

Updated Sunday September 14, 2026

922 6th Ave Iowa City List of Improvements

All work completed by local, licensed professional companies.

HVAC

Added Central Air Conditioning - Installed new Century central air system. Century is a division of Lennox.

Added new main bathroom ductwork for new added exhaust fan/light.

Removed old dryer duct.

Installed new dryer duct to code exiting through sill.

Serviced newly installed furnace. It's my understanding the Goodman system was installed January 2026 by the former owner.

Secured existing supply runs.

Created larger openings for returns.

Checked kitchen exhaust duct for proper use.

All new supply and return vents replaced.

All supply and return ducts cleaned by Americlean of Cedar Rapids.

Plumbing

DWV (drain waste and vent piping) has been replaced from the main stack cleanout up to the roof line.

Added vent for the main bathroom tub shower.

Added vent for basement laundry.

Replaced cast iron/galvanized with schedule 40 pvc.

Added check valves to sump pump discharge pipes.

South sump pump discharge re-routed from the galvanized of unknown destination to the sill above ground.

Capped off unused pipes in walls.

Serviced two sump pumps and reset back in basins with pipe modification.

Added two sump pump basin covers, modified one of them to fit correctly.

New sump pump hole covers installed.

Main water shut off valves replaced before and after the meter.

Located curb stop and had City install new curbstop cover.

Located and marked main water line run.

Two hose bibs replaced with 10" freezeless woodford model 17s.

Main bath supply shutoffs replaced.

All main bath tub/shower valves replaced.

Replaced kitchen shut offs.

Added garbage disposal under kitchen sink.

Replaced any existing galvanized potable water pipe that was leaking and or compromised with UPONOR expansion pex.

Added a water line to refrigerator for future use.

Removed gas line to the abandoned heater in living room and capped at the gas main.
Removed abandoned duct from living room heater to the roof line. Repaired roof where duct was run.
Removed gas supply for the former range.
Installed and slight relocate of new range gas line with new shutoff and flexible appliance connector.
Removed basement shower system and capped off pipes for future use.
Removed basement shower floor pan and capped off drain pipe for future use.
Installed new fiberglass bath/shower panels and corner shelves in main bathroom.
Replaced main bath vanity pvc pipe with metal.
Replaced supply tubes with new to bath vanity.
Replaced supply tubes with new to main bath toilet.
Replaced basement bath toilet.
Removed gas heater and platform in living room.
Checked over water heater for proper function and tested the settings.
Strapped washer dryer water lines to wall.

Electrical

Added wiring for new added A/C & wire disconnect to A/C.
Added new breaker in electrical box for A/C.
Changed out (16) 2-wire outlets to GFI outlets.
Demo all existing switches and outlets main level.
Changed out all switches to white flat panel.
Add wiring for new added living room ceiling light.
Relocated kitchen light switch.
Relocated bathroom switch and outlet.
Rerouted dryer wire in basement & added in conduit coming down the wall. Installed new outlet.
Added new dishwasher and disposal outlet.
Added (6) Pico switches in living room, kitchen & stairway.
Added whisper quiet main bath vent/light fan.
Moved outlet in kitchen.
Redid wiring in the basement for lights, so they all come on at the same time.
Lowered outlet for sump pump.
Removed unnecessary wiring in attic.
Removed back outside light wiring in back entryway.
Relocated switch in back entryway for the outside light to code.
Removed all old, unused wiring entire house.
Added motion lights in two bedroom closets and basement stairwell.
Removed all old ceiling lighting and installed all new ceiling lights.
Removed two exterior lights and replaced with new.
Labeled breakers in electrical panel.
Checked over garage electrical panel.
Checked Nutone kitchen exhaust fan for proper use.
Rewired light on garage.

Interior Ceiling Lighting

Replaced all interior ceiling lighting with new functional stylish lights.

Tomlinson Cannon Foundation Excavation and Wall Anchor System

Excavated along south wall.

Moved south wall out to straighten.

Added damp proof membrane to exterior south wall.

Added 8 C-channel anchors to foundation walls.

Added 8 carbon fiber anchors to foundation wall.

Trenched southeast downspout and added a bubbler.

Sewer Lines

City Sewer cleaned out sewer line to the street. I also had them clean out lines under the floor and they cleaned out both floor drains. They replaced old sewer line cap on basement floor with a new cap.

Chimney Maintenance

The chimney is unused. Crow's Chimney reflashed chimney on roof line.

