Renovation Cost Segregation Study

Residential Rental Renovation

Prepared For: Property Owner

Project: Sample: 3-Family Major Renovation (LPCS-SAMPLE-RENO)

Renovation Period: August 2025 – December 2025

Date: September 1, 2026

Executive Summary

SmartCostSeg performed a renovation cost segregation analysis of the documented renovation spend for Sample: 3-Family Major Renovation, covering work performed from August 2025 through December 2025. Every dollar below is an actual documented cost from the renovation records — no replacement-cost or residual estimates were introduced.

DOCUMENTED RENOVATION SPEND	CURRENTLY DEDUCTIBLE — NOT IN STUDY	CAPITALIZED STUDY BASIS
$65,913	**$2,518**	**$63,395**

ESTIMATED FIRST-YEAR DEPRECIATION	ESTIMATED FIRST-YEAR TAX SAVINGS (ILLUSTRATIVE)	BONUS DEPRECIATION APPLIED
$9,210	**$2,947**	**100%**

Illustrative only, at a 32% combined federal and state rate. Estimates are not guarantees; actual benefits depend on your specific tax situation.

4 lines are classified conservatively pending review — see the Classification Schedule and Missing Evidence sections for exactly what would change the answer.

Professional Fee — Renovation Study	Extended / Custom — quoted per engagement

No payment is collected through this report; an invoice is issued only upon completion of the engagement.

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Renovation Scope

The renovation ran from August 2025 through December 2025 at Sample: 3-Family Major Renovation, held as residential rental property. The work below is presented under the owner's own cost nomenclature, exactly as documented.

Work Category (as documented)	Amount
Building Materials	$9,687
Paint	$126
Painting	$3,150
Flooring	$5,340
Appliances	$2,150
Drywall / interior work	$6,350
Electrical	$3,460
Foundation	$5,000
Ceiling	$5,000
Tile	$500
Vanity	$150
Roofing	$25,000
Total Documented Renovation Spend	**$65,913**

Totals include both the capitalized study basis and amounts currently deductible outside the study; the two lanes are reconciled in the sections that follow.

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Capitalize vs. Expense Analysis

Federal law splits renovation spending into two lanes. Amounts that improve the property — a **betterment**, an **adaptation** to a new use, or a **restoration** (the "BAR" tests of Reg. §1.263(a)-3(d)) — must be capitalized and depreciated. Amounts that merely keep the property in ordinary operating condition are repairs, deductible in full this year (Reg. §1.162-4). Three safe harbors can move qualifying amounts into the deductible lane even when the work looks like an improvement: the de minimis safe harbor (Reg. §1.263(a)-1(f)), the small-taxpayer safe harbor (Reg. §1.263(a)-3(h)), and the routine maintenance safe harbor (Reg. §1.263(a)-3(i)).

Deductible amounts are good news taken now — and they are deliberately excluded from the depreciation study so no dollar is counted twice.

Currently Deductible — Not in Study

Component	Deduction Lane	Authority	Amount
Building Materials — retail building materials (small hardware purchase)	De Minimis Safe Harbor (Reg. §1.263(a)-1(f))	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	$218
Appliances — washer (appliance purchase)	De Minimis Safe Harbor (Reg. §1.263(a)-1(f))	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	$1,150
Vanity — bathroom vanity	De Minimis Safe Harbor (Reg. §1.263(a)-1(f))	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	$150

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Capitalize vs. Expense Analysis (continued)

Currently Deductible — Not in Study (continued)

Component	Deduction Lane	Authority	Amount
Appliances — new appliances	De Minimis Safe Harbor (Reg. §1.263(a)-1(f))	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	$1,000
Total Currently Deductible			**$2,518**

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Capitalize vs. Expense Analysis (continued)

Election Statements

Draft election language — your tax preparer attaches the statement to a timely filed original return (including extensions).

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Section 1.263(a)-1(f) De Minimis Safe Harbor Election
[TAXPAYER NAME]
[TAXPAYER ADDRESS]
[TAXPAYER TIN]
The taxpayer makes the de minimis safe harbor election under Reg. §1.263(a)-1(f) for the taxable
year [TAX YEAR]. Attach this statement to a TIMELY FILED ORIGINAL federal income tax return,
including extensions.
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Classification Schedule

Every component below keeps the owner's own nomenclature exactly as documented. Rows flagged "Requires review" are classified conservatively to the slowest recovery class until the listed evidence arrives — the classification can only improve from here.

