

Sample Property — Madera County, CA

Parcel-level groundwater due diligence · eight-section report

REPORT DVN-2026-0826-S1 · ISSUED 2026-08-26 · engine-v2.0-dev · rubric v1.0 · 425c6bdbef2ee340 · POINT 36.9613, -120.0607

ADDRESS NOT PROVIDED AT INTAKE (–) · APN NOT PROVIDED AT INTAKE (–) · COUNTY MADERA (unanimous county name on DWR i07 well records at and around this point) · TRANSACTION PURCHASE

SECTION 1

Property identity & summary

Summary of determinations

ITEM	DETERMINATION	BASIS
Groundwater status	GRADED ELEVATED RISK at HIGH confidence	SECTION 4
Well completion record	NOT SEARCHED. No APN provided at intake	SECTION 2
Published water quality nearby	REPORTED on 7 of 7 panel analytes within 3 mi; none above reference	SECTION 3
Adopted plan criteria	IN RANGE. 23 nearby criteria sites (GSP)	SECTION 4
Rental well-testing duty (AB 2454)	NOT TRIGGERED by the declared transaction and source	SECTION 6
County rules	COMPILED for Madera County, with citations (not shown in this specimen)	SECTION 6
Document verification	SIGNED BUNDLE ISSUED with this report	SECTION 8

For the basis of each determination, read the section cited. This summary is not valid apart from the full report and its signed bundle.

Water source, as declared and evaluated

private well · Seller-reported. Confidence: Moderate — the statement is plausible and partially supported, but independent verification is limited. No completion record found against this parcel. Absence of a filed record does not mean absence of a well; records before 1949 and some later work were never filed. Request the driller's log.

ELEVATED RISK

CONFIDENCE: HIGH

The public record around this point carries elevated-risk signals; section 4 states them with their sources.

Key flags

- An adopted plan minimum threshold near this point lies below the area's median domestic well. Section 4.
- 5 nearby long-record stations show multi-decade decline. Section 4.
- No well completion record filed against this parcel's APN (APN not provided). Section 2.

SOURCE COVERAGE: all sources retrieved 2026-08-26 (20:59–20:59 UTC). Water-source and seller statements carry a source status (Verified · Partially verified · Seller-reported · Contradicted) and a confidence level; the labels are printed where each statement appears.

Well profile

WCR NUMBER	DIST	DEPTH	WORK ENDED	USE
WCR2019-005684	0.17 mi	720 ft	2019-04-23	Water Supply Irrigation - Agriculture
WCR2020-003374	0.17 mi	830 ft	2020-03-08	Water Supply Irrigation - Agriculture
WCR2022-004171	0.17 mi	170 ft	2022-02-11	Monitoring
WCR2022-004171	0.17 mi	170 ft	2022-02-11	Monitoring
WCR2026-004066	0.22 mi	not recorded	2025-11-26	Monitoring
WCR0025237	0.25 mi	not recorded	2002-11-20	Unknown Unknown

Water quality

ANALYTE	NEAREST RESULT	WELL TYPE	DIST	SAMPLED	STATUS VS REFERENCE
Nitrate as N	1 MG/L	Municipal	0.22 mi	2025- 06-23	within reference (California primary MCL is 10 MG/L)
Arsenic	below reporting limit	Municipal	0.22 mi	2023- 05-22	not detected (below the reporting limit; reference 10 UG/L)
Chromium, Hexavalent (Cr6)	2.4 UG/L	Municipal	0.22 mi	2025- 03-20	within reference (California MCL, effective October 1, 2024 is 10 UG/L; this MCL is in force and under active legal challenge; California's 2014 Cr6 MCL was invalidated on similar grounds in 2017)
Uranium	0.165 pCi/L	Municipal	0.25 mi	2023- 05-10	within reference (California primary MCL is 20 PCI/L)
Total Dissolved Solids	162 MG/L	Municipal	0.22 mi	2023- 05-22	within reference (California secondary MCL (recommended level; upper 1,000) is 500 MG/L)
Perfluorooctanoic acid (PFOA)	below reporting limit	Municipal	0.22 mi	2025- 02-04	not detected (below the reporting limit)
Perfluorooctane sulfonate (PFOS)	below reporting limit	Municipal	0.22 mi	2025- 02-04	not detected (below the reporting limit)

