

# Wants vs. Needs vs. Must-Haves - A Pre-Search Buyer Checklist

## Home Type

Detached house: A stand-alone single-family home with outdoor space

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Condominium: A unit in a larger building or complex with shared amenities.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Townhouse: A home sharing one or two walls with others, often with a small yard.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Multifamily home: A detached home with more than one living unit.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Loft apartment: A large, open-concept unit, sometimes called a studio.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Multistory home: A detached home with two or more floors.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Single-story home: Also called a ranch, it has just one ground-level floor.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Split-level home: A home with staggered floors connected by small sets of stairs.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Architecture style: Examples include Craftsman, Mediterranean, or Mid-century modern.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

## Parking

Garage: Secure indoor parking space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Driveway: Off-street, uncovered parking.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Carport: Covered outdoor parking.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Street parking: Public parking, potentially limited.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

## Bedrooms

One bedroom: Ideal for singles or couples.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Two bedrooms: More flexibility for guests or an office.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

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Three bedrooms or more: Suited for larger families or multifunctional use.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

## Bathrooms

Number of bathrooms: Typical is two baths per three bedrooms.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Fractional bathrooms: Half or three-quarter baths without full tubs.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Bathtub: Important for comfort or bathing children.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Walk-in shower: Shower with no tub, easy access.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

## Kitchen

In-kitchen dining area: Such as a breakfast nook or bar seating.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Island: A central prep or storage area.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Countertops: Granite, quartz, or laminate surface choices.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Cabinetry: Wood, glass, or composite styles.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Appliances: Includes refrigerator, oven, dishwasher, etc.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Pantry: For storing dry goods or bulk items.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

## Flooring

Hardwood: Long-lasting and attractive natural wood.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Laminate: Budget-friendly alternative to hardwood.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Carpet: Soft flooring that requires upkeep.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

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Tile: Durable and decorative option.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Stone: Natural and luxurious surface.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Bamboo: Eco-friendly and durable wood.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Cork: Natural and comfortable flooring.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

### Exterior

Lot type: Flat, hillside, or oversized, among others.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Brick: Durable and low-maintenance siding.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Wood: Rustic appeal but may need upkeep.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Shingles: Siding or roofing in many materials.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Stucco: Porous, textured exterior material.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Stone: Long-lasting, elegant exterior.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Other siding: Vinyl, fiber cement, or metal options.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

### Interior

Dining room: Formal area for meals.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Family room: Main gathering or entertainment space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Playroom: Kid-friendly activity space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Primary suite with bath: Includes en-suite bathroom.

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Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Closets: Storage for clothes and other items.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Home office or den: Dedicated workspace.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Gym: Home fitness space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Attic: May be finished or used for storage.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Basement: Extra space below ground level.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Laundry room: Dedicated washer/dryer area.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Porch: Covered entry or outdoor space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Mother-in-law suite: Private secondary living quarters.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

### Energy and Environment

Heat source: Gas or electric, with environmental considerations.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Central air: Important in warm climates.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Fireplace: Cozy, can reduce furnace use.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Solar panels: Eco-friendly energy savings.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Type of water heater: Tank or tankless options.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Efficient toilets: Reduce water use.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Accessibility: For individuals with mobility needs.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

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Energy-efficient windows: Lower utility bills and block UV.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Energy-efficient doors: Helps regulate indoor climate.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Insulation: Maintains indoor temperature.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

### Outdoors

Yard: Outdoor leisure or garden space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

View: Scenic value and appeal.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Trees: Aesthetic and shade benefits.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Landscaping: Curb appeal and outdoor beauty.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Lawn: Welcoming green front space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Deck: Outdoor living and entertaining area.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Patio: Ground-level outdoor space.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Pool: Luxury and recreation feature.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Storage: Sheds or outbuildings.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Sprinkler system: Irrigation support.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Fire pit: Outdoor gathering feature.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

### Location

Close to work: Minimize commute time.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

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Neighborhood and street character: Quiet, walkable, or family-friendly.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Recreation: Near parks or gyms.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Dining: Proximity to restaurants.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Shopping: Access to stores and groceries.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Culture: Museums, theaters, etc.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Schools: Local school quality.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Close to transit: Public transportation access.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Urban neighborhood: Dense, walkable area.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Suburban neighborhood: Quiet, family-oriented.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Rural neighborhood: Spacious and quiet.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

Waterfront: Scenic but may have flood risk.

Want \_\_\_\_\_ Need \_\_\_\_\_ Must-Have \_\_\_\_\_

***This checklist is for personal use only to help you clarify your home search priorities. All housing opportunities are provided in compliance with the Fair Housing Act.***