

Sample Property — Inyo County, CA

Parcel-level groundwater due diligence · eight-section report

REPORT DVN-2026-0826-S4 · ISSUED 2026-08-26 · engine-v2.0-dev · rubric v1.0 · 425c6bdbef2ee340 · POINT 36.5054, -117.0794

ADDRESS NOT PROVIDED AT INTAKE (–) · APN NOT PROVIDED AT INTAKE (–) · COUNTY NOT RESOLVED (not resolved. Supply an address, or well records near this point disagree on the county) · TRANSACTION PURCHASE

SECTION 1

Property identity & summary

Summary of determinations

ITEM	DETERMINATION	BASIS
Groundwater status	NOT SCORED. The record is below the grading threshold	SECTION 4
Well completion record	NOT SEARCHED. No APN provided at intake	SECTION 2
Published water quality nearby	THIN. No recent panel results within 3 mi	SECTION 3
Adopted plan criteria	NOT IN RANGE of any adopted criteria site	SECTION 4
Rental well-testing duty (AB 2454)	NOT TRIGGERED by the declared transaction and source	SECTION 6
County rules	NOT YET COMPILED for this county. Stated as a limit	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.

LOW DATA — NOT SCORED

CONFIDENCE: LOW — FLAGGED, NOT SCORED

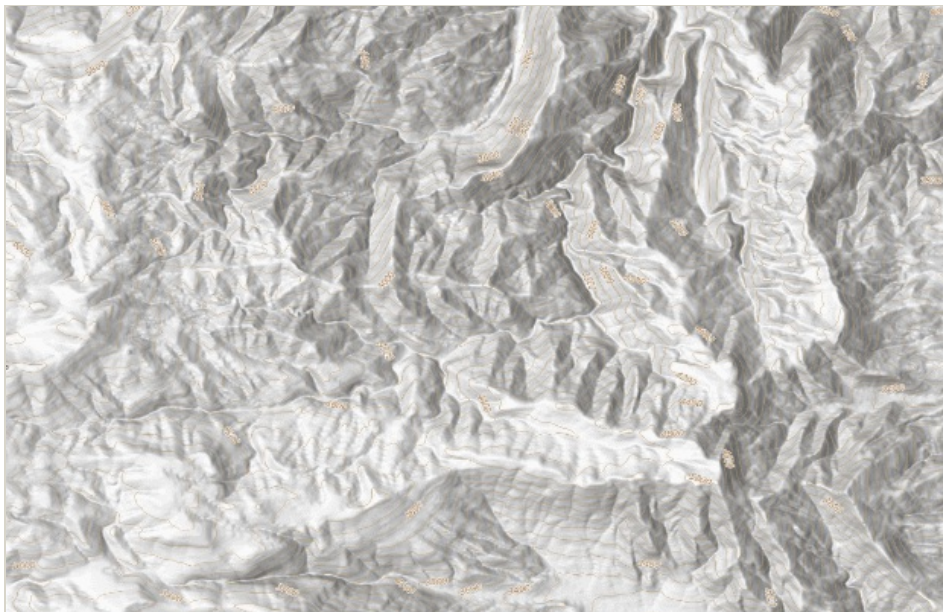
The record around this point is too thin to grade; per methodology it is flagged, not scored.

Key flags

- Thin monitoring record: this point is flagged, not scored, per methodology. Disclosed before payment at intake.
- No well completion record filed against this parcel's APN (APN not provided). Section 2.

SOURCE COVERAGE: all sources retrieved 2026-08-26 (21:00–21:00 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.

Where this is



USGS National Map, public domain. The marker is the geocoded point this report was computed from. It is a locator, not a survey or a parcel boundary. Confirm it matches the parcel you intend before relying on any figure in this report.

SECTION 2

Well profile

No completion record is filed against this parcel's APN. No APN was provided at intake, so the parcel-specific search could not run; supplying the APN allows it. Absence of a filed record does not mean absence of a well: records predating 1949 and some later work were never filed. Request the driller's log from the seller.

Nearby completion records: context, not the subject well

No filed completion records within 1.0 mi of the point. This is a gap in the public record, printed rather than omitted.

Proximity context

No qualifying monitoring stations nearby · no nearby plan criteria sites

SECTION 3

Water quality

What this section is and is not. No public dataset holds this parcel's own tap results unless its well was sampled by a public program. The results below are the most recent published results at sampled wells within 3.0 miles, per analyte: the neighborhood record, cited well by well. The parcel's own water is unknown until tested; the recommended panel below is how it becomes known.

No published results for the screening panel within 3.0 miles. 0 sampled well locations exist in radius, but none carries recent panel results in the public record. This is a finding: the neighborhood record is thin, and the parcel's own test carries the full weight.

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

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: not gradable on the available record.

Too few qualifying records within radius; per doctrine this point is flagged, not graded.

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

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	2026-08-26T21:00:09Z	0
DWR SGMA Monitoring Network Module (gspmd)	nearby plan criteria sites	2026-08-26T21:00:09Z	0
DWR i07 Well Completion Reports	area depth percentiles	2026-08-26T21:00:09Z	0
DWR i07 Well Completion Reports	1.0 mi box around point	2026-08-26T21:00:09Z	0
SWRCB GAMA: All Wells (locations)	3.0 mi box	2026-08-26T21:00:09Z	0
SWRCB GAMA: DDW results 2020-present	3.0 mi box, panel of 7	2026-08-26T21:00:10Z	0
SWRCB GAMA: GAMA program results	3.0 mi box, panel of 7	2026-08-26T21:00:10Z	0

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-S4.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-S4.dvnr

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