



Charting Your Course to Home Ownership

Home Buyer's Guide: Rate the Space

Use this guide to help you evaluate homes or house plans and choose one with the features you need. This list includes some features and standards that make a home more convenient and comfortable.

Rate each item as follows: 3 = Good 2 = Fair 1 = Poor

Traffic Paths

- _____ Front entry easy to find and reach from the street
- _____ Front (public) door doesn't expose your family within the living space
- _____ Family can move freely through the house without getting in each other's way
- _____ Kitchen entry is convenient for unloading groceries from the car (no more than 30 ft. from the car)
- _____ Hall space kept to a minimum
- _____ Halls wide enough for moving furniture (3.5 to 4 ft)

Use of Space

- _____ Relative size (one to another) of social, work and private areas is right for your family
- _____ The public, private and work areas are separate enough for your family
- _____ Multiple-use rooms (living/dining, dining/study, guest/study/sewing/etc.) can adapt to changing needs through the years your family may live there

Should a disability of a family member occur, does the house meet these needs?

- _____ One bedroom and bathroom on the entry level
- _____ Doors, especially into one bedroom and one bathroom, at least 32" wide
- _____ One bathroom large enough for wheelchair

Social Spaces

- _____ House fits the kind of life your family lives
- _____ Enough space for family activities and children's play
- _____ Enough wall space for your TV, stereo, wall unit, etc.
- _____ Enough eating space for your family and usual guests
- _____ Dining areas convenient to the kitchen
- _____ Planned outdoor living area
- _____ Easy to reach from the kitchen
- _____ Offers some degree of privacy and protection
- _____ Has some shade
- _____ Can get to it from living area without going through kitchen



Sleeping Areas

- _____ Rooms that will be shared are large enough for each to have own space
- _____ All bedrooms large enough for a double bed
- _____ Enough space for other needed furniture
- _____ Each bedroom can be reached without going through another room
- _____ At least 4 ft of rod space in the closets for each person
- _____ Closets placed between bedrooms to provide sound buffers
- _____ All bedrooms have private enough access to a bathroom
- _____ Separate sleeping area for genders (children)

Bathrooms

- _____ Each bathroom large enough for the number of people who will use it
- _____ Enough storage for towels, grooming supplies and medicines
- _____ Plumbing in inside walls to prevent freezing
- _____ Lighting good for grooming
- _____ Exhaust fan vented to outdoors and heater built in

Study Area

- _____ Enough space for each child to have own study area
- _____ Space for books, supplies and private “treasures” to be stored in the study area
- _____ Electrical outlets for lamps

Kitchen

- _____ Adequate for the kinds of cooking you do
- _____ Work area not in the family traffic path
- _____ Total distance around the work triangle (from refrigerator to sink to range) is no less than 12 feet and no more than 24 feet
- _____ At least nine drawers at various places in the kitchen
- _____ Counter surface on both sides of range and sink and on the latch side of refrigerator

- _____ At least 10 feet of cabinet storage (not including sink cabinet)
- _____ Enough counter space for work space and your small appliances
- _____ Good lighting
- _____ Exhaust fan vented to outdoors

Utility Area

- _____ Laundry equipment in convenient space
- _____ Utility area large enough for family needs (ironing, storage, freezer, etc.)
- _____ Clothes dryer vented to outdoors
- _____ Food freezer convenient to the kitchen

Storage

- _____ Closet near entry for coats and umbrellas
- _____ Storage space is where it will be needed in living areas, halls, etc.
- _____ Storage space flexible enough to meet changing family needs
- _____ Suitable and enough outside storage for mower, tools, bikes, etc.

Enough built-in storage or space for furniture to store your families:

- _____ Bed and table linens
- _____ Cleaning equipment
- _____ Out-of-season clothes
- _____ Seasonal items
- _____ Toys, hobbies, games
- _____ Books, photos, CDs, etc.
- _____ Household mail, records, files, etc.

Other items important to you and your family (List them)

Doors and Windows

- _____ Doors can open fully without being in the way of furniture or other doors
- _____ All doors located to avoid diagonal traffic paths across rooms
- _____ Outside doors protected from rain
- _____ Doors wide enough for furniture to fit through
- _____ Outside doors solid and hinged rather than hollow-core or sliding (for security)
- _____ Enough window area for natural ventilation and daylight
- _____ Window areas for natural ventilation and daylight
- _____ The largest window areas are on the south and north (for comfort and energy savings)
- _____ Windows large and low enough for fire escape

Exterior Design

- _____ House looks attractive to your family
- _____ Style of architecture suitable for the lot and neighborhood
- _____ Roof style allows for enough attic ventilation, insulation and storage

Hazard Resistant Features

- _____ Elevated for floods
- _____ Meets minimum hurricane resistant guidelines
- _____ Insect resistant

_____ Total Points

How did this Home Rate?

180 and Above = Excellent

The size, layout and features would make a suitable and comfortable home for your family.

120 to 179 = OK

There are some things that are not ideal, but it could be a good housing choice.

119 or Below = Poor

Better look elsewhere unless you plan to remodel.

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