



SSEABIA

**Southern Southeast Alaska
Builders Industry Association**

2020-2021 MEMBERSHIP DIRECTORY

www.sealaskabuilders.com

LINWOOD

CUSTOM HOMES

EDWARDSON ENTERPRISES
GENERAL CONTRACTOR

**AUTHORIZED
SUPPLIER AND BUILDER**



Linwood has been in business for almost 50 years providing a cheaper, faster, better home for our customers.

Our package is approximately the same cost, before our promotional discounts, as what a builder would pay at a lumber yard with 3 key beneficial differences:

Quality Materials



We offer mostly pre-cut, premium kiln dried straight lumber that is not available from any lumber yard, this creates very minimal waste of materials you paid for and a faster better build.

Custom Home Package



We offer complete custom design, custom designing of our Post & Beam and Traditional design plans costs are included in our packages, which generally saves you about 7% of the build cost, the national average is \$15,000 - \$20,000 in savings.

Price Protection with Guaranteed Quantities



This means when you sign a contract with us for a design we guarantee that the price shown is the price you are going to pay for the home package as designed – no matter how much the market rates rise. This makes budgeting your build much safer. We can do this because of our factory direct buying power with most of the major brands. We also guarantee that you will be supplied with all the materials in our package as designed and contracted, required to build the new home properly – no material shortages.

A price protected home package with factory direct pricing that arrives on site in guaranteed quantities, in the order of the build, with straight mostly pre-cut lumber, creates a cheaper, faster better home for our customers.

Phone: 907-225-0727 • Cell: 907-254-9000
Email: chasedwardson@hotmail.com
www.linwoodhomes.com

Where Experience Matters!



John K. Matsuura
General Contractor
No. 27505

PO Box 7516
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matsuak2015@gmail.com

NICHOLAS CONSTRUCTION LLC

Residential & Commercial Construction | Liscenced, Bonded & Insured



Brandon M. Nicholas, OWNER
Cell 907.617.3637 | b1nicholas@hotmail.com
Contractor License: #35987 | Res. Endorsement: #2439

P.O. Box 599, Ward Cove, AK 99928



Alaska Escrow and Title Insurance Agency

Ketchikan, Juneau & Sitka

2030 Sea Level Dr., Suite 201
Ketchikan, Alaska 99901
www.alaska-escrow-title.com

Office: (907) 225-9077
Fax: (907) 225-9076
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www.sealaskabuilders.com

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GREEN
PRINTER
LOGOS



President's Welcome Letter

Welcome to the latest version of our business directory. Southern Southeast Alaska Building was the Ketchikan Homebuilders Association. As our builder membership and associate membership grew over the years, we realized our associates include nearly every aspect of our local economy.

All healthy economies have a robust building industry and Ketchikan is no different. In spite of budget cuts in our state government, our local building industry had steady growth in 2019, and we are hopeful for 2020-21.

The Southern Southeast Alaska Building Industry Association is here to support and strengthen our building industry and economy. We continue to educate ourselves on the newest methods, latest technologies, and most current codes to provide a safe and reliable building industry to our public.

The companies listed in this directory are properly licensed, bonded, and insured and are voted on for membership by other seasoned local contractors and members. Please consult this directory first when seeking residential and commercial contractors, subcontractors, suppliers, vendors and other industry professionals in our community.

A handwritten signature in black ink, appearing to read 'John Matsuura', written in a cursive style.

JOHN MATSUURA
PRESIDENT



SOUTHERN SOUTHEAST ALASKA BIA



2719 Tongass Avenue, Suite #205
Ketchikan, AK 99901
info@sealaskabuilders.com

Ph: 907-247-4903
Fx: 907-247-6903
www.sealaskabuilders.com
www.facebook.com/SSEAKBIA

OUR MISSION STATEMENT

The Association of local contractors and related businesses recognized as the voice of the community, for the promotion of quality, education, professionalism and excellence in the building industry.