Exterior Landscaping

Professional removal of several large trees and 35 years of vegetation overgrowth.

Trimmed up all remaining trees.

Stump removal, vegetation debris removal and soil condition.

Harrowed lawn, seeded and straw.

Added topsoil around foundation of house for proper slope away from house.

Cleaned out all window wells, added pea gravel.

Added covers to all window wells.

Added 4 red cedar raised garden bed planters with trellises.

Exterior Maintenance

Scraped, primed and painted gutter trim board around perimeter of house.

Scraped, primed, caulked and painted front porch overhang.

Washed house siding and gutters.

Repaired two corner pieces on siding.

Added two rubber splash blocks.

Caulked holes from old wiring removal.

Installed new modern house numbers.

Installed hanger for hanging basket.

Secured front railing and removed unused railing foot.

Painted metal railing.

Painted porch floor and steps.

Installed five shrubs from Iowa City Landscaping in front of house.

Installed mulch beds in front of house and garage.

Because lawn will settle over next 6 months due to foundation wall excavation, we installed mulch and walking pavers from south side exterior door to the garage utility door.

Gutters and Downspouts

Cleaned out gutters and downspouts.

Replaced some downspout extensions.

Tomlinson Cannon trenched in southeast downspout with a bubbler system.

Pest Control

Pest control treatment by Number #1 Pest Defense.

Professionally sealed all areas in foundation for chipmunk and mouse prevention. The company came back after Tomlinson Cannon wall moving to double check sealing.

Walls and Ceilings

Paneling removed from all walls.

Repair of all walls and ceilings as needed prior to drywall.

Framed in for a standard size bathroom door, added header.

Framed in janky shelf area on wall in hallway.

Created larger walk thru from living room to hallway, added header.

Framed in and added new 36x80 coat closet to living room.

Demoed primary bedroom storage space on west wall, framed in for a larger 43"x38"x41" storage area and a larger closet opening.

Removed door jambs from 5 doorways for drywall wrapping for a cleaner look.

Demoed bathroom closet and reframed for standard closet space, added header..

Demoed hallway closet and reframed for standard closet and door, added header and door jamb.

Modified and framed in new opening for attic access, trimmed out.

Demoed stairwell walls and ceiling to basement, reframed for drywall application, adding additional framing down stairwell steps.

Closed off wall opening in kitchen.

Drywall

All drywall professionally installed and finished.

Surfaces repaired and prepared prior to drywall install.

Installed all new ½" drywall over existing drywall on all walls and ceilings except for living room ceiling and kitchen walls and ceiling.

New drywall add: Drywalled new added living room coat closet, wall storage closet in primary bedroom and stairwell to basement.

All walls and ceilings in entire house sprayed with orange peel texture for uniformity.

All walls primed after texture application.

Interior Paint

All walls and ceiling in entire house professionally painted.

All new paint on all doors, casing and baseboard.

Windows

All windows professionally installed.

Replaced 6 windows with Provia double hung windows.

Bathroom window replaced with to-code tempered glass with an upgraded waterfall privacy texture.

Serviced 4 existing windows.

New screening for 3 windows.

All replaced windows were re-framed properly and trimmed out.

Existing window framing was repaired before wrapping.

New aluminum wrap on the newly installed windows and caulked.

Wrapped several existing windows.

Repaired bath window sill.

All windows properly prepared for drywall with added extension jambs.

Caulked all windows on the exterior as needed.

Adjusted double casement window for proper sealing.

Installed PVC casing trim bathroom window.

Exterior Doors

Modified both exterior openings to standard size.

Removed old sills and replaced with cedar.

Modified front door threshold.

Installed new prehung front door with fluted top lite and new threshold. Painted.

Installed new prehung back door and threshold. Painted.

New security handleset with deadbolt front door.

New security handleset back door.

Interior Doors

New 2 panel bifold closet doors in each bedroom installed.

New 2 panel hall closet door installed.

New 2 panel bathroom door installed.

All new black lever handlesets on all doors.

Locking handlesets on bedroom and bathroom doors.

Window & Door Casing and Baseboard Trim

Removed all existing door and window casing and baseboard (except for kitchen sink window).
All new window and door casing and baseboard installed, using size appropriate trim.
Professionally caulked all windows, casing and baseboard.

Flooring

Underlayment and rolled vinyl removed from kitchen and bathroom floors to allow for simple transitions.

