

Don Wigner

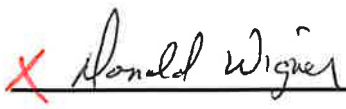
1270 S 600 E., Marion, IN.

Seller's -Fact Sheet

1. **Roof – 2022**- Installed new roof on House, Garage & Carport Shed – Included: Complete removal of old shingles and felt paper, new OSB ½” layed on top of existing wood decking, then new 15lb. felt and IKO dual block architectural laminate shingles. High wind fastening, ice & water shield, GAF Ridge Vent, new flashing. Bluffton Roofing Company, 1364 SE State Rd. 116, Bluffton, IN. 46714 office: 260-824-3564. James – Owner 260-307-6313 (Cell) email James @blufftonroofing.com
2. **Attic Insulation – 2021** – Had new cellulose insulation blown into the attic R 38: Bluffton Roofing Company, 1364 SE State Rd. 116, Bluffton, IN. 46714 office: 260-824-3564. James – Owner 260-307-6313 (Cell) email James @blufftonroofing.com
3. **2 Garage Doors– 2021** – Wrapped door openings with fascia metal and installed new garage door seals. Bluffton Roofing Company, 1364 SE State Rd. 116, Bluffton, IN. 46714 office: 260-824-3564. James – Owner 260-307-6313 (Cell) email James @blufftonroofing.com
4. **Shed- Carport – 2021** – Had 2 4x4 treated post replaced. Installed new main door and wrapped frame. Door is insulated metal exterior door. Installed new overhead door 8x7, insulated 2” thick, wrapped frame with face wrap. Wrapped face with aluminum. Bluffton Roofing Company, 1364 SE State Rd. 116, Bluffton, IN. 46714 office: 260-824-3564. James – Owner 260-307-6313 (Cell) email James @blufftonroofing.com
5. **Exterior Painting –2021**- - Scrape, caulk, paint all exterior windows and door frames... White. Painted breezeway ceiling...white. Painted carport and shed trim and ceiling.... white. Two coats of paint. Kevin Conrad...Conrad Painting, PO Box 650, Sweetser, IN. 46987 Ph. 765-384-5566
6. **Exterior Chimney Repair** – Tuck point chimney. Replaced broken bricks as needed. Replaced chimney cap. Install new planter cap stone.

Install 2 new flue caps. on **October 12, 2021**, by James Stanley Masonry, 3356 E 1550 North, Summitville, IN. 46070 765-623-8781

7. **Bathroom Remodeled – 2021** – remodeled bathroom to make it safe so mom was safe. Contractors- Brian Smith Construction LLC, 301 South Norton Avenue, Marion, IN. 46952 Ph. 765-673-0435. Contractor Plumbing -Advanced Plumbing LLC, 2556 West 16th. Street, Marion, IN. 46953, Ph. 765-664-6061. Plumbing Supplies- South Central Company 3015 South Valley Avenue, Marion, IN. 46953. Ph. 765-664-2384—Janet McHarry (Sales lady) 765-206-3575
8. **Hot Water Heater – 2020**- Contractor installed 50-gallon electric water heater- Advanced Plumbing, 2556 West 16th. St., Marion, IN. 46953 765-664-6061
9. **Exterior Hose Bibs – 2021** - replaced 3 outside hose bibs and installed inside shut offs- Advanced Plumbing, 2556 West 16th., St., Marion, IN. 46953, Ph. 765-664-6061
10. **Furnace & Heat Pump – 2009** –Kennedy's Inc. installed A Bryant 95% efficient natural gas furnace and a Bryant heat pump. A digital thermostat and highly efficient media filter. - Kennedy Inc. 214 E. 2nd. St., Marion, IN. 46952 765-664-5578 Resent Servicing Contractor: Jones Contracting, Inc. 3 Main St., PO Box 117, Somerset, IN. 46984, Ph. 765-981-2164


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