

Home Buyers Checklist: Must-Haves vs. Needs vs. Wants

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 for you!

Please share your completed checklist with your Real Estate Agent

- **Must have:** These are items you cannot live without under any circumstance. They are virtual deal-breakers. They are a priority to you. Every home you see must have these things.
- **Need:** These are desires to have that the agent may or may not be able to obtain in your price range, and though they are not necessarily essentials, they would be impossible, or very hard, to live without. These items are more forgiving than the “must-have” items but just slightly less.
- **Want:** These are things you want but can live without or possibly add to your home later. You want them but are willing to compromise if the home doesn't have exactly what you want. These are more of a luxury, nice to have, and non-essential.
- **Don't Care:** This doesn't matter to you. If it has or doesn't have it, it's fine either way.

Checklist

- [Type of Home](#)
- [Location](#)
- [Size](#)
- [Room Features](#)
- [Flooring](#)
- [Kitchen](#)
- [Exterior](#)
- [Parking](#)
- [Outdoor Space](#)
- [Energy Efficiency](#)
- [Heating and Cooling](#)
- [Other Design Features](#)

Type of Home

	Must Have	Need	Want	Don't Care
Single-family detached				
Duplex				
Multifamily with rental units				
Condo				
Loft				
Single story, or no stairs				

Location

	Must Have	Need	Want	Don't Care
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	Don't Care
How many bedrooms?				
How many bathrooms?				

Room Features

	Must Have	Need	Want	Don't Care
Formal living room				
Eat-in kitchen				
Walk-in closets				
Attic				
Home Office				
Finished Basement				
Open plan				
Formal dining room				
Laundry room				
Screened Porch				
Primary suite with bath				

Flooring

	Must Have	Need	Want	Don't Care
Tile				
Hardwood				
Bamboo or cork				
Manufactured wood				
Wall-to-wall carpet				
Laminate				
Stone				

Kitchen

	Must Have	Need	Want	Don't Care
Island				
New appliances				
Eat-in				
New or remodeled cabinetry				
Pantry				
Breakfast bar				

Stone countertops				

Exterior

	Must Have	Need	Want	Don't Care
Wood				
Shingle				
Stucco				
Stone				
Brick				
Low Maintenance				

Parking

	Must Have	Need	Want	Don't Care
Garage				
Off-street, or Driveway				
Carport				

Outdoor Space

	Must Have	Need	Want	Don't Care
Fenced yard				
Yard				
Deck				
Automatic sprinklers				
Covered porch				
Pool				
Outbuildings				
Courtyard				
Patio				
Gardens, landscaping or trees				

Energy Efficiency

	Must Have	Need	Want	Don't Care
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	Don't Care
Radiant heat				
Central air				
Propane or natural gas				
Electric				
Fireplace				
Pellet stove or wood				
Fireplace with insert				

Other Design Features

	Must Have	Need	Want	Don't Care
Walk-in tub or shower				
Elevator				
Accessible kitchen				
Extra-wide doorways				
Grab bars				
Ramp				

NOTES