

Restoring a Unit That Has Been Smoked In

Kennedy Restoration Recommendations for converting smoking residential units to non-smoking residential units. This recommendation is in two sections. Section 1 deals with the actual process needed to achieve the goal and Section 2 is an “average” cost for the process.

Section 1. – The Process

The process for these purposes is the recommended action needed to completely remove the smoke odor from the unit. This entire process is based on a 2 Bedroom, 2 bathroom apartment unit.

Step 1

It takes approximately four days and a team of three cleaning experts to clean a unit of this size. These four days includes a complete cleaning from ceiling to floor and includes cabinets, bathrooms and other rooms. This can be referred to as basic overall cleaning. When dealing with tobacco smoke, there are several additional detailed cleaning steps and all require an additional charge. The detailed cleaning list includes appliances, bath and lighting fixtures, tub surrounds, bath vanities and door and window openings, which include woodwork, frame and window glass.

Carpet has to 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 have to be removed and replaced.

The contractor should communicate all these steps to the on-site manager, the property Management Company and/or the owner.

Step 2.

The next step is the 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 would also be used in conjunction with the ozone or separately, again 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

The next step is the 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 (as outlined in Step 1). If the smoke odor is not cleaned thoroughly, the sealant process is not helpful, as smoke will “bleed” through the sealant.

Step 4

This step is to paint the entire apartment and the woodwork, replace carpet and pad, any appliances, any flooring and any doors that weren't able to be clear coated.

Of course, there must be pictures and documentation during the entire cleaning process.

Section II. Estimate for Smoke to Non-smoke Conversion (based on a 2 Bedroom, 2 Bathroom apartment home)

Due to the complexities of the process, the actual estimate for the conversion is included under separate cover.

Please be advised that this is only an estimate, an “average” cost for conversion. The bottom line figure for the entire cleaning, removal of materials as needed, sealing and replacing is \$15,000.

Please call Kennedy Restoration (<http://www.kennedyres.com/>) 503-234-0509 if you have any questions or concerns.

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