SSEABIA AFFILIATIONS

ALASKA STATE HOME BUILDERS ASSOCIATION (ASHBA)

8301 Schoon Street, Suite #200
Anchorage, AK 99518
alaskastatehomebuildingassoc@gmail.com

Ph: (907) 522-3605
Fx: (907) 644-4190
www.buildersofalaska.com

NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB)

1201 15th Street, NW
Washington, DC 20005-2800
info@nahb.org

ph: 800-368-5242
www.nahb.org





ABOUT US

The Southern Southeast Alaska Building Association (SSEABIA) was organized in August of 1996, by a core group of 15 local homebuilders as the Ketchikan HomeBuilders Association. Our purpose in forming an association was to offer a forum for local builders and associates to meet and discuss ideas, issues, problems, etc., network with related industry professionals and to work together towards solutions and goals that would benefit our building professionals and customers. We changed our name to Southern Southeast Alaska Building Industry Association in January of 2004 to reflect the true membership base and focus of our organization.

BOARD OF DIRECTORS

Please see website for updated information

BECOME A MEMBER

Become a member and relay to the public what SSEABIA is all about.

Remember the SSEABIA's motto says, "DO BUSINESS WITH A MEMBER".

MEMBERSHIP APPLICATION

Online at www.sealaskabuilders.com/membership or request a form by calling 247-4903. Builder members must have appropriate licenses and insurance to qualify for membership. Membership applications are approved monthly at Ketchikan board meetings.

DUES:

There are two categories for members: Builders and Associates.

Membership dues for both are \$425 per year.



SSEABIA'S MEMBERSHIP BENEFITS

01. **SEAL OF APPROVAL** – Receive recognition as a member in a respected national association.
02. **EXPOSURE** – Online & Printed Directory, distributed to 3,000+ residents in southeast Alaska.
03. **GENERAL LIABILITY INSURANCE** – Alaskan-owned insurance solution with lower premiums.
04. **NETWORKING** – Build relationships with industry professionals, customers and suppliers.
05. **EDUCATION** – Gain a competitive edge with our education & certification programs.
06. **MARKETING** – Reach residents with our comprehensive marketing program ALASKA BUILT.®
07. **INDUSTRY ADVOCATES** – Influence state, local, and federal policies that affect your industry.
08. **PRODUCT DISCOUNTS** – Save up to 21% on wireless plans, fleet vehicles, office supplies, and more.
09. **PRODUCT REBATES** – Earn rebates on the products you use in your projects.
Alaskan builders who participate in this program earn \$1,200 back on average.
10. **MEMBER RATES** – Receive preferred rates for your Trade Show Booth and Continuing Education Classes.



Members Save Millions

*Put Your NAHB Membership
to Work Now.*

Money-saving discounts that benefit
you, your business and your family

nahb.org/Savings



SAVINGS



GEICO
Member Discount





MEMBER ADVANTAGE DISCOUNT PROGRAMS

www.nahb.org/ma

AMAZON BUSINESS – Create an Amazon Business account and gain access to the NAHB Amazon store which offers recommended products tailored to your industry's needs while unlocking additional business savings. Sign up here, www.amazon.com/NAHB.

CAPITAL ONE SPARK BUSINESS CARD – With the Spark[®] Cash credit card, you'll earn unlimited 2% cash back on every purchase—plus, there is no annual fee to use your card. Click here to learn more: <https://capt11.co/NAHB>.

HOUZZ – Free access to the concierge service, instant approval into the Houzz Trade Program giving trade-only discounts up to 50% off, plus special discounts on local advertising. Visit www.houzz.com/NAHBmembers.

FCA US LLC – A \$500 cash allowance for members, employees and household family members. This offer is good toward many new models in the Chrysler, Dodge, Jeep[®], Ram or FIAT[®] vehicle lineup and is stackable with most current local or national incentives. Visit www.nahb.org/fca to learn more.

