



**ReStore**

# My First DeConstruction Program

# Program Highlights

- 2004 Deconstruction grant awarded from NC-DENR.  
Hired first Program Coordinator fulfilling grant requirement.  
Flat bed truck, tool trailer and tools purchased with grant.  
Program based on soft stripping houses.
- 2005 Hired Materials Manager.  
Deconstructed 3 houses mostly with volunteers for a suggested donation.
- 2006 Hired Site Superintendent.  
Program begins fee for service Deconstruction of full houses.
- 2007 Hired new Materials Manager.  
Create Strip-out Coordinator position.  
Program begins fee for service Deconstruction of kitchen cabinet sets.
- 2009 Program is approved for AmeriCorps members.  
Staff member retires.
- 2010 Breaking records...

# Current Program Services

- General salvage  
*Brick pavers, Decks, flooring, hot tubs,...*
- Kitchen strips
- Full house Deconstructions



# General Salvage

- Low initial investment
- No contracts
- Take what you want and leave the rest
- Volunteer friendly
- Limited staff requirements
- Easily saleable items
- Low to high waste diversion

# Kitchen Strips

- Requires specialized tools and staff
- Charge a fee or offer a free service
- High dollar items
- Repeat customers
- Low waste diversion

# REMODELING A KITCHEN?



consider  
**Habitat  
Kitchen  
Cabinet  
Removal  
Service**

CALL 919.291.4557  
[www.HabitatWake.org/decon](http://www.HabitatWake.org/decon)



FOR A FLAT FEE OF \$300, HABITAT WAKE'S EXPERIENCED, INSURED DECONSTRUCTION STAFF

- carefully removes and hauls away kitchen cabinets and unwanted appliances
- disconnects all utilities
- clears debris and leaves your kitchen ready for renovation

*\* For an additional fee Habitat's staff will remove bath vanities and/or perform light demolition*

YOUR OLD CABINETS WILL BE SOLD IN THE HABITAT RESTORE TO SUPPORT HABITAT FOR HUMANITY

BENEFITS YOU AND OUR COMMUNITY

- receive tax deductions for your old cabinetry
- conserve landfill space by donating your cabinets to the ReStore for reuse
- support the building of affordable homes for families in our community

*\* sorry, no resurfaced cabinets or cabinets built before 1975*

# Full House Deconstructions

- Requires the most tools and staff
- Fee for service
- Long term projects
- Very high waste diversion
- Hard to get items
- Donors receive largest tax deduction

# Tax Deductions

- IRS form 8283 for donations over \$5000
- Requires a 3<sup>rd</sup> party appraiser
- Can offset the cost between DeCon and standard Demo
- Fee - (donation value \* tax bracket) = final cost

# Typical 2,000 sq' house

	Decon	Demo
Fee	\$10,000	\$10,000
Foundation	\$4,000	Included in fee
Appraisal	\$600	NA
<b>Total Cost</b>	<b>\$14,600</b>	<b>\$10,000</b>
Donation Value	\$30,000	NA
<b>After Tax Benefit *</b>	<b>\$9,900</b>	<b>NA</b>
<b>End of the Year Cost</b>	<b>\$4,700</b>	<b>\$10,000</b>

\* Assumes a 33% tax federal bracket with no additional state taxes

# Working with the ReStore

- Process all materials on site
- Priced, marked and measured ready for sale
- Forkable items when ever possible
- As with any relationship communication is key



# Thank You!

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