Component	Amount	Class	Treatment	Authority	Confidence
Building Materials — 5-year share (40 percent, Middle of the Road) REQUIRES REVIEW *Evidence needed: line-item receipts*	$3,788	5-Year	Capitalize	§1245 personal property per the Pub. 5653 residential matrix — appliances, carpet/floating floors, dedicated equipment circuits (5-year).	70%
Building Materials — building share (60 percent, Middle of the Road) REQUIRES REVIEW *Evidence needed: line-item receipts*	$5,681	27.5-Year Residential	Capitalize	Reg. §1.263(a)-3(d) — amounts paid to improve a unit of property (betterment, restoration, adaptation) must be capitalized.	70%
Building Materials — retail building materials (small hardware purchase) REQUIRES REVIEW *Evidence needed: line-item receipts*	$218	Deductible (no recovery class)	Expense	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	50%

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Classification Schedule (continued)

Component	Amount	Class	Treatment	Authority	Confidence
Paint — paint materials	$126	27.5-Year Residential	Capitalize	Reg. §1.263(a)-3(g)(1) — costs that directly benefit, or are incurred by reason of, an improvement are capitalized with the improvement.	90%
Painting — professional painting, full interior	$3,150	27.5-Year Residential	Capitalize	Reg. §1.263(a)-3(g)(1) — costs that directly benefit, or are incurred by reason of, an improvement are capitalized with the improvement.	90%
Flooring — flooring materials	$2,660	5-Year	Capitalize	IRS Cost Segregation Audit Techniques Guide (Pub. 5653), Ch. 7.H Exhibit A — residential rental property matrix (examiner no-adjustment classifications).	90%
Flooring — flooring installation	$2,680	5-Year	Capitalize	IRS Cost Segregation Audit Techniques Guide (Pub. 5653), Ch. 7.H Exhibit A — residential rental property matrix (examiner no-adjustment classifications).	90%
Appliances — washer (appliance purchase)	$1,150	Deductible (no recovery class)	Expense	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	95%

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Classification Schedule (continued)

Component	Amount	Class	Treatment	Authority	Confidence
Drywall / interior work — installation labor allocated to interior building work	$6,350	27.5-Year Residential	Capitalize	IRS Cost Segregation Audit Techniques Guide (Pub. 5653), Ch. 7.H Exhibit A — residential rental property matrix (examiner no-adjustment classifications).	90%
Electrical — electrical repairs and rewiring	$3,460	27.5-Year Residential	Capitalize	IRS Cost Segregation Audit Techniques Guide (Pub. 5653), Ch. 7.H Exhibit A — residential rental property matrix (examiner no-adjustment classifications).	85%
Foundation — foundation structural repair	$5,000	27.5-Year Residential	Capitalize	Reg. §1.263(a)-3(k)(1)(vi) — capitalize the restoration/replacement of a major component or substantial structural part.	95%
Ceiling — ceiling repair	$5,000	27.5-Year Residential	Capitalize	IRS Cost Segregation Audit Techniques Guide (Pub. 5653), Ch. 7.H Exhibit A — residential rental property matrix (examiner no-adjustment classifications).	90%
Tile — subway tile	$500	27.5-Year Residential	Capitalize	IRS Cost Segregation Audit Techniques Guide (Pub. 5653), Ch. 7.H Exhibit A — residential rental property matrix (examiner no-adjustment classifications).	90%

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Classification Schedule (continued)

Component	Amount	Class	Treatment	Authority	Confidence
Vanity — bathroom vanity	$150	Deductible (no recovery class)	Expense	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	90%
Appliances — new appliances	$1,000	Deductible (no recovery class)	Expense	Reg. §1.263(a)-1(f) — de minimis safe harbor election: $5,000 per item/invoice with an applicable financial statement, $2,500 without.	95%
Roofing — roof work, full covering replacement	$25,000	27.5-Year Residential	Capitalize	Reg. §1.263(a)-3(k)(1)(vi) — capitalize the restoration/replacement of a major component or substantial structural part.	95%
Total Documented Spend	**$65,913**				

The reconciliation to basis by recovery class follows on the next page.

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Classification Schedule (continued)

Reconciliation to Basis

Every capitalized dollar below is tied back to the study basis by recovery class. The engine refuses to emit a study that does not reconcile (Audit Techniques Guide quality element 10); this exhibit prints the proof.

