



LowerMyBills

Wants vs. Needs vs. Must-Haves Home Tour Checklist

Home Type				
Feature	Comment	Want	Need	Must-Have
Detached house	A single-family home is a stand-alone structure with outdoor space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium	A condo is a unit that's typically inside a larger building or complex, often with shared amenities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	A townhouse is a home that shares one or two walls with other homes. They are individual units and may have a small outdoor space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multifamily home	Multifamily homes are detached dwellings with more than one living unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loft apartment	A loft apartment is a large, open space with few rooms and interior walls. These also may be called studio apartments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multistory home	Multistory homes are detached single-family homes with two or more floors, not including a basement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-story home	Single-story homes, sometimes called ranch-style homes, only have a single ground-level floor with no upstairs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Split-level home	Split-level homes have multiple stories that typically don't cover the entire floor plan. Split levels often have several smaller staircases connecting rooms and levels instead of a single main staircase.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architecture style	Some buyers want a specific style, such as midcentury modern, Spanish, or Craftsman.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Parking				
Feature	Comment	Want	Need	Must-Have
Garage	An indoor garage provides the best security and climate control for a vehicle.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveway	A driveway provides off-street parking with a guaranteed place to park, but lacks the security of a garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carport	A carport is an outdoor covered parking space, offering shade and some protection against the elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street parking	Street parking is generally available to the public. In some crowded areas, finding a spot is challenging. Your vehicle also may be more susceptible to break-ins and accidents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedrooms				
Feature	Comment	Want	Need	Must-Have
One bedroom	Homes with one bedroom are ideal for singles or couples on a budget.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two bedrooms	Two bedrooms make a home more comfortable for growing families.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three bedrooms or more	Larger households may prefer three or more bedrooms. In some situations, spare rooms can be used as guest bedrooms, home offices, or space to enjoy a favorite hobby.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bathrooms				
Feature	Comment	Want	Need	Must-Have
Number of bathrooms	The average home has two bathrooms for every three bedrooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fractional bathrooms	A half bath is a smaller bathroom with no shower or bathtub. A three-quarter bath is often an efficiently arranged bathroom with a walk-in shower and no tub.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathtub	For many homeowners, a place to take a hot bath is essential in the primary bathroom or another bathroom in the home.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk-in shower	A walk-in shower is a shower with no bathtub.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen				
Feature	Comment	Want	Need	Must-Have
In-kitchen dining area	As opposed to a formal dining room, many kitchens come with an area ideal for in-kitchen dining, such as a breakfast nook or a counter with seating.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Island	An island is a freestanding cabinet with a countertop. It may include cooking surfaces, sinks, storage, or preparation space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Countertops	Countertops can be made of a wide variety of materials, with higher-end homes including granite, quartz, or other stone countertops.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Kitchen (cont.)

Feature	Comment	Want	Need	Must-Have
Cabinetry	Kitchen cabinets may have wooden fronts with wood or painted finishes, glass, or other materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances	Critical appliances in a kitchen include a refrigerator, a stovetop, and an oven. Dishwashers, microwaves, and other appliances add convenience and value to the kitchen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pantry	Pantries offer storage for dry goods, nonperishables, and foods not requiring refrigeration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Flooring

Feature	Comment	Want	Need	Must-Have
Hardwood	Real hardwood floors can be a beautiful home feature that lasts for decades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laminate	Laminate flooring offers a lower-cost alternative to hardwood and features an artificial surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	Carpeted floors are soft and comfortable when barefoot but are prone to stains and other problems when poorly maintained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tile	Tile flooring comes in many shapes, sizes, designs, and colors. While it's generally sturdy, beware of the potential for cracked tiles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Flooring (cont.)

Feature	Comment	Want	Need	Must-Have
Stone	Stone flooring can bring a unique character to indoor and outdoor living spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bamboo	Bamboo is a sturdy hardwood and makes for an excellent flooring option in many climates and homes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cork	Cork flooring can be attractive and made from all-natural materials with a lifespan of up to around 40 years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior

Feature	Comment	Want	Need	Must-Have
Lot type	Lots may be flat, on a hillside, tightly fit between others, or large and open, among others.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick	Brick siding is generally attractive and very durable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	Wood siding offers a more rustic appeal but may have a shorter lifespan depending on type, climate, and maintenance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shingles	For siding, shingles come in various materials, colors, and sizes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stucco	Stucco is a porous siding that works well in many climates and may offer fire resistance.			
Stone	With stone siding, a home can gain a luxurious curb appeal and extremely long-lasting exterior walls.			
Other siding	Exteriors may also be made of several types of exterior siding, including vinyl and other materials.			



