



FACT SHEET

A No-Smoking Policy Saves On Maintenance

According to Kennedy Restoration Co. of Portland, Oregon, the following steps need to be taken and the following items may need to be cleaned, restored, or replaced.

Step 1 – The Overall Cleaning

A basic overall cleaning of a two-bedroom apartment takes a team of three cleaning experts about 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 below for detailed list). Carpet and padding must be removed and replaced. If there is a sub-floor it must be cleaned, sanitized/deodorized and sealed with “Kilz” or “Bulls-eye” primer. If floors are yellow/brown from tobacco, they must 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.

The Financial Burden			
NONSMOKING UNIT		SMOKING UNIT	
Labor	12 hrs x \$35/hr = \$420	Labor	30 hrs x \$35/hr = \$1050
Paint	3 gallons = \$ 60	Paint	4 gallons = \$ 80
Ceiling Paint	2 Gallons = \$ 40	Ceiling Paint	3 Gallons = \$ 60
Carpet Shampoo	= \$ 50	Carpet Shampoo	= \$ 50
		Primer	= \$ 100
		Replace Rug Burns	= \$ 600
		Replace Laminents	= \$ 800
	TOTAL: \$570		TOTAL: \$1,340 - \$2,740*
			<small>*Costs depend on carpet and counter condition</small>

Analysis provided by Sanford Housing Authority, 2004 and Auburn Housing Authority, 2006

Step 3 – Sealant Process

Clear coat sealant is applied to cabinetry and doors if these items retain the smoke odor. Smoke will penetrate porous materials like doors and cabinets, however, 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.

Restoration Check List

Clean & Replace if needed	Seal and Paint	Remove and Replace	Other
Floors	Seal one coat and paint two coats:	Carpet	Prepping & masking for painting
Baseboards & trim	Baseboards & trim	Carpet pad	Ozone treatment
Walls	Doors & door openings	Curtains	Thermal fogging
Ceiling	Window frames & sills	Vinyl	Floor protection
Doors & door openings	Shelving	Smoke or burn damaged countertops,	
Door chime	Vanity	Linoleum, furnishings, etc.	
Shelving	Cabinetry		
Closet organizers & rods	Floor underlayment (seal for odor control)		
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			