Recovery Class	Components	Amount	Share of Basis
5-Year	3	$9,127.50	14.4%
27.5-Year Residential	9	$54,267.06	85.6%
Total Allocated	**12**	**$63,394.56**	**100.0%**
Capitalized Study Basis		$63,394.56	
Difference		$0.00	Reconciles to the cent

Bridge to documented spend: capitalized study basis $63,394.56 plus currently deductible $2,518.00 equals $65,912.56 of documented renovation spend.

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Partial Disposition Schedule

When a renovation retires a structural component (an original roof, original flooring), Reg. §1.168(i)-8(d) lets the owner elect to recognize the retired component's remaining basis as a loss in the disposition year. The figures below are prepared Form 4797-ready, with proceeds of $0.

original roof covering (retired)

Form 4797 Input	Value
Description of property	original roof covering (retired)
Date acquired (building placed in service)	September 19, 2025
Date disposed	October 20, 2025
Gross sales price (proceeds)	$–
Cost or other basis, plus expense of sale	$43,750
Depreciation allowed or allowable	$133
Loss on disposition	**$43,617**

Elected by reporting the loss on the TIMELY FILED ORIGINAL return (including extensions) for the disposition year (Reg. §1.168(i)-8(d)(2)). No late-election path exists for voluntary renovations. Ask your CPA.

Removal costs: because the retired component's basis is recognized through this disposition, the cost of removing it is deductible rather than capitalized (Reg. §1.263(a)-3(g)(2)).

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Depreciation Benefit

Full-recovery depreciation schedule of the capitalized study assets ($63,395 basis): 29 study years, with 100% bonus depreciation applied in year one where eligible. Every year of the longest recovery class is shown, combined and then class by class, on the pages that follow.

Bonus Depreciation Analysis

Bonus Input	Value
Acquisition date used	August 1, 2025
Placed in service	December 1, 2025
Bonus rate applied	100%
Bonus-eligible basis (recovery period of 20 years or less)	$9,128
Year-one bonus depreciation	**$9,128**

Acquired August 1, 2025 and placed in service December 1, 2025, both after January 19, 2025: 100% additional first-year depreciation under IRC §168(k) as amended by the 2025 legislation that restored permanent 100% bonus depreciation for property with a recovery period of 20 years or less.

- The engine treats the renovation start month (August 2025) as the acquisition date and the final month (December 2025) as the placed-in-service date. If a binding written contract predates the start month, tell us: the bonus rate turns on the acquisition date.
- Bonus depreciation applies automatically to eligible property unless the taxpayer elects out by property class for the tax year under IRC §168(k)(7), on a timely filed return (including extensions).
- For the first tax year ending after January 19, 2025, IRC §168(k)(10) permits an election to apply 40% instead of 100%; this study assumes no such election.
- 27.5-Year Residential building property is never bonus-eligible; it recovers straight-line under the mid-month convention (IRC §168(d)(4)(B)).
- The mid-quarter convention applies to the personal-property classes: more than 40% of the personal-property basis was placed in service in the final quarter of the year (IRC §168(d)(3)), so year-one regular MACRS reflects the mid-quarter tables.
- Federal treatment only. State conformity to federal bonus depreciation varies and state add-backs may apply.

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Depreciation Benefit (continued)

Combined Schedule — All Classes

Year	Bonus Depreciation	Regular MACRS	Total Deduction	Cumulative
Year 1	$9,128	$82	**$9,210**	$9,210
Year 2	$–	$1,973	$1,973	$11,183
Year 3	$–	$1,973	$1,973	$13,156
Year 4	$–	$1,973	$1,973	$15,129
Year 5	$–	$1,973	$1,973	$17,102
Year 6	$–	$1,973	$1,973	$19,075
Year 7	$–	$1,973	$1,973	$21,048
Year 8	$–	$1,973	$1,973	$23,021
Year 9	$–	$1,973	$1,973	$24,994
Year 10	$–	$1,973	$1,973	$26,967
Year 11	$–	$1,973	$1,973	$28,940
Year 12	$–	$1,973	$1,973	$30,913
Year 13	$–	$1,973	$1,973	$32,886
Year 14	$–	$1,973	$1,973	$34,859
Year 15	$–	$1,973	$1,973	$36,832
Year 16	$–	$1,973	$1,973	$38,805
Year 17	$–	$1,973	$1,973	$40,778
Year 18	$–	$1,973	$1,973	$42,751
Year 19	$–	$1,973	$1,973	$44,724
Year 20	$–	$1,973	$1,973	$46,697
Year 21	$–	$1,973	$1,973	$48,670
Year 22	$–	$1,973	$1,973	$50,643
Year 23	$–	$1,973	$1,973	$52,616
Year 24	$–	$1,973	$1,973	$54,589
Year 25	$–	$1,973	$1,973	$56,562
Year 26	$–	$1,973	$1,973	$58,535
Year 27	$–	$1,973	$1,973	$60,508
Year 28	$–	$1,973	$1,973	$62,481
Year 29	$–	$910	$910	$63,391
Total Recovered	**$9,128**	**$54,263**	**$63,391**	

