



# Room Requirements Checklist

Design your home  
around what matters  
most to you!

# Room Requirements Checklist

Step back for a moment and observe how you and your family use the space in your current home.

What would you change if you just had the chance? Do you want more square footage, or will less but better planned space fit the way you live?

Make it easy to design the home you will love by thinking about one room at a time. Let's get started!

## The Basics

List the names/ages/relationships (to each other) and any physical challenges of the people who will live in this home as soon as it's built.

Name	Age	Relationship	Special Requirements

How soon, if at all, do you anticipate changes in those living in the home? \_\_\_\_\_  
 \_\_\_\_\_

List all pets and any special requirements they may have.

Pet	Special requirement?

List the rooms in your existing home, their sizes, whether they are critical (C) or non-critical (NC), and whether the sizes are adequate (OK); too small (SM); too big (LG)?

Existing Rooms	Size	C/NC	OK/SM/LG	Notes

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Now for your new home: List your critical (can't live without) and non-critical (nice-to-have) rooms. In the Notes section, list important pieces of furniture, paintings, equipment, tools, etc., that need to have specific wall space or placement.

Rooms in New Home	C/NC	Notes

Can any of the rooms you have listed perform more than one function? \_\_\_\_\_

How long do you plan to live in this home? \_\_\_\_\_

Do you want to include "Home For Life" or universal design features? (wider doors and hallways, walk or roll-in showers, all essential living areas on one floor, etc.) Yes  No  \_\_\_\_\_

What is the ideal price range for your home (including land and improvements)? \_\_\_\_\_

When would you like to move into your new home? \_\_\_\_\_

## Kitchen/Dining

Here's where you start your mornings — workdays, weekends, and holidays. It's also where you gather for snacks, chat about the day as you prepare meals, set up a buffet for informal parties, and generally hang out together. So what arrangement of space and fixtures would bring joy to your life and work best for your family?

An eat-in kitchen Yes  No  Separate, formal dining area? Yes  No  \_\_\_\_\_

Open to living area for socializing? Yes  No  \_\_\_\_\_

Island or peninsula bar for food prep and buffet? \_\_\_\_\_

Special size or shape of sink? Yes  No  \_\_\_\_\_

Separate vegetable/prep sink? Yes  No

Dishwasher? Yes  No  To the right or left side of sink? \_\_\_\_\_

Trash compactor? Yes  No  In the kitchen or garage? \_\_\_\_\_

What size refrigerator? \_\_\_\_\_

Stand-alone freezer? Yes  No

Separate cooktop and ovens or all-in-one unit? \_\_\_\_\_

Microwave: Separate  or Built-in

Pantry: Wall  or walk-in

## Living/Great Room

This is often where you want your best views to the world outside - maybe mountains or valleys in the distance, or maybe an enclosed flower garden or woodland scene. Depending on your social life and family members, your living or great room may or may not be able to double as your media, reading, and relaxation space. Consider the following when you think of this gathering space.

Foyer: Do you want it to be formal  or informal

Open to kitchen and/or dining? Yes  No  \_\_\_\_\_

Will you watch TV and/or listen to music in this area? Yes  No  \_\_\_\_\_

Do you want a fireplace  or wood stove  \_\_\_\_\_

Built in shelves? Yes  No  Where? \_\_\_\_\_

Window seats? Yes  No  Where? \_\_\_\_\_

Vaulted ceiling? Yes  No  Exposed beams? Yes  No  \_\_\_\_\_

Extra windows for views/solar gain? Yes  No  \_\_\_\_\_

## Bedrooms

Your bedroom is a private retreat for rest and renewal. It's a sanctuary where you drop your cares, close your eyes, and wake refreshed and ready to greet another day. Begin designing it below.

