

HOME BUYERS CHECKLIST



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YOUR PERFECT HOME

To get the perfect home you need to buy with your head and not your heart. Buying with your head will get you the home that works with your lifestyle.

To buy with your head you need to work out what you need from your home and separate this from what you would like in your home.

A house that fulfils all your likes but none of your needs will lead to you quickly feeling unsatisfied. Whereas a house that fulfils your needs will quickly become a home.

Use this checklist to help you decide what you need in a house.

how to use this checklist

The checklist contains the common items that you might find in a home.

Start by going through the list and circle those options that you would like to have.

Run through the list a second time looking at your 'likes to haves'. Identify which of these make it onto your 'need to haves'.

The need to haves should be the items that are 'game changers'.

The completed list becomes your guide to buying the perfect home. Compare any house you look at to your checklist. A perfect home is one that has all your 'need to haves'. Any 'like to haves' are a bonus.



THE HOME

	Like to have	Need to have
Type of house	Flat / Bungalow / semi-detached / Detached	Flat / Bungalow / semi-detached / Detached
Number of bedrooms		
Fitted wardrobes	Yes / No	Yes / No
Ensuite master bedroom	Yes / No	Yes / No

Number of bathrooms		
Downstairs bathroom	Yes / Downstairs toilet / No	Yes / Downstairs toilet / No
Shower or bath	Walk-in shower / Bath with shower / Separate bath and shower	Walk-in shower / Bath with shower / Separate bath and shower

Off street parking	Yes / No	Yes / No
Garage	Yes / No	Yes / No
Integral garage	Yes / No	Yes / No
Access from house	Yes / No	Yes / No

Separate kitchen	Yes / No	Yes / No
Breakfast bar / Kitchen table	Yes / No	Yes / No
Appliances and white goods	Standalone / Inbuilt / No preference	Standalone / Inbuilt / No preference
Dishwasher	Yes / No	Yes / No
Oven choice	Single / Double oven	Single / Double oven
Hob choice	Gas / Electric / Induction	Gas / Electric / Induction
Storage space incl. laundry cupboard	Yes / No	Yes / No
Utility room	Yes / No	Yes / No
Walk in pantry	Yes / No	Yes / No

Porch	Yes / No	Yes / No
Separate hallway	Yes / No	Yes / No

Open plan living	Yes / No	Yes / No
Separate dining room	Yes / No	Yes / No
Separate lounge	Yes / No	Yes / No
Patio doors	Yes / No	Yes / No

Separate playroom	Yes / No	Yes / No
Conservatory	Yes / No	Yes / No
Home office / den	Yes / No	Yes / No

Central heating fuel	Gas / Electric / No preference	Gas / Electric / No preference
Central heating type	Radiators / Underfloor	Radiators / Underfloor
Boiler	Combi / Water tank / No preference	Combi / Water tank / No preference
Solar heating	Yes / No	Yes / No
Loft insulation	Yes / No	Yes / No
Double glazing	Yes / No	Yes / No

High speed broadband	Yes / No	Yes / No
Mobile reception	Yes / No	Yes / No
House security alarm system	Yes / No	Yes / No

THE GARDEN

	Like to have	Need to have
South facing	Yes / No	Yes / No
Size	Small / Medium / Large	Small / Medium / Large
Side gate access	Yes / No	Yes / No
Rear access – road / alley	Yes / No	Yes / No
Access into garage	Yes / No	Yes / No
Greenhouse	Yes / No	Yes / No
Shed	Yes / No	Yes / No
Washing line	Yes / No	Yes / No
Pond	Yes / No	Yes / No
Front garden	Yes / No	Yes / No
Patio / decking	Yes / No	Yes / No
Workshop	Yes / No	Yes / No

LOCAL AREA

	Like to have	Need to have
Schools and colleges	Walking / Drive	Walking / Drive
Pub	Walking / Drive	Walking / Drive
Restaurant	Walking / Drive	Walking / Drive
Gymnasium	Walking / Drive	Walking / Drive
Swimming pool	Walking / Drive	Walking / Drive
Shopping centre	Walking / Drive	Walking / Drive
Local shops	Walking / Drive	Walking / Drive
Doctors	Walking / Drive	Walking / Drive
Dentist	Walking / Drive	Walking / Drive
Pharmacy	Walking / Drive	Walking / Drive
Vets	Walking / Drive	Walking / Drive
Local parks	Walking / Drive	Walking / Drive
Public transport buses / trains	Bus / Train / N/a	Bus / Train / N/a
Time spent commuting. Less thanminutesminutes
Community groups	Yes / No	Yes / No