 17th percentile
Context only Well TX-DEMO-1002	1,001 ft	126 ft	2008	Depth 33th percentile Pump 50th percentile
Context only Well TX-DEMO-1003	1,345 ft	133 ft	2009	Depth 50th percentile Pump 83th percentile
Context only Well TX-DEMO-1004	1,690 ft	139 ft	2010	Depth 67th percentile Pump 33th percentile

- 1. Well TX-DEMO-1001 - Context only:** Useful neighborhood context, but less likely to identify the property well by proximity alone.
- 2. Well TX-DEMO-1002 - Context only:** Useful neighborhood context, but less likely to identify the property well by proximity alone.
- 3. Well TX-DEMO-1003 - Context only:** Useful neighborhood context, but less likely to identify the property well by proximity alone.

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 neighborhood 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*
0.25 mi	2	122 ft	120-124 ft	118-126 ft	9.0 GPM
0.5 mi	6	136 ft	128-141 ft	118-147 ft	10.5 GPM
1 mi	14	154 ft	140-181 ft	118-264 ft	10.2 GPM
2 mi	14	154 ft	140-181 ft	118-264 ft	10.2 GPM

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

Depth planning band

Within 0.5 mi, the recorded-depth planning band is approximately **128 ft (25th percentile)**, **136 ft (median)**, **141 ft (75th percentile)**, and **144 ft (90th percentile)** across 6 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 8 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
TX-DEMO-1014	5,135 ft	264 ft	100th	Much deeper than the local center

Geology clues in nearby records

Frequently appearing source-log terms: **LIMESTONE**, **CLAY**. 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 TX-DEMO-1001 656 ft away	Depth: 118 ft Pump: 8.0 GPM Water level: 35.8 ft	Year: 2007 Use: Domestic Contractor: -	Geology/source notes: limestone
Well TX-DEMO-1002 1,001 ft away	Depth: 126 ft Pump: 10.0 GPM Water level: 37.6 ft	Year: 2008 Use: Domestic Contractor: -	Geology/source notes: limestone
Well TX-DEMO-1003 1,345 ft away	Depth: 133 ft Pump: 12.0 GPM Water level: 39.4 ft	Year: 2009 Use: Domestic Contractor: -	Geology/source notes: limestone clay
Well TX-DEMO-1004 1,690 ft away	Depth: 139 ft Pump: 9.0 GPM Water level: 41.2 ft	Year: 2010 Use: Domestic Contractor: -	Geology/source notes: limestone
Well TX-DEMO-1005 2,034 ft away	Depth: 142 ft Pump: 14.0 GPM Water level: 43.0 ft	Year: 2011 Use: Domestic Contractor: -	Geology/source notes: limestone
Well TX-DEMO-1006 2,379 ft away	Depth: 147 ft Pump: 11.0 GPM Water level: 44.8 ft	Year: 2012 Use: Domestic Contractor: -	Geology/source notes: limestone clay
Well TX-DEMO-1007 2,723 ft away	Depth: 151 ft Pump: 7.5 GPM Water level: 46.6 ft	Year: 2013 Use: Domestic Contractor: -	Geology/source notes: limestone
Well TX-DEMO-1008 3,068 ft away	Depth: 158 ft Pump: 13.0 GPM Water level: 48.4 ft	Year: 2014 Use: Domestic Contractor: -	Geology/source notes: limestone

Source matching note

Use the well IDs above when reviewing the original Sample public well records 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	Has this property ever needed a deeper replacement well or major rehabilitation? Why this report asks: Nearby depth outliers show that the neighborhood is not perfectly uniform. Historical invoices can reveal whether the property has had unusual work.
3	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 behavior and simultaneous household demand.
4	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.
5	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.
6	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 neighbor 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	Water level*	Year	Use / geology clue
656 ft	TX-DEMO-1001	118 ft	8.0 GPM	35.8 ft	2007	Domestic / limestone
1,001 ft	TX-DEMO-1002	126 ft	10.0 GPM	37.6 ft	2008	Domestic / limestone
1,345 ft	TX-DEMO-1003	133 ft	12.0 GPM	39.4 ft	2009	Domestic / limestone clay
1,690 ft	TX-DEMO-1004	139 ft	9.0 GPM	41.2 ft	2010	Domestic / limestone
2,034 ft	TX-DEMO-1005	142 ft	14.0 GPM	43.0 ft	2011	Domestic / limestone
2,379 ft	TX-DEMO-1006	147 ft	11.0 GPM	44.8 ft	2012	Domestic / limestone clay
2,723 ft	TX-DEMO-1007	151 ft	7.5 GPM	46.6 ft	2013	Domestic / limestone
3,068 ft	TX-DEMO-1008	158 ft	13.0 GPM	48.4 ft	2014	Domestic / limestone
3,412 ft	TX-DEMO-1009	165 ft	10.5 GPM	50.2 ft	2015	Domestic / limestone clay
3,757 ft	TX-DEMO-1010	172 ft	15.0 GPM	52.0 ft	2016	Domestic / limestone
4,101 ft	TX-DEMO-1011	184 ft	8.5 GPM	53.8 ft	2017	Domestic / limestone
4,446 ft	TX-DEMO-1012	205 ft	12.5 GPM	55.6 ft	2018	Domestic / limestone clay
4,790 ft	TX-DEMO-1013	231 ft	9.5 GPM	57.4 ft	2019	Domestic / limestone
5,135 ft	TX-DEMO-1014	264 ft	6.5 GPM	59.2 ft	2020	Domestic / limestone

* Water-level values are normalized to feet for display. The underlying field can vary by state (for example, static water level or first-water depth); verify the original state record for measurement context.

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 U.S. state 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 roughly 0.25, 0.5, 1 and 2 miles 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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