SOURCE: SWRCB GAMA Groundwater Information System via data.ca.gov (273 sampled wells in radius). Reference values are drinking-water standards that legally bind public water systems; for a private well they are reference points, which is how the State Water Board's own domestic-well guidance uses them.

Recommended tests for this property and region

- Total coliform and E. coli: baseline for any domestic well; the standard bacteriological screen at point of sale
- Nitrate as N: the most common agricultural-area contaminant; reference 10 MG/L
- Arsenic: naturally occurring in Central Valley and desert basins; reference 10 UG/L
- Total dissolved solids and electrical conductivity: salinity screen; sampled wells in this radius carry TDS results
- Hexavalent chromium: sampled within the search radius; California MCL 10 UG/L effective October 1, 2024
- Uranium: sampled within the search radius; reference 20 PCI/L

Known / unknown / needs retesting. Known: the published neighborhood results above, each with its own date. Unknown: this parcel's own water, until a certified lab tests it. Needs retesting: any parcel result older than the transaction cycle. Lenders and health departments commonly treat results older than 6 to 12 months as stale.

RESOURCES: State Water Board private domestic well testing page (waterboards.ca.gov/drinking_water/certlic/drinkingwater/private-domestic-well-testing.html) · GAMA Groundwater Information System (gamagroundwater.waterboards.ca.gov) · state-certified laboratory list via SWRCB ELAP. Free-testing program eligibility is boundary-dependent; check the first link.

SECTION 4

Groundwater context

Local trend: declining.

The adopted plan permits water levels below the area's median domestic well. 5 of 5 nearby long-record wells show multi-decade decline.

BASIN: 5-022.06 Madera

Nearest long-record well: 256 ft · 2026-04

0.83 mi away, 41 measurements. Median depth to water by era: pre-2010 175 ft · 2010s 218 ft · 2020s 250 ft. Station depth 520 ft — the aquifer-zone rule applies: this station reads only the zone its screen reaches.

What the plan permits (L3): MT 409 ft — 69 ft below the median well

Adopted minimum threshold at site 370436N1200610W001 (5.69 mi) converts to 409 ft below ground vs. the area's median 340-ft domestic well.

Station-by-station detail (site IDs, per-era depth medians) is included in the purchased report and its signed data bundle; this specimen shows the summary count only.

Site-by-site plan-criteria detail (thresholds, distances) is included in the purchased report and its signed data bundle; this specimen shows the summary count only.

SECTION 5

Transaction risk

Purchase: the buyer inherits the well as-is; the record above is the baseline the offer should price.

Questions a lender or buyer will ask

- Is there a current well completion record or driller's log for this parcel?
- When was the water last tested, by which lab, and for which analytes?
- What is the well's yield and has it changed seasonally?
- Is the well shared, and is the agreement recorded?

Inspection and test urgency

Order the bacteriological and chemical panel now; results take days and closings do not wait.

Escrow checklist

- Well completion record or driller's log in the transaction file
- Current water test (bacteriological + regional chemical panel) in the file
- Shared-well agreement located and recorded, if applicable
- Water source disclosure language matches the record
- This report and its signed bundle retained in the closing packet

Disclose and verify before closing. Every factual claim this section leans on appears, with its source, in sections 2-4 and the appendix.

SECTION 6

Compliance triggers

Transfer disclosure: the well is a material fact

California's Transfer Disclosure Statement requires disclosure of known material facts; the water source, any known quality or yield problems, and shared-well agreements are material. A shared well should have a recorded agreement covering cost, maintenance, and access; request it in escrow.

