

Deconstruction Frequently Asked Questions

What are the benefits?

- Generates substantial **tax deductions** for the property owner.
- Saves the homeowner money by providing a **free option** for removing reusable items from the home.
- Saves your contractor **time and dumpster fees**.
- Produces **revenue** that enables **Habitat MCTX** to offer **affordable housing opportunities**.
- Reduces **greenhouse gas emissions** and the need for **landfill space**.
- Provides **salvaged building materials** to the **Habitat MCTX ReStore**, where they are **sold at greatly reduced prices** to homeowners, remodelers, landlords, and rental management companies.
- Saves **natural resources and embodied energy** contained within the reclaimed materials.

Who might be interested?

- **Homeowners** seeking to expand their current residence.
- **Property purchasers** who want to donate reusable items for a tax deduction before clearing the site to build a new home.
- **Builders bidding on remodeling or new construction projects** who want to gain a competitive advantage by reducing hauling and disposal costs while offering the homeowner a potential tax benefit.
- **Speculative builders remodeling existing structures** who want to reduce hauling and disposal costs and potentially receive a tax benefit.

What are the options offered by Habitat MCTX?

Kitchen or Bathroom Deconstruction

- This option is ideal for **small, one or two room remodels**. Habitat MCTX will remove kitchen cabinets, countertops, appliances, and fixtures or bathroom vanities, cabinets, light and plumbing fixtures. Habitat will coordinate with the property owner's appraiser or tax professional to maximize the donation

Advanced Selective Deconstruction

- This option is ideal for **multi-room or large remodels**. Habitat MCTX will target material for removal through this option. The removal of material **does not include structural components** (lumber, decking, concrete, or trash). Habitat will coordinate with the property owner's appraiser or tax professional to maximize the donation. If the property owner chooses not to engage an appraiser prior to the commencement of the project, materials will be removed at Habitat MCTX's sole discretion.

Complimentary Donation Pick-ups

- Ideal for a **small number of oversized items**. This option is available through the ReStore (restrictions apply).
- **Custom options will be made available upon request.**

Will Habitat MCTX provide me with the value for our donation?

- By law, non-profit organizations are **not allowed to place a value on donated goods**. Habitat MCTX will provide a detailed list of all materials salvaged to the property owner or an appraiser of their choice.

Does Habitat MCTX require funding for deconstruction projects?

- Most deconstruction projects can be completed with **no cost to the homeowners**. We may ask for a **tax-deductible donation** once the job is complete if the homeowner is satisfied with the completed work. Habitat MCTX reserves the right to charge a **nominal fee for larger projects** or projects more than one hour from the Restore. Those fees go towards gas and operational costs for our vehicles. If there is a cost associated with the job, it will be discussed and agreed upon before any work commences.

Summary

- We hope that this information is helpful. If you have any other questions, please contact **deconstruction@habitatmctx.org**. We look forward to partnering with you!