

Restoring a Smoke-Damaged Apartment

Property owners/managers, Curious about what to clean, restore, and replace when converting to a non-smoking unit? Residents, Wondering what to ask your landlord to clean or replace when moving into a unit that has been smoked in?

According to Kennedy Restoration Co., the following items in a smoke-damaged apartment will need to be cleaned, restored, or replaced. Individual units may vary, but a thorough restoration of a 2-bedroom apartment could cost up to \$15,000.

“Once the home is cleaned and restored, keeping it smokefree leads to many benefits for the property manager and the owner. We have seen more timely lease-ups, which leads to increased rents and a very satisfied client. It is definitely worth the time, investment and commitment.”

-Barb Casey, Marketing Director, Kennedy Restoration

Restoration Checklist

Clean & replace if needed	Seal and Paint	Remove and Replace	Other
Floors Baseboards & trim Walls Ceiling Doors & door openings Door chime Shelving Closet organizers & rods Cabinetry-inside & out Countertops Ceramic tile Outlets & switches Light fixtures Window units, frames, & sills Range & hood Refrigerator Dishwasher Sinks Toilets Bathtubs & showers Vanity Mirrors Blinds Exhaust Fans Ceiling Fans	Seal one coat and paint two coats: Baseboards & trim Doors & door openings Window frames & sills Shelving Vanity Cabinetry Floor underlayment (seal for odor control)	Carpet Carpet pad Curtains Vinyl Smoke or burn-damaged countertops, linoleum, furnishings, etc.	Prepping & masking for painting Ozone treatment Thermal fogging Floor protection (plastic film)

Restoration Process

Make sure to take photos and document the entire cleaning process. The contractor should communicate all these steps to the on-site manager, the property Management Company and/or the owner.

Step 1 - The Overall Cleaning

A basic overall cleaning of a two bedroom apartment takes a team of three cleaning experts approximately four days. This includes a complete cleaning from ceiling to floor of all rooms. When dealing with tobacco smoke, there are several additional cleaning steps and all require an additional charge (see table on page 1 for a detailed list). Carpet and padding must be removed and replaced. If there is a sub-floor it has to be cleaned, sanitized/deodorized and sealed with "Kilz" or "Bulls-eye" primer. If floors are yellow/brown from tobacco, they have to be removed and replaced. If appliances are porcelain, they can be cleaned; if appliances are vinyl, they will have to be removed and replaced.

Step 2 - Ozone and Thermal Fogging Process

For these purposes, a portable ozone machine would probably be used for 24 - 48 hours, depending on the complexity of the odor. A thermal fogger could be used in conjunction with the ozone machine or separately, depending on the situation. The ozone machine attacks the smoke molecules and the fogger is used to penetrate those surfaces that are not easily reached i.e. behind trims, etc. In some circumstances, if fixtures are too yellowed and odiferous, they may have to be removed and replaced. If the odor has permeated ceiling fans and cabinets, those items may also have to be removed and replaced.

Step 3 - Sealant Process

Clear coat sealant is applied to cabinetry and doors if these items still retain the smoke odor. Smoke will penetrate porous materials like doors and cabinets, but laminate is non-porous so it can usually be cleaned. "Kilz" or "Bulls-eye" primers are then used to seal all the cleaned areas. If the smoke residue is not cleaned thoroughly, the sealant process will not be helpful, as smoke will "bleed" through the sealant.

Step 4 - Painting, Appliances

Painting the entire apartment and the woodwork will be required.

Please call Kennedy Restoration 503-234-0509 if you have any questions.

Portland-Vancouver Metro Area Smokefree Housing Project - 9/07

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