LOWE'S – Visit www.LowesForPros.com/NAHB or call 877-435-2440 and register to save 2% on your Lowe's Accounts Receivable (LAR) or Lowe's Business Accounts (LBA) purchases and free delivery on purchases over \$500. Save an additional 5% every day at the store when you mention the 5% at time of purchase and when using your LAR or LBA.

GENERAL MOTORS – General Motors is proud to offer NAHB Members a Private Offer of up to \$1,000 on your next Chevrolet, Buick and GMC vehicle. Visit www.nahb.org/gm to learn more.

UPS SAVINGS PROGRAM – UPS discounts of up to 36% on a broad portfolio of shipping services. Savings of at least 70% on less-than-truckload shipments of 150 lbs. or more with UPS Freight and YRC Freight. Visit www.1800members.com/NAHB or call 1- 800-MEMBERS (800-636-2377) for more information.

GEICO – Exclusive NAHB discounts for members on auto insurance. Visit www.geico.com/disc/nahb or call 800-368-2734. Mention NAHB for auto, homeowners, and commercial auto quotes.

DELL – Up to 30% off on all Dell computers. Call 800-757-8442 and Mention NAHB or visit www.dell.com/nahb. ConstructionJobs.com - NAHB offers a recruitment tool to all NAHB members in their search for new employees. NAHB members enjoy a 20% discount off standard rates. Visit: <https://www.nahb.org/en/members/member-discounts/archived-webpages/nahb-career-center.aspx> to connect with top talent and top employers in the construction industry today.

AVIS – Up to 25% off car rental base rates and FREE Avis Preferred Service membership at www.avis.com/nahb, or call 800-331-1212 and use AWD code G572900.

BUDGET – Up to 25% off car rental base rates and FREE Budget Fastbreak at www.budget.com/nahb, or call 800-283-4387 and use BCD code Z536900.

OFFICE DEPOT – Save up to 80% in-store or online. Free shipping on orders of \$50 or more. Visit www.officediscounts.org/NAHB or call Jeremy Kirkland for assistance with your business account; 855-337-6811 x2897.

MEMBER LISTINGS



True Value. MADISON LUMBER & HARDWARE



Come see us for all of your building supply needs, including Lawn & Garden, Paint and Painting Supplies, Plumbing and Electrical Supplies, Lumber and Millwork, Hand and Power Tools, and our Special Orders Department!



Alaska Housing
FINANCE CORPORATION

BUILDING UP ALASKA
One home at a time.

Alaska Housing Finance Corporation has put hundreds of millions of dollars toward the construction of new homes in Alaska; provides financing throughout the state; and has helped over 150,000 Alaskans become homeowners since 1971.

Learn more about how AHFC is building up Alaska at:

www.ahfc.us

**Builder Members must have a current general contractors license.*

BUILDERS – MEMBER LISTINGS WITH RESIDENTIAL ENDORSEMENT



Alaska Acoustical

Brad Holm
902 Warren Street
Ketchikan, AK 99901-6104
P: (907) 225-5273
brad@akacoustical.com

B-3 Contractors, Inc.

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Matsu Alaska Construction LLC

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Don Loughman
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Ketchikan, AK 99901-6293
P: (907) 225-9663 | F: (907) 225-9663
wood@kpunet.net

RESIDENTIAL ENDORSEMENT

Required for new residential construction and alterations that have a value greater than 25% of the structure being altered.

General Contractor License (without Residential Endorsement) only valid for residential alterations less than 25% of the value of the structure being altered, or when acting as a subcontractor.

AS 08.18.125 – Alaska Statute puts in place an administrative penalty of up to \$1,000 for a violation of law for 1st offenses and up to \$1,500 for subsequent offenses. In addition, a civil penalty of up to \$1,000 can be imposed for each subsequent day the illegal builder is in violation.

THE STATE OF ALASKA – Statutes require the licensing of contractors to ensure that they carry bonding, liability insurance and worker's compensation insurance for their employees.

