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# NEEDS vs WANTS

## The Home Shopping Checklist

### How do you make sure you buy the right home?

A **NEED** is something absolutely have to have when purchasing a home. If the property doesn't fit with this need, then it's a deal breaker, and you won't pursue the property anymore.

A **WANT** is something that you may or may not like about the home, but you can easily change it in the future.

Between the home itself, the all-important location, and the limitations of your budget, there are a lot of variables to consider. My simple home shopping checklist will help you nail the balancing act. Note: If you're buying with a spouse or partner, you might fill out the checklist separately and then compare.

Each section even has a little space at the bottom for custom notes.

**Good Luck!**

**TYPE OF HOME**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Single Family Detached				
Duplex				
Multifamily with rental unit(s)				
Condo				
Co-op apartment				
Loft/ mixed use				
Single story/ no stairs				
Architectural Style:				

**NOTES**

**NEARBY**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Employment				
School				
Public Transportation				
Airport				
Bike Paths				
Shops and Restaurants				
Cultural & arts opportunitites				
Commnity Center				
Recreation,parks, playgrounds				

**NOTES**

**LOCATION**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Urban City center				
Suburb				
Suburb with acreage				
Rural				
Water Access				

**NOTES**

**PARKING**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Garage				
Carport				
Driveway/ off-street				

**NOTES**

**BEDROOMS**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Studio				
1				
2				
3				
4+				

**NOTES**

**BATHROOMS**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
1				
2				
2.5 - 3				
4+				

**NOTES**

**ROOM FEATURES**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Open Plan				
Great room				
Formal living room				
Formal dining room				
Eat-in kitchen				
Master suite with bath				
Walk-in closets				
Home office				
Attic				
Finished basement				
Laundry room				
Screened porch				

**NOTES**

**KITCHEN**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Eat-in				
Breakfast bar				
Island				
New appliances				
Stone countertops				
New/ remodel cabinetry				
Pantry				

**NOTES**

**FLOORING**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Hardwood				
Manufactured wood				
Cork or bamboo				
Laminate				
Wall-to-wall carpet				
Tile				
Stone				

**NOTES**

**EXTERIOR**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Brick				
Wood				
Shingle				
Stone				
Stucco				
Low maintenance				

**NOTES**

**HEATING / COOLING**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Electric				
Natrual gas/ propane				
Radiant heat				
Central air				
Firplace				
Firplace with insert				
Wood or pillet stove				

**NOTES**

**ENERGY EFFICIENCY**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Insulation and air sealing				
Solar panels				
Solar ready				
Tankless water heater				
Heat-pump water heater				
Dual- or triple-pane windows				
Low -flow toilets				
Energy star appliances				
Programmable thermostats				

**NOTES**

**OUTDOOR SPACE**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Yard				
Fenced yard				
Tress/ landscaping/ gardens				
Automatic Sprinklers				
Deck				
Patio				
Covered Porch				
Courtyard				
Pool				
Outbuildings:				

**NOTES**

**UNIVERSAL DESIGN  
FEATURES**



	NEED	BIG WANT	SMALL WANT	DON'T CARE
Extra-wide doorways				
Ramp				
Elevator				
Grab Bars				
Accessible kitchen				
Walk-in tub/ shower				

**NOTES**