



Greenways Realty

North Carolina Heirs: 7 Inheritance Mistakes That Cost Families Thousands

Avoid expensive legal, tax, and repair pitfalls—without hiring a lawyer or wasting months guessing what to do.

INSTRUCTIONS:

Print this out or keep it handy. This guide breaks down the most common (and costly) mistakes people make when they inherit property in North Carolina. If you're feeling overwhelmed, confused, or pressured—start here before making any big decisions.

THE GUIDE:

❌ 1. Rushing to Sell Without Understanding the Title

You can't sell what you don't legally own. Skipping probate or title review can stall deals or kill them entirely.

❌ 2. Skipping the Property Inspection

Just because it looks livable doesn't mean it's sellable. A \$250 inspection now can prevent a \$25,000 surprise later.

❌ 3. Fighting With Siblings Instead of Aligning Early

The longer you delay hard conversations, the messier (and more expensive) they get. Get on the same page early.

❌ 4. Forgetting About Capital Gains & Tax Traps

Inherited homes have special tax rules. If you don't handle the cost basis correctly, you could owe tens of thousands.

❌ 5. Ignoring Mortgage, Liens, or Utility Bills

Many heirs don't realize bills are still accruing—sometimes for months. Always run a full title search + financial check.

❌ 6. Underestimating Cleanout & Repairs

A "free house" isn't free if it needs \$50K in repairs and 10 dumpsters of junk removal. Get real bids early.

❌ 7. Listing With the Wrong Agent

Not all agents understand inherited properties. You need someone who's handled probate deals, not just cookie-cutter homes.

WHY THIS IS IMPORTANT:

Most families only go through this once—and make rookie mistakes that cost tens of thousands.

This cheat sheet gives you clarity before chaos, and confidence before calling the wrong people. You don't need to figure it all out alone.

Need a strategy for your inherited property?

Book a free call with Greenways Realty and we'll walk you through your best options—**without pressure or sales tactics.**

Schedule Your Free Strategy Call

<https://greenwaysrealty.com>