



PORTNEY & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS
AND BUSINESS CONSULTANTS

**Expenditures Which May Be Includible in Tax Basis of Personal
Residence & Vacation Home**

Outside Additions and Improvements

Additional acreage or lots

Surveying of property

Additions to building:

Porch
Wings
Breezeway
Garage
Work shed or other out-
Buildings
Aluminum siding

**Roofing additions or
replacement**

Flashing
Terraces and patios
Cement staircase
Swimming pool
Septic tank or cesspool
Sewers – assessment and
connection
Lamp post
Electrical outlets
Telephone outlets
Barbecue pit
Pathways
Walks
Driveway – paving, black- Topping or gravel

Retaining walls
Fences and gates
Play Yard
Clothes dryers
Waste collecting and burning apparatus
Mail box
Storm doors
Screens and screen doors
Termite proofing
Gutters, leaders, drain
pipes and dry wells
Bird bath
Garden and grounds:
Rototill soil
Grading
Topsoil and fill
Fertilizers and conditioners
Grass seed
Plants, bulbs, seed
Trees
Shrubs, bushes, vines
Water well and pump
Lawn sprinkler system
Trellis



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Inside Additions and Improvements

Convert basement or attic to recreation room or bedroom:

Inside walls:

Altering and plastering
Wood paneling
Wall tiles

Room dividers and partitions
Ceilings (acoustical)
Replace or add stairs
Flooring – wood, tile, etc.
Linoleum
Cabinets, closet shelves, etc.
Bookcases and other built – in furniture
Cupboards
Closets
Fireplace mantel
Radiator covers
Ventilators
Window seats

Windows:

Replacement
Storm sash
Weather stripping

Bathrooms:

Medicine cabinet
Mirrors
Shower cabinet
Shower controls
Towel racks
Tub
Tub hanger
Bathroom sliding doors
Unit heater

Accessories and equipment:

Kitchen:

Counter tops
Dishwasher
Drain boards
Food freezer
Garbage disposer
Range
Range hood
Refrigerator
Sinks
Ventilator

Laundry:

Dryer
Hot plate for boiling clothes
Ironer
Mangle
Sinks
Tubs
Ventilator
Washing machine
Hamper
Linen chute
Sorting table and counter
Supply cabinets
Drying racks

Communication:

Call Bells or chimes
Intercommunication system
Telephone raceways
Fire or burglar alarm system



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Inside Additions and Improvements

Mechanical Equipment:

Heating and air conditioning:

- Furnace and appurtenances
- Air conditioning
- Attic fan
- Boiler
- Circulating system
- Cooling equipment
- Fireplace heater
- Hot water heater
- Radiators and valves
- Space heater
- Warm air grills and registers

Electricity and Lighting:

- Circuit breakers
- Fuse boxes
- Lightning rods
- Wiring system
- TV antenna and wiring

Miscellaneous items:

- Dumb waiter
- Garbage disposal

Insulation:

- Ceilings
- Floors
- Pipe and duct
- Roof
- Walls

Plumbing and sanitation:

- Cold water pipe
- Copper tubing
- Floor drains
- Grease traps
- Hot water pipe
- Hot water tank
- Lawn sprinkling system
- Pumps
- Septic system
- Sump pump
- Traps
- Vent pipe
- Water supply system

Hardware, fixtures and locks:

- For cabinets and closets
- For doors
- For windows
- Lighting fixtures
- For curtains and draperies