

PROBATE & INHERITED PROPERTY IN PENNSYLVANIA

Final Steps Probate Checklist

What to Do Before Probate Closes — and How to Protect Your Inheritance

Even in the final stage of probate, missing a step can cause delays, reduce what heirs actually receive, or create new legal complications. **Use this checklist to make sure nothing slips through the cracks before the estate closes.**

Court & Legal Steps

- Confirm all required court documents have been filed — inventory, appraisal, and debt resolution
- Verify the **judge has signed off** on the Final Distribution Order with the Court of Common Pleas
- Double-check county-specific deadlines — some Pennsylvania counties require additional filings before probate closes
- Confirm the **Register of Wills** has recorded the final settlement and issued a closing certificate

Financial Steps

- Confirm all **debts, taxes, and court fees** have been fully satisfied before distribution
- Review all **attorney fees and court costs** — these reduce the inheritance and must be itemized
- Confirm Pennsylvania **inheritance tax** has been calculated, filed, and paid
- Verify whether the property will be **transferred to heirs or sold** before final distribution

Property Steps

- Decide with all heirs: **keep the property, rent it, or sell it** — all parties must agree
- Factor in ongoing costs if keeping: **mortgage, property taxes, insurance, utilities, and repairs**
- Check for **vacant property risks** — code violations, vandalism, squatters, and lapsed insurance
- If selling, confirm **title is clear** and all liens have been resolved before listing or transferring

COMMON MISTAKES AT THIS STAGE

- 1 Waiting for probate to fully close before selling** — the property can be sold during probate with court approval. Every extra month means more carrying costs draining the inheritance.
- 2 Family disagreements that drag probate out** — the longer heirs can't agree, the more attorney fees and costs eat into everyone's share. A neutral sale often resolves this cleanly.
- 3 Letting the property sit vacant** — vacant properties deteriorate quickly, attract code violations, and lose value. Every month of vacancy costs the estate money.

PRO TIP — SELL BEFORE CLOSING

Many heirs don't realize the property can be sold **during probate** with court approval — you don't have to wait for the estate to close. A cash sale converts the property to cash quickly, divides it fairly among heirs, avoids months of ongoing expenses, and often accelerates the probate process itself.

Want to close the estate faster with more in your pocket?

Free, confidential, and no obligation. We buy as-is, work within the probate process, and help heirs walk away with cash.

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