Amounts are rounded to whole dollars year by year (the engine's discipline), so a schedule total may differ from its basis by a few dollars of rounding; the classification schedule and reconciliation exhibit carry the exact cents.

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Depreciation Benefit (continued)

Schedules by Recovery Class: 5-Year — $9,128 basis

Convention: mid-quarter (IRC §168(d)(3)). Year-one bonus depreciation $9,128. 6 recovery years.

Year	Deduction	Cumulative
Year 1	**$9,128**	$9,128
Year 2	$–	$9,128
Year 3	$–	$9,128
Year 4	$–	$9,128
Year 5	$–	$9,128
Year 6	$–	$9,128
Total Recovered	**$9,128**	

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Depreciation Benefit (continued)

Schedules by Recovery Class: 27.5-Year Residential — $54,267 basis

Convention: mid-month (IRC §168(d)(4)(B)). Year-one bonus depreciation $–. 29 recovery years.

Year	Deduction	Cumulative
Year 1	**$82**	$82
Year 2	$1,973	$2,055
Year 3	$1,973	$4,028
Year 4	$1,973	$6,001
Year 5	$1,973	$7,974
Year 6	$1,973	$9,947
Year 7	$1,973	$11,920
Year 8	$1,973	$13,893
Year 9	$1,973	$15,866
Year 10	$1,973	$17,839
Year 11	$1,973	$19,812
Year 12	$1,973	$21,785
Year 13	$1,973	$23,758
Year 14	$1,973	$25,731
Year 15	$1,973	$27,704
Year 16	$1,973	$29,677
Year 17	$1,973	$31,650
Year 18	$1,973	$33,623
Year 19	$1,973	$35,596
Year 20	$1,973	$37,569
Year 21	$1,973	$39,542
Year 22	$1,973	$41,515
Year 23	$1,973	$43,488
Year 24	$1,973	$45,461
Year 25	$1,973	$47,434
Year 26	$1,973	$49,407
Year 27	$1,973	$51,380
Year 28	$1,973	$53,353
Year 29	$910	$54,263
Total Recovered	**$54,263**	

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Depreciation Benefit (continued)

Estimated first-year depreciation of **$9,210** yields estimated first-year tax savings of **$2,947** at a 32% combined federal and state rate.

Illustrative only — never a guarantee. Actual benefits depend on your basis, elections, passive-activity limitations, and specific tax situation; implementation belongs to your CPA or tax preparer.

Look-Back: §481(a) Adjustment via Form 3115

The renovation was placed in service in 2025, before the 2026 report year. If the 2025 return was filed with the renovation depreciated as building property, the study classification is adopted through an automatic accounting method change (Form 3115, DCN 7) with a §481(a) catch-up deducted in 2026: never through amended returns.

Look-Back Input	Value
Placed-in-service year	2025
Year of change (Form 3115)	2026
Years caught up	1
Allowable under the study classification	$9,210
Claimed under the assumed method	$96
§481(a) adjustment (negative = deduction in the year of change)	**$(9,114)**

Claimed assumption: the capitalized renovation basis of $63,395 was depreciated as 27.5-year building property, straight-line under the mid-month convention, from December 2025 on the 2025 return as filed. If that return has not yet been filed, no §481(a) adjustment applies: the classification in this study goes directly on the original return.

File Form 3115 (automatic change, DCN 7) with the year-of-change return. Do NOT file amended returns (Rev. Rul. 90-38). A negative §481(a) adjustment is deducted in full in the year of change. Implementation belongs to your CPA.

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Scenario Comparison

The documented spend was classified three times. Conservative is the rulebook as it stands: every ambiguous line stays in the building class until the evidence arrives. Middle of the Road applies the splits a comparable documented renovation study used for the same kinds of lines. Aggressive is the house upper bound. The Middle of the Road position is the one the schedules in this report print from.

