



# HEY — North Carolina Homeowner Dealing With an Inherited House... Start Here

The exact first steps to take in the first 7 days — without making a legal mistake, triggering family conflict, or losing money while the house sits.

## INSTRUCTIONS:

Don't try to solve everything at once. That's where most families mess up. This guide is simple:

1. Focus on what needs to happen first
2. Ignore what can wait
3. Avoid decisions you're not ready to make yet

As you go through this, ask:

1. "Do we actually know this... or are we guessing?"
2. "Are we doing this in the right order?"

If you're unsure at any step — pause there. That's where costly mistakes usually happen.

### 1 STEP 1 — Secure the Property (Immediately)

Before anything else:

1. Change or confirm locks
2. Check insurance coverage
3. Make sure utilities are handled
4. Remove obvious liability risks

Vacant homes create problems fast.

### 2 STEP 2 — Figure Out Who Actually Has Authority

This is where most families get stuck. In North Carolina, someone needs legal authority to act (executor or administrator). Until that's clear:

1. You can't make real decisions
2. You shouldn't list or sell
3. You risk delays and legal issues

If no one knows who's in charge, nothing moves.

### 3 STEP 3 — Understand Where You Are in the Process

Ask:

1. Has probate been opened?
2. Has the executor been officially appointed?
3. Is the estate allowed to sell property yet?

You don't need to know everything — but you need to know where you stand.

### 4 STEP 4 — Get Clear on What the House Is Actually Worth

Not what Zillow says. Not what someone "thinks." You need a **realistic range** based on:

1. condition
2. location
3. current market

This drives every decision after this.

### 5 STEP 5 — Calculate the Cost of Waiting

Most families ignore this. Every month you wait, the house may be:

1. costing taxes
2. requiring maintenance
3. sitting vacant (risk)
4. missing better market timing

Waiting feels safe. It's often expensive.

### 6 STEP 6 — Decide: Clean, Fix, or Sell As-Is

Don't overcomplicate this. You have 3 paths:

1. Do nothing → sell as-is
2. Light cleanup → maximize value
3. Full updates → only if ROI makes sense

Most people over-improve and lose time + money.

### 7 STEP 7 — Get Everyone on the Same Page (Early)

This is where deals fall apart. If there are multiple family members:

1. Clarify expectations early
2. Avoid "we'll figure it out later"
3. Address disagreements now

Delayed conflict is more expensive than early clarity.

### 8 STEP 8 — Know What to Do NEXT (Not Everything)

Right now, you don't need a full plan. You need:

1. clarity on your current situation
2. the right next step
3. confidence you're not making a mistake

Focus on the next move — not the entire process.

## Why This Is Important

Most families don't lose money because of one big mistake. They lose it through:

1. doing things out of order
2. waiting too long
3. miscommunication
4. acting without clear authority

And by the time they realize it... They've already lost time, money, or both. This process is:

1. part legal
2. part financial
3. part emotional

Without a clear starting point, it gets messy fast.

## Book a Free Inherited Property Strategy Call

If you're dealing with a house in North Carolina and want clarity on what to do next... We'll walk through:

We'll cover:

- where you are right now
- what your next step should be
- what to avoid so you don't make an expensive mistake

No pressure. No sales pitch. Just clear direction so you can move forward with confidence.

Book your 15-minute call now

<https://greenwaysrealty.com/>