

Vacant Land Buildability Checklist

Mark items only when supported by evidence. Use V = verified, U = unknown, N/A = not applicable. Record the source and date; a checked box is not an approval.

Parcel / address: _____
County / parcel ID: _____ Date: _____

1 / Define the proposed project

- ☐ Record the intended use, unit count, approximate footprint, parking and target schedule.
- ☐ Confirm jurisdiction, zoning, lot dimensions, setbacks and restrictions; identify any needed variance or rezoning.
- ☐ Verify lot-of-record or subdivision status rather than assuming an old plat establishes approval.

2 / Establish access

- ☐ Have title and access rights reviewed against the deed, survey and recorded easements.
- ☐ Check private-road maintenance obligations, driveway approval and emergency-access requirements.
- ☐ Inspect slope, crossing locations, sight distance, culverts and physical construction access.

3 / Establish infrastructure

- ☐ Obtain written provider responses on service, capacity, extension routes, easements and connection costs.
- ☐ For septic, obtain the appropriate site evaluation and verify the approved use and current permitting status.
- ☐ Fit the well, wastewater system and any required reserve area with the proposed building and driveway.

4 / Screen environmental and ground conditions

- ☐ Check effective FEMA information and ask the local floodplain administrator about the specific proposal.
- ☐ Screen wetlands and obtain appropriate field or regulatory review; online mapping does not establish jurisdictional boundaries.
- ☐ Investigate drainage, grading, slopes, rock, fill and prior site uses; scope professional studies around material uncertainties.

Evidence and next steps

5 / Draw the combined envelope

- ☐ Place all improvements and constraints on one scaled plan; confirm that they work simultaneously.
- ☐ Record contiguous usable area rather than treating all gross acreage as a building pad.
- ☐ List the remaining approvals and which authority or professional must decide each question.

6 / Test the project economics

- ☐ Budget clearing, grading, retaining, drainage, utilities, wastewater, permits and professional services.
- ☐ Include financing, carrying costs, selling costs, contingency and required return for the proposed project.
- ☐ Compare total project cost with realistic completed-product evidence; feasibility does not guarantee profitability.

7 / Open-item log

- ☐ Issue / evidence needed: _____
- ☐ Responsible authority or professional: _____
- ☐ Estimated cost / target date / decision: _____

Use this worksheet to organize a conversation. It is not an appraisal, survey, title opinion, permit, engineering report or buildability guarantee. Local requirements vary; confirm the proposed use with responsible authorities and qualified professionals.

Next step: [Review Seller Resources](#) or [request a direct cash offer](#).

REFERENCE DESK

[NC State Extension: Investigate Before You Invest](#)

[USFWS: Wetlands Data Cautions](#)

[FEMA: Flood Maps](#)