Line	Conservative	Middle of the Road (stated)	Aggressive
5-Year	$5,340.00	$9,127.50	$11,021.24
27.5-Year Residential	$58,054.56	$54,267.06	$52,373.32
Capitalized study basis	**$63,394.56**	**$63,394.56**	**$63,394.56**
Estimated first-year depreciation	$5,428	$9,210	$11,101
Estimated first-year tax savings (illustrative, at 32%)	$1,737	$2,947	$3,552
Evidence-pending lines resolved by the position	0	1	1

Middle of the Road resolves: line-01.

Aggressive resolves: line-01.

Aggressive position. The Aggressive position is a house upper bound and requires engineering documentation before use on a return.

Currently deductible amounts do not move between positions; only the classification of the capitalized spend does. Every position reconciles expensed plus capitalized to the documented spend to the cent.

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P&L Reconciliation

The renovation cost detail was reconciled against the owner's books in both directions — renovation lines matched to book entries, and book entries matched back.

Matched

Renovation Line	Book Category	Match Basis	Amount
line-08	Electrical Repairs	Exact amount	$3,460
line-03	Painting	Keyword	$126
line-04	Painting	Keyword	$3,150
line-05	New Flooring & Carpet	Keyword	$2,660
line-06	New Flooring & Carpet	Keyword	$2,680
line-07	New Appliances	Keyword	$7,500
line-13	New Appliances	Keyword	$1,000

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P&L Reconciliation (continued)

In the Renovation Detail, Not Found in the Books

- line-01: $9,469
- line-02: $218
- line-09: $5,000
- line-10: $5,000
- line-11: $500
- line-12: $150
- line-14: $25,000

In the Books, Not Found in the Renovation Detail

- HVAC Repairs: $3,100
- Plumbing Repairs: $2,050
- Other Repairs: $11,065
- General Repairs: $1,358

Misclassification Exposure

Booked to repairs & maintenance but classified here as capital: $7,010. Booked as capital but currently deductible here: $848. Either direction is fixable — but only before filing.

> **Reconciliation gap: $62,910.** The books and the renovation detail do not yet tell the same story. Before anything is filed, book a call — we respond very fast.

> **Keep the books and the study telling one story.** Send an updated P&L, a corrected ledger, or any question to smartcostsegteam@gmail.com, or visit https://smartcostseg.com to start a follow-up. Corrections are simple before filing and expensive after.

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Evidence Exhibit

Each item below was screened for provenance before being relied upon. Only camera originals serve as primary evidence; screenshots and edited images may inform context but are never primary evidence, and AI-generated imagery is excluded outright.

Evidence	Provenance	Cost Segregation Relevance
Roof replacement, after completion (site photo) *Inspection ref: 3.0 roof*	Camera original	Documents the full replacement of the roof covering — supports the restoration classification and the partial disposition of the retired covering.
Foundation repair in progress (site photo) *Inspection ref: 2.1 foundation*	Camera original	Documents the structural foundation work — supports the major-component restoration classification.
Contractor invoice (screen capture of emailed PDF)	Screenshot NOT PRIMARY EVIDENCE	Supports the lump-sum contractor amount; a screen capture is corroborating only — the original invoice remains the primary record.
AI-rendered image — excluded from evidence	AI-generated / synthetic NOT ADMISSIBLE AS EVIDENCE	Synthetic rendering supplied during intake. Flagged by provenance screening and excluded — AI-generated images are never admissible as evidence of completed work.

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Missing Evidence

We would rather tell you what we do not have than paper over it. Each item below is listed with what it would change; classifications only improve when evidence arrives.

- Building Materials — retail building materials (mixed purchases): missing line-item receipts — 5/15-year components inside mixed purchases could be broken out with them.
- Building Materials — 5-year share (40 percent, Middle of the Road): missing line-item receipts — 5/15-year components inside mixed purchases could be broken out with them.
- Building Materials — building share (60 percent, Middle of the Road): missing line-item receipts — 5/15-year components inside mixed purchases could be broken out with them.
- Building Materials — retail building materials (small hardware purchase): missing line-item receipts — 5/15-year components inside mixed purchases could be broken out with them.
- Line-item receipts for the retail building-materials purchases — 5/15-year components inside the mixed baskets could be broken out with them.
- Electrical before-condition documentation — needed to support repair (vs. betterment) treatment of the rewiring scope.