Bed size? \_\_\_\_\_

Other special furniture space requirements? \_\_\_\_\_

Separate his and her closets in master? Yes  No

Wall closets  or walk-in  \_\_\_\_\_

Separate dressing area in master? Yes  No  \_\_\_\_\_

Separate sitting area in master? Yes  No  \_\_\_\_\_

Access to outdoors? Yes  No  \_\_\_\_\_

Need second master with en suite bath? (for multi-generational living) Yes  No  \_\_\_\_\_

Can or will any children share a room? Yes  No  \_\_\_\_\_

Wall or walk-in closets in non-master bedrooms? \_\_\_\_\_

Can one bedroom function as an office or exercise room until needed? Yes  No  \_\_\_\_\_

## Baths

More than simply a place to wash up, modern bathrooms have evolved to often include direct access to closets, bedrooms, and laundry areas. What would be convenient for your family?

Tub, tub-shower combo, or separate shower only in one, any or all bathrooms? \_\_\_\_\_

Whirlpool tub? Yes  No  If yes, what size? \_\_\_\_\_

Single vanity? Yes  No  Which baths? \_\_\_\_\_

Double vanity? Yes  No  Together or separate? \_\_\_\_\_ Which baths? \_\_\_\_\_

Commode: In separate room  Separated by a low wall  No separation

Make-up area desired? Yes  No  \_\_\_\_\_

Can the guest bath double as the powder room? Yes  No

Connect two bedrooms with a shared bath (Jack-and-Jill bath)? Yes  No

Linen storage in bath area(s)? Yes  No  \_\_\_\_\_

Connect with laundry? Yes  No  \_\_\_\_\_

## Utility/Laundry/Mudroom/Owner's Entry

This multi-function area offers opportunities to combine several rooms for wise use of space. But before you pack everything in one area, imagine yourself coming in the back door from work, or shopping, or a night out. What do you want to be greeted with when you open the door?

Family coat closet/drop-zone (area to drop things as you walk in the door)? Yes  No

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Bench/shelving/cubbies? Yes  No  \_\_\_\_\_

Combine owner's garage entry with laundry/utility room? Yes  No  \_\_\_\_\_

Separate laundry? Yes  No  \_\_\_\_\_

Washer and dryer units: Side-by-side  or stacked

Laundry chute? Yes  No

Laundry sink? Yes  No

Pull-down ironing board? Yes  No  Folding area? Yes  No

Area for pet food/water? Yes  No

## Garage

Do you prefer a garage  Carport  Or marquee

How many vehicles do you need to keep under cover? \_\_\_\_\_

What other items besides cars will your garage house? \_\_\_\_\_

Garage doors: Do you prefer Single  or Double

Will you need a workshop? Yes  No  \_\_\_\_\_

## Exterior

Is outdoor living important? Yes  No  \_\_\_\_\_

Do you want decks, patios, pools, hot tubs or defined play area? Yes  No  \_\_\_\_\_

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What type of exterior finish would you like on your home? (brick, stone, rough-sawn cedar siding, or painted fiber-cement siding) \_\_\_\_\_

What architectural style do you prefer? \_\_\_\_\_

## Building Site

Why did you choose your site above all others as the place to build your home? \_\_\_\_\_

List the special physical features of your site -

- Lots of trees? No trees? What kind? - deciduous (lose their leaves) or coniferous (keep their needles). \_\_\_\_\_
- Where does the sun rise and set in relationship to the placement of your home? (this will affect your comfort and your utility bills) \_\_\_\_\_
- Is the site flat  slightly sloped  or steep  \_\_\_\_\_
- Are there rock outcroppings? Yes  No  \_\_\_\_\_
- Which direction is your best view? \_\_\_\_\_
- What are you viewing? \_\_\_\_\_
- Are there elements around your site that you want to block out? Yes  No  \_\_\_\_\_

What utilities are available at your site? \_\_\_\_\_

Will you need to drill a well or install a septic system? Yes  No  \_\_\_\_\_

Has the soil analysis been done yet? Yes  No  \_\_\_\_\_

Will you need to put in a driveway? Yes  No  How long? \_\_\_\_\_

Are you building in an area that will require special permits? Yes  No  \_\_\_\_\_

Do you have a plot plan of your lot or acreage? Yes  No

Will your property need to be surveyed? Yes  No

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**Congratulations! Answering these questions puts you well on your way to building a better home. We're here to help!**



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