SOURCE: Civil Code §1102 et seq.

Dry or failing well: free state reporting

A dry or failing domestic well can be reported to DWR's dry well reporting system, which routes to county drought assistance where available. Anonymous reports are accepted.

SOURCE: DWR; mydrywell.water.ca.gov

SGMA-managed basin: GSA rules may attach

This point lies near criteria sites managed under a Groundwater Sustainability Plan. Some GSAs require well registration, metering, or extraction reporting. Requirements are set per GSA; confirm with the GSA named in the groundwater context section before assuming none apply.

SOURCE: SGMA (2014); DWR SGMA portal

County and local rules add to state law

County-specific transfer, testing, and well-permit rules for this county are not yet compiled in this report version. Local rules can add requirements state law does not; confirm with the county environmental health department. This is a stated limit of the current report, not an assurance that no local rule applies.

SOURCE: report limit; stated, not assumed

Edge cases belong with counsel

Shared-system agreements, storage and hauling arrangements, unpermitted work, and well-access disputes are legal questions for counsel, not this report.

SOURCE: standing note

SECTION 7

Recommended actions

- Order the recommended tests in section 3 from a state-certified laboratory; the State Water Board publishes the certified-lab list.
- Request the well completion record: from the seller first, then DWR's Well Completion Report records request if unfiled locally.
- Add water-source disclosure language to the transfer disclosure now, not at signing; amend if test results arrive later.
- If the escrow timeline extends past 90 days, re-run this report; levels, criteria, and quality records all move.
- Keep the packet: report, signed bundle, test results, completion record. The file is the product.

SECTION 8

Evidence appendix

Retrieval log

DATASET	QUERY	RETRIEVED (UTC)	ROWS
DWR Periodic Groundwater Level Measurements	nearby monitoring stations + measurement series	2026-08-26T20:59:39Z	5
DWR SGMA Monitoring Network Module (gspmd)	nearby plan criteria sites	2026-08-26T20:59:39Z	23
DWR i07 Well Completion Reports	area depth percentiles	2026-08-26T20:59:39Z	1279
DWR i07 Well Completion Reports	1.0 mi box around point	2026-08-26T20:59:39Z	96
SWRCB GAMA: All Wells (locations)	3.0 mi box	2026-08-26T20:59:40Z	273
SWRCB GAMA: DDW results 2020-present	3.0 mi box, panel of 7	2026-08-26T20:59:41Z	400
SWRCB GAMA: GAMA program results	3.0 mi box, panel of 7	2026-08-26T20:59:42Z	34

Data freshness

Every figure in this report carries the date of the record it comes from, printed beside it. The retrieval log above dates the pull itself. Where the newest record predates the pull by years, that gap is itself reported, not smoothed over.

Methodology

engine-v2.0-dev · graded under rubric v1.0 · 425c6bdbef2ee340, the fingerprint published on aquavein.app/methodology.html. If it does not match there, tell us. Confidence reflects how much qualifying monitoring history exists near the parcel; an elevated grade requires an adopted threshold below the area's median domestic well or a sustained multi-decade decline at nearby long-record stations; satellite (GRACE) context is regional only and is never a parcel verdict; a margin is the distance between two published numbers, not a forecast, and this report is never a prediction that any well will or will not fail. Below the data threshold the report is flagged and not scored; false comfort and false alarm are equal defects. The exact station-count floors, search radii, and numeric cutoffs are held as the confidential rubric — see methodology.html.

Verify this document. This report ships as a signed bundle, DVN-2026-0826-S1.dvnr. Any copy of the verifier confirms the bundle is authentic and untampered against the issuer key printed below. If the check fails, the document has been altered; request reissue.

ISSUER KEY 1ba5425606567c77 · BUNDLE DVN-2026-0826-S1.dvnr

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