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Representative Photography

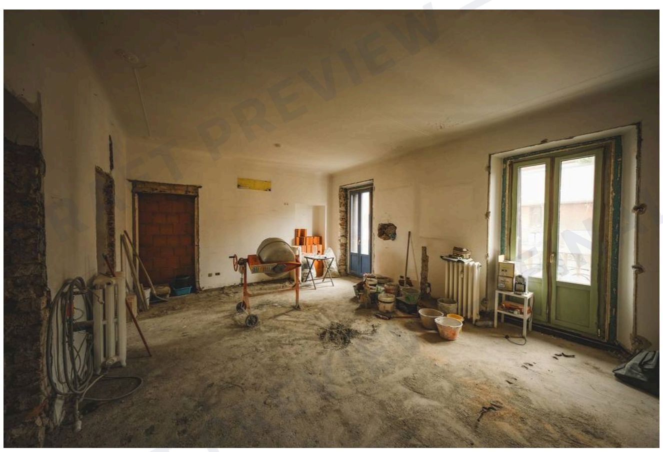
The photographs in this section are representative of the building type. They were not taken at the subject property, and they play no part in the evidence, the methodology or the scorecard. What was and was not supplied for this property is stated in the evidence exhibit.

RP-1 A house under renovation, wrapped in scaffolding while the roof is worked on. Representative of the building type; not this property.

Photo: Robert So via Pexels (Pexels License).

RP-2 A house in the middle of a major renovation, with a new rear extension under construction. Representative of the building type; not this property.

Photo: Brett Jordan via Pexels (Pexels License).



RP-3 An interior room stripped back during renovation, with bare walls and materials on the floor. Representative of the building type; not this property.

Photo: Francesco Ungaro via Pexels (Pexels License).

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Methodology & Authorities

This is an actual-cost engineering study. Every amount classified is a documented dollar from the renovation records — invoices, draws, and the owner's cost detail — assigned to a recovery class through an ordered rulebook in which every rule cites its authority. Component descriptions keep the owner's own nomenclature throughout. Where documentation is thin, the study classifies to the slowest recovery class and says so, rather than estimating in the taxpayer's favor.

This study is built to the standards described in the IRS Cost Segregation Audit Techniques Guide (Pub. 5653).

Authorities

- Internal Revenue Code §§162, 263(a), and 168
- Treas. Reg. §1.263(a)-1(f) — de minimis safe harbor
- Treas. Reg. §1.263(a)-3 — improvements: betterment, adaptation, restoration
- Treas. Reg. §1.168(i)-8 — dispositions of MACRS property, including partial dispositions
- Hospital Corp. of America v. Commissioner, 109 T.C. 21 (1997)
- Rev. Rul. 73-410
- Rev. Proc. 87-56 — class lives and recovery periods

Assumptions & Limiting Conditions

- Classification relies on the renovation cost detail provided by ownership; component descriptions retain the owner's own nomenclature and were not independently re-described.
- Every amount is an actual documented cost — no replacement-cost, residual, or appraisal estimates were introduced.
- Lines flagged requires-review are classified conservatively to the slowest recovery class pending the evidence listed for them.
- Federal income tax treatment only; state conformity to bonus depreciation and to partial disposition losses varies.
- Elections (safe harbors, partial dispositions) take effect only when attached to or reported on a timely filed original return by your tax preparer.
- This report does not constitute tax return preparation or legal advice; implementation belongs to your CPA, tax preparer, or attorney.
- The spend was classified at the Conservative, Middle of the Road and Aggressive positions; the Middle of the Road position is the one the schedules print from, and the scenario comparison shows the other two. The Aggressive position is a house upper bound and requires engineering documentation before use on a return.

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Acceptance

The undersigned accepts this Renovation Cost Segregation Study for Sample: 3-Family Major Renovation, prepared for Property Owner. The professional fee for this engagement: Extended / Custom — quoted per engagement.

By signing below, the client authorizes SmartCostSeg to finalize the study, including review of the documentation received, and to request additional documentation as necessary.

Accepted and Agreed To:

Client / Authorized Representative

Property Owner

Printed Name

Title

Signature

Date

SmartCostSeg

Brad Thomas — Business Contact

Printed Name

Title

Signature

Date

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Contact

Brad Thomas — Business Contact
Ashley Robinson — Preparer
smartcostsegteam@gmail.com

This renovation study was prepared by SmartCostSeg's analysis system and reviewed by Ashley Robinson. SmartCostSeg does not prepare tax returns or provide legal advice; results depend on your specific tax situation.

Computed under law as of 2026-07, engine v0.1

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