



Home Buyers Checklist:

Needs vs. Wants vs. Must-Haves

When purchasing a home, you should prioritize what is most important to you and what you're flexible about. Use this checklist to help organize your thoughts and determine what is a top priority!

More info: <https://ourfamilyplace.com/homebuyer-needs-vs-wants-vs-must-have-checklist/>

- **Must have:** These are items you cannot live without under any circumstance.
- **Need:** These items are more forgiving than the “must-have” items, but only slightly less.
- **Want:** Have flexibility for these items. You want them, or *really* want them, but you are willing to compromise if the home doesn't have exactly what you want.

Checklist

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Type of Home

	Must Have	Need	Want
Single-family detached			
Duplex			
Multifamily with rental units			
Condo			
Loft			
Single story or no stairs			
Co-op apartment			

Location

	Must Have	Need	Want
Job			
Public Transportation			
Schools			
Restaurants and Shops			
Recreation, playgrounds, parks			
Daycare			
Views			
Waterfront			
Quiet street			
Cul-de-sac			
Walking neighborhood			
Airport			

Size

	Must Have	Need	Want
How many bedrooms?			
How many bathrooms?			

Room Features

	Must Have	Need	Want
Formal living room			
Eat-in kitchen			
Walk-in closets			



Attic			
Home Office			
Finished Basement			
Open plan			
Formal dining room			
Laundry room			
Screened Porch			
Master suite with bath			

Flooring

	Must Have	Need	Want
Tile			
Hardwood			
Bamboo or cork			
Manufactured wood			
Wall-to-wall carpet			
Laminate			
Stone			

Kitchen

	Must Have	Need	Want
Island			
New appliances			
Eat-in			
New or remodeled cabinetry			
Pantry			
Breakfast bar			
Stone countertops			

Exterior

	Must Have	Need	Want
Wood			
Shingle			
Stucco			
Stone			
Brick			



Low Maintenance			
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Parking

	Must Have	Need	Want
Garage			
Off-street or Driveway			
Carport			

Outdoor Space

	Must Have	Need	Want
Fenced yard			
Yard			
Deck			
Automatic sprinklers			
Covered porch			
Pool			
Outbuildings			
Courtyard			
Patio			
Gardens, landscaping or trees			

Energy Efficiency

	Must Have	Need	Want
Programmable thermostats			
Dual or triple pane windows			
Solar panels			
Solar ready			
Air sealing and insulation			
Energy star appliances			
Heat-pump water heater			
Low-flow toilets			
Tankless water heater			

Heating and Cooling

	Must Have	Need	Want
Radiant heat			



Central air			
Propane or natural gas			
Electric			
Fireplace			
Pellet stove or wood			
Fireplace with insert			

Other Design Features

	Must Have	Need	Want
Walk-in tub or shower			
Elevator			
Accessible kitchen			
Extra-wide doorways			
Grab bars			
Ramp			