



Habitat for Humanity  
Montgomery County, TX

## Deconstruction Frequently Asked Questions

### What is deconstruction?

Deconstruction is the systematic disassembly of a structure in the reverse order of construction to maximize the preservation of building material for reuse and recycling purposes. Habitat for Humanity of Montgomery County, TX's program is uniquely suited for property owners, re-modelers, and builders who are environmentally conscious or desire to leverage the tax advantages of working with a non-profit organization.

### What are the benefits of deconstruction?

- Generates substantial tax deductions for the property owner.
- Produces revenue that enables Habitat MCTX to offer affordable housing opportunities.
- Reduces the need for construction and demolition (C&D) landfill space.
- Reduces greenhouse gas emissions.
- Makes available used building materials at greatly reduced prices to homeowners, re-modelers, landlords, and rental management companies.
- Recycles unusable building materials into mulch, aggregate fill, and reusable metal.
- Saves natural resources and embodied energy contained within the reclaimed materials.

### Who might be interested in deconstruction?

Those interested in deconstruction for environmental or tax-savings reasons include:

- Present homeowners seeking to expand their current residence.
- Purchasers of a property who want it cleared so they can build a new house on the site.
- Builders bidding on a contract with a homeowner to perform a remodeling project or new construction and seeking a competitive advantage by lowering their hauling and disposal costs while providing the owner with a tax benefit.
- Speculative builders seeking to lower their hauling and disposal costs and perhaps earn a tax benefit, when removing an existing structure.

## What are the deconstruction options offered by Habitat MCTX?

### 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 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.

### Complete Deconstruction/Demolition

- This option is ideal for the removal of the entire structure and represents a combination of deconstruction by hand and structure demolition by machine. Habitat MCTX is responsible for the complete removal of the structure and foundation. For this option, Habitat MCTX can also assist with obtaining the necessary demolition permits and grading of the site, after the foundation has been removed, to provide a turnkey solution for the property owner. Habitat will coordinate with the property owner's appraiser 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 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.

## Why does Habitat MCTX require funding for deconstruction projects?

Deconstruction fees are used to fund the hand reclamation of material. Habitat is the beneficiary of this material, and the supplemental funding offsets the cost of labor to complete the work. Habitat requests this funding for the project so that all of the value from the material reclamation goes straight to the mission of Habitat for Humanity - which is building and repairing homes in partnership with families in need.

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