Interior				
Feature	Comment	Want	Need	Must-Have
Dining room	A dedicated dining room gives you and your guests a comfortable place to gather and enjoy a meal.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family room	The family room is a hangout that typically includes couches and entertainment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playroom	For families with kids, a playroom gives the young ones a space to explore and make a mess without causing trouble.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary suite with bath	The primary suite is a homeowners retreat, complete with a spacious bedroom and connected primary bathroom.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Closets	Easy to overlook before moving in, closets offer important storage space for wardrobes and more.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home office or den	In the age of remote work, a home office or den offers a quiet area to work in.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gym	If you have a health focus, you may want a space dedicated to a home gym so you can work out anytime.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic	In some areas, attics are commonplace. A finished attic can offer an additional bedroom or storage space.			
Basement	Basements can add many square feet to a home and offer flexible uses. Keep in mind that belowground floors often require sump pumps and additional maintenance.			



Interior (cont.)

Feature	Comment	Want	Need	Must-Have
Laundry room	Laundry machines may be stuck in a closet or garage, but a laundry room makes cleaning clothes easier and could include added storage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	A porch gives you a mix of indoor and outdoor usage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mother-in-law suite, or accessory dwelling unit	This extra living space can let a family member live nearby with privacy, or be used to generate income as a rental.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Energy and Environment

Feature	Comment	Want	Need	Must-Have
Heat source	The heat produced by a gas system tends to be hotter than heat from an electric furnace. However, some areas are moving to eliminate natural gas due to its environmental impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air	Having central air will increase your home's value if you live in a warm environment. It comes with higher utility costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	A fireplace can add to your interior design and provide warmth if you want to avoid using a furnace. It can be a liability if not used responsibly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar panels	Homes in areas with high energy rates and a good solar rating may benefit from solar panels. Solar panels help the environment, and you may qualify the home for tax breaks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Energy and Environment (cont.)

Feature	Comment	Want	Need	Must-Have
Type of water heater	Conventional storage water heaters tend to be less expensive than tankless water heaters, but offer a limited hot water supply. Consider solar water-heating options if you want to save on energy costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Efficient toilets	You'll limit your water usage with an efficient toilet, relying on water velocity to remove waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	Having an accessible home may be a priority for you if you live with someone who needs easier access – either now or in the future.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy-efficient windows	Energy-efficient windows can save you money on heating and cooling costs and protect you from harmful UV light.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy-efficient doors	Like energy-efficient windows, a tightly sealed door will reduce your energy costs and keep your house cooler if your air conditioner is running.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	Insulation can limit the escape of heat or cool air, cutting down utility use and costs. Exposure to some insulation products can cause health issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Outdoors

Feature	Comment	Want	Need	Must-Have
Yard	A large and well-maintained yard can increase your home's value and give you space for leisure activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
View	A great view can boost your mood – and may increase your home's value.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees	Beautiful trees can give your home a natural aesthetic, but they can be a liability if they're old or you live somewhere with lots of storms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	Having added trees or shrubs can enhance the beauty in your front yard or backyard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn	A nice front lawn opens your house up to your neighbors and is welcoming to visitors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	A deck can offer space for barbecuing or visiting with family, but it could be risky if the material is cheap or not durable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio	A patio can give you a similar gathering space as a deck without the construction and cost of materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	A pool can make your home seem more expensive and fun, but building and maintaining a pool comes with steep costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage	A space like a shed can give you additional storage and add a rustic aesthetic to your backyard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler system	Sprinkler systems can save you time by keeping your landscaping and vegetation consistently hydrated. Installing them can be costly, though.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire pit	Fire pits are another gathering space and can lead to activities like cookouts. They can represent a safety hazard if not used responsibly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Location				
Feature	Comment	Want	Need	Must-Have
Close to work	If your home is close to your work, you'll spend less time commuting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood and street character	A quieter street may be ideal if you have children or don't go out for events as much. Walkability is important if you have pets or children who spend a lot of time outdoors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation	Being close to a park or gym facility will allow you more convenient access to exercise and can increase your home's value.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining	Having good restaurants and dining options near your home can be a priority for people who like to eat out.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shopping	Nearby grocery and retail stores can make shopping more convenient and enjoyable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Culture	Museums, theaters, and other cultural landmarks or hubs can help increase your appreciation for the arts and add to the character of your neighborhood.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools	The quality of the schools near your home will influence its price. Better schools will cost more, but they'll also give your children a better education. Schools can make neighborhoods more family oriented.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to transit	Having convenient access to a bus system or metro line will save you time and money.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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**Wants vs. Needs vs. Must-Haves
Home Tour Checklist**

Location (cont.)				
Feature	Comment	Want	Need	Must-Have
Urban neighborhood	Urban neighborhoods can be hubs of culture and activity. They tend to be more walkable, and may experience more crime.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suburban neighborhood	Suburban neighborhoods are often quieter and more family oriented, but usually have less convenient access to transit and a smaller concentration of dining and cultural offerings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural neighborhood	Living in a rural space will give you quiet and extra space, but it also means you'll be more reliant on yourself for transportation, driving long distances for food, and surrounded by fewer culture hubs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waterfront	A waterfront will typically increase the value of homes nearby but could be a liability if your home is low and at risk of flooding.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>