



Greenways Realty

North Carolina Heirs: Your 30-Day Inheritance Fast-Action Checklist

What to do next without rushing decisions, triggering family conflict, or making costly mistakes.

INSTRUCTIONS:

This checklist is designed to be used in order. You don't need to do everything at once. Just focus on the **next safe step**, then move down the list as you're ready. If you're overwhelmed, confused, or unsure who to trust — start here.

The Guide: 30-Day Inheritance Fast-Action Checklist

Step 1: Pause the Panic (Day 1-3)

Do not agree to sell, transfer, or “just sign something” yet. Your first job is protection, not speed.

Step 2: Confirm Legal Authority (Day 1-5)

Determine who has the legal right to act (executor, administrator, trustee). Nothing else matters until this is clear.

Step 3: Secure the Property (Day 3-7)

Change locks if needed. Check utilities, insurance, and mail forwarding. Prevent damage, theft, or liability.

Step 4: Take a Condition Snapshot (Week 1)

Walk the property. Document repairs, deferred maintenance, and obvious issues. This protects you later — even if you wait.

Step 5: Identify Ongoing Costs (Week 1-2)

Property taxes, insurance, HOA dues, utilities, maintenance. These costs quietly stack up whether you act or not.

Step 6: Understand the Probate Status (Week 2)

Is probate required? Has it started? Are there deadlines already running? Knowing this prevents accidental violations.

Step 7: Align the Family Early (Week 2-3)

Clarify expectations before emotions escalate. Silence creates assumptions. Assumptions create conflict.

Step 8: Explore All Options — Not Just Selling (Week 3)

Keep, rent, sell, delay. Each option has consequences you should understand first.

Step 9: Get a Real Property Value (Week 3-4)

Not a Zestimate. Not a guess. A realistic, probate-aware valuation.

Step 10: Choose the Next Safe Move (By Day 30)

You don't need a final answer yet. You just need a **clear, informed next step**.

WHY THIS IS IMPORTANT:

Most heirs don't lose money because they make a bad decision. They lose money because they **wait blindly**. This checklist helps you.

1. Avoid preventable costs
2. Reduce family conflict
3. Stay legally protected
4. Buy time without creating bigger problems later

No pressure. No rushing. Just clarity.

If you want help applying this to your specific situation, book a free, no-pressure strategy session.

Start here:

<https://greenwaysrealty.com>

You'll leave knowing exactly where you stand and what to do next — even if you decide to wait.