



ARRIVAL POINT PROPERTIES

BUYER'S CHECKLIST

The Boulder County Buyer's Checklist

A working checklist for buying a home in Boulder County, from the first financing conversation to your first thirty days in the house. Print it, check the boxes, and let nothing fall through the cracks. The same sequence we run with every client.

ARRIVAL POINT PROPERTIES

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01

SECTION 01

Pre-search readiness

*Before you open a single listing, get these in order.
Preparation is what wins homes here.*

6 ITEMS

Section 01

Pre-search readiness

- ☐ Get a fully underwritten pre-approval, not just an online pre-qualification
In a competitive segment, a strong letter is the price of admission, not a differentiator.
- ☐ Confirm your down payment and that the funds are in your account long enough for your lender
- ☐ Set aside reserves beyond the down payment
Older Boulder and Louisville homes bring older systems; the first repair arrives sooner than you expect.
- ☐ Budget for the true cost of ownership: taxes, insurance, HOA dues, maintenance
Foothills and wildfire-adjacent addresses can be far more expensive to insure, or hard to insure at all.
- ☐ Get an insurance quote early for any foothills or wildfire-zone address
- ☐ Agree on your real timeline and price ceiling, and write them down

02

SECTION 02

Touring scorecard

Score every home the same way so the tenth showing doesn't blur into the first.

6 ITEMS

Section 02

Touring scorecard

- ☐ Rate location, condition, and fit for how you live, and note it before you leave
- ☐ Look hard at the permanent things: location, floor plan, systems, lot, light
- ☐ Ignore the cheap-to-change things: paint, carpet, fixtures, the seller's furniture
- ☐ Check the listing's days on market and price history before you fall in love
- ☐ Note what the photos don't show, and ask why
- ☐ Walk the neighborhood at a different time of day than your showing



A creek path through the foothills.

03

SECTION 03

Boulder County diligence

The local checks buyers from elsewhere don't think to make.

7 ITEMS

Section 03

Boulder County diligence

- ☐ Order a radon test
Common across the Front Range, testable, and usually fixable.
- ☐ For foothills or rural homes, inspect the well and septic system
- ☐ Check defensible space and wildfire mitigation in foothills and canyon areas
- ☐ Ask about expansive-soil movement and review the foundation and drainage
Older neighborhoods on Boulder County clay are prone to it.
- ☐ For older Boulder and Louisville homes, look for knob-and-tube wiring and galvanized plumbing
- ☐ Read the HOA documents in full: dues, reserves, rules, and pending assessments
- ☐ Confirm the assigned schools by address, not by assumption

04

SECTION 04

Under-contract calendar

Deals die in the quiet weeks after the offer. Watch every deadline.

6 ITEMS

Section 04

Under-contract calendar

- ☐ Mark the inspection objection and resolution deadlines on a calendar
- ☐ Complete inspections early in the period, not at the deadline
- ☐ Track the appraisal and have a plan if it comes in low
Renegotiate, cover the gap, or walk under your contingency.
- ☐ Keep your loan on track: no new credit, no job changes, no large deposits
- ☐ Review title commitment, survey, and any HOA documents on time
- ☐ Confirm your earnest money deadlines and how it is held



The city at dusk, below the foothills.

05

SECTION 05

Closing day

The most boring day of the process, if it was done right.

5 ITEMS

Section 05

Closing day

- ☐ Verify wire instructions by phone using a number you already trust
Wire fraud is real and unrecoverable. Never trust instructions sent by email.
- ☐ Review the settlement statement against your closing-cost estimate
- ☐ Do the final walkthrough: systems on, agreed repairs done, nothing missing
- ☐ Bring a government-issued photo ID
- ☐ Confirm when funding, recording, and key handoff actually happen

06

SECTION 06

First 30 days as an owner

Make the house yours and set up the boring-but-vital systems.

6 ITEMS

Section 06

First 30 days as an owner

- ☐ Change the exterior locks
- ☐ Locate and label the main water shutoff and the breaker panel
- ☐ Test and date every smoke and carbon-monoxide detector
- ☐ Set up a seasonal maintenance calendar
Swamp coolers, gutters, defensible space, and drainage all run on a schedule here.
- ☐ Save the closing packet, warranties, and tax documents somewhere findable
- ☐ Start from the team's curated vendor list rather than cold-calling strangers

THE TEAM

Your Boulder County team.

Five agents who live where we sell, specialized by area and transaction type.



Brian MacDonald

CO-FOUNDER & ASSOCIATE
BROKER

(303) 915-6126
brian.macdonald@compass.com



Brooke Weathers

CO-FOUNDER & ASSOCIATE
BROKER

(303) 898-6564
brooke.weathers@compass.com



Darrin Harris Frisby

ASSOCIATE BROKER

(303) 589-6466
Darrin.Frisby@Compass.com



David Rogers

ASSOCIATE BROKER

(303) 854-8278
davidrogers@compass.com



Terra Brewer

ASSOCIATE BROKER

(720) 745-9962
terra.brewer@compass.com



Boulder County, end to end.

READY TO TALK?

When you're ready, we're here.

When you're ready to start, we're here. Schedule a conversation, no pressure and no obligation, and put the whole team to work.

SCHEDULE

arrivalpointproperties.com/consultation

EMAIL

arrive@arrivalpointproperties.com

WEB

arrivalpointproperties.com