



HOME SALE WORKSHEET: _____ tax year

STEP 1: Complete this worksheet

- Last section below (*Improvements*) not needed if you qualify for the Capital Gains Exclusion without that info.
- View page 2 for examples of improvements you can and can NOT include in section below.
- We don't need receipts or spreadsheets. Retain for your own records in case the IRS asks for them.

STEP 2: Provide following documentation in addition to data in this worksheet

- Escrow Closing Statement from purchase and sale of home.
- IRS Form 1099-S and CA Form 593 (Real Estate Withholding Statement)

BASIC INFO:

Property Address			
Original Purchase Date		Sale Date	
Original Purchase Price	\$	Sales Price (<i>gross amount</i>)	\$
Dates Used as Primary Home	/	Dates Used as Rental Property	/
Have you used the capital gains exclusion in the past two years?			<input type="checkbox"/> Yes <input type="checkbox"/> No
Did you ever have a home office, or rent a room in this home?			<input type="checkbox"/> Yes <input type="checkbox"/> No

ACQUISITION COSTS: please provide home purchase *Final* Escrow Closing Statement (*if you have it*)

SELLING EXPENSES: please provide home sale *Final* Escrow Closing Statement

IMPROVEMENTS: provide description, purchase date, and cost for applicable items (*see pg 2 for examples*)

TAX CREDITS RECEIVED IN PRIOR YEARS: provide description, tax year received, and amount of credit

Ex. Solar panels 2012 \$9,000 CR

HOME SALE WORKSHEET (*continued*):

EXAMPLES OF IMPROVEMENTS YOU CAN INCLUDE ON PG 1 OF THIS WORKSHEET

Additions

Bedroom
Bathroom
Deck
Garage
Porch
Patio

Lawn & Grounds

Landscaping
Driveway
Walkway
Fence
Retaining wall
Swimming pool

Exterior

Storm windows/doors
New roof
New siding
Satellite dish
Solar panels/ Battery

Insulation

Attic
Walls
Floors
Pipes & duct work

Systems

Heating system
Central air conditioning
Furnace
Duct work
Central humidifier
Central vacuum
Air/water filtration systems
Wiring
Security system
Lawn sprinkler system

Plumbing

Septic system
Water heater
Soft water system
Filtration system

Interior

Built-in appliances
Kitchen modernization
Flooring
Wall-to-wall carpeting
Fireplace

EXAMPLES OF IMPROVEMENTS YOU CAN NOT INCLUDE ON PG 1 OF THIS WORKSHEET

- ***Any improvements you've already included as depreciable items on past tax returns (*primarily from items entered into service while property was held as a rental*).
- Any costs of repairs or maintenance that are necessary to keep your home in good condition, but don't add to its value or prolong its life. Examples include painting (*interior or exterior*), fixing leaks, filling holes or cracks, or replacing broken hardware.
- Any costs of any improvements that are no longer part of your home (*for example, wall-to-wall carpeting that you installed but later replaced*).
- Any costs of any improvements with a life expectancy, when installed, of less than 1 year.