All new flooring professionally installed by Randy's carpet.

Floor prepped by Randy's Flooring with some floor leveling and other preparation.

Stylish wood composite vinyl plank flooring installed in living room, kitchen, hallway, bathroom, hall closet and back stairwell.

New added carpet and pad installed in two bedrooms.

Kitchen

Removed south wall base cabinet and one west wall cabinet.

Modified existing cabinet for new added dishwasher.

Removed all the cabinet and drawer fronts and cleaned and polished.

New hardware for all cabinet doors and drawers.

Cleaned and sprayed hinges for all cabinets.

Removed one base cabinet. Finish carpenter custom modified the drawer and door front from that cabinet as door and drawer fronts for two new installed east wall cabinets so that all kitchen cabinets are uniform.

New cabinet and drawer fronts custom stained for coordination.

Installed two new kitchen cabinet boxes east wall.

New upscale Wilsonart straight edge laminate countertop installed. This countertop has an upscale full wrap with an etched texture.

Pro installation of three appliances: New stainless steel fingerprint resistant Haier counter depth refrigerator, new General Electric gas range, new dishwasher.

New 45" long custom built floating walnut-stained oak shelf installed on east wall.

New white subway tile backsplash installed on west wall between countertop and wall cabinet and also on east wall from countertop up to floating shelf.

New deep single basin stainless steel sink with drainboard.

New faucet with pull down sprayer.

Added garbage disposal.

Added cabinet toe kick.

Installed removable wall cover under kitchen sink where new plumbing was installed.

Living Room

Demoed strange built-in in south wall.

Added a custom mudroom-style coat closet with a walnut-stained oak bench, walnut-look fluted wall and coat hooks.

Added a ceiling living room light in middle of room.

Removed gas heater, platform and ductwork.

Hallway

Created a wider opening from living room to hallway.

Framed in and drywalled weird shelving west wall.

Demoed hallway closet.

Rebuilt new closet with shelf and pole that can be utilized as a linen or utility closet.

Bedrooms

Created a large storage space in wall of primary bedroom.

New bifold doors installed in closets.

New motion lights installed in two bedroom closets.

First Floor Bathroom

Removed vanity, medicine cabinet, toilet and closet.

New rounded pedestal bath vanity.

New tall, elongated toilet with soft close lid.

Installed new fiberglass tub/shower surround with corner shelving.

Demoed closet.

Installed new closet with wrapped jambs.

Installed 3 new custom oak closet open shelves.

New mirror.

New Moen detachable double head shower/tub system installed.

New brushed stainless faucet.

Replaced open plumbing to the vanity with stylish metal stainless plumbing.

New black towel hook and toilet paper holder.

New vanity light.

Basement Stairwell

Demoed stairwell and reframed, adding a wall to the east side of the stairwell.

Removed back hallway step and rebuilt with a new step and riser.

Framed in electrical to-code.

New hard wire motion light installed.

Replaced handrail.

Stained handrail.

Painted stairwell steps.

Basement & Basement Bathroom

Cleared out entire basement.

Removed non-load bearing walls, framing and drywall.

Removed paneling.

Removed drop ceiling.

Removed all cabinetry.

Added 4 steel support posts.

Two sump pumps: Cleaned out basins, added brick bottom, tested, modified and new basin covers installed as well as hole covers (see under plumbing).

Replaced exterior sump pump hoses with new and added adapters.

Added 8 wall anchors and 8 carbon fiber strips for structural integrity. (see under Tomlinson Cannon).

All new paint all walls.

Installed R19 unfaced batt insulation in all rim joists.

Covered electrical wires on exterior bathroom wall to code.

Modified doorway opening for bathroom door.

Glued up/secured bathroom wall panels.

Added panel trim and door casing.

Replaced vanity faucet with new stylish brushed stainless faucet.

Removed old toilet and replaced with main level toilet.

Removed unnecessary wall in basement bathroom.

Checked and cleaned all windows.

Added new dehumidifier.

Washed concrete floor.

Painted bathroom floor with SW Porch and Floor Paint.

22 x 24 Detached Garage 18' Wide Overhead Door

Pro installation of new automatic overhead garage door opener with one remote.

Added new utility door and threshold, installed door sill stabilizer.

Installed new locking handset on garage utility door.

Washed window inside and out.

Added rubber door mat exterior and textured floor mat interior utility door.