HANDYMAN LICENSE – Required to work on projects with a cumulative value of less than \$10,000. They are NOT licensed for projects with an aggregate value of MORE THAN \$10,000.

SPECIALTY LICENSE – These are sub-contractors that can work on any project which falls within the scope of their named licensed trades. They may NOT work as a General Contractor on a project.

DID YOU KNOW? If an employee gets hurt working for an unlicensed contractor, YOU, the homeowner, may be liable for damages.



Channel Electric Inc.

Chris Herby

1155 Copper Ridge Lane
Ketchikan, AK 99901-6250

P: (907) 225-9725 | F: (907) 225-1450

channel@kpunet.net

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Thomas Allen Construction

Thomas Allen

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Three Dog Construction

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threedogfan@yahoo.com



Alaska Business Partners, LLC

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Arrowhead LP Gas

Larry Albecker

7857 North Tongass Highway
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albecker@lynden.com
www.arrowheadlpgas.com

Channel View Mobile Home Park

Lisa Boles

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pacific@kpunet.net

Coastal Real Estate Group

Andy Cummings

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P: (907) 247-5811 | F: (907) 247-5812
andy@coastalak.com
www.coastalak.com

Davies - Barry Insurance

Dayna Hert

4205 Cambria Drive West, #201
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dayna@davies-barry.com

First Bank

Todd MacManus

2030 Sea Level Drive, Suite #100
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todd.macmanus@firstbankak.com
www.firstbank.com

Jay M. Johnson, LLC

Jay M. Johnson

25 Jefferson Way, Suite #202
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P: (907) 220-9970 | F: (907) 225-9971
jjohnson99901@gmail.com
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Ketchikan Dray Heating Co.

Greg Singstad

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Ketchikan, AK 99901
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ktndray@kpunet.net

Ketchikan Indian

Community Housing Authority

Joel Azure

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housing@kictribe.org

Ketchikan Realty

Jonna Cragon

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524 Washburn Street, Suite C
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www.ketchikanrealty.com



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Melissa Deleon
2417 Tongass Avenue, Suite #222
Ketchikan, AK 99901-5969
P: (907) 225-9635 | F: (907) 225-0703
mdeleon@ketchikantitle.com

SE Plumbing

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Madison Lumber & Hardware
Janice Walker
2557 Tongass Avenue
Ketchikan, AK 99901-5841
P: (907) 225-9828 | F: (907) 225-3496
janice@madisonlumber.com

Service Auto Parts, Inc.

Sean Conley
4106 Tongass Avenue
Ketchikan, AK 99901-5562
P: (907) 225-5115 | F: (907) 225-1054
websales@partsalaska.com
www.partsalaska.com

Timber & Marine Supply Inc.

Jack Dodson
2547 Tongass Avenue
Ketchikan, AK 99901-5841
P: (907) 225-6644 | F: (907) 247-0644
timbermarine@gci.net

Milner Howard and Palmer (PC) CPAs

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Tyler Rental Inc.

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woodworks@kpunet.net

BUYERS GUIDE

KPU Business Solutions

For Large & Small Businesses

Managed routers and cameras to fit your
diverse hosted system needs!

CISCO
Meraki



Track Attached Devices

Monitor firewall on a device-specific basis.

Check statuses of all devices on network to ensure optimal performance.

Control Your Firewall

Allows administrator to restrict recreational traffic and block illegal content on bandwidth.

Administrator can sell ticketed internet to customers.

Prioritize critical functions, such as Point of Sale and Operations, to suit business needs.

Manage from Anywhere

The Meraki dashboard provides secure monitoring and management of ALL of your Meraki Equipment from anywhere in the world—No extra software required!

Camera & Web Security

All Meraki management data is always encrypted by default.

Video is encrypted at rest and during transport, with automated TLS certificate provisioning.

Save Your Bandwidth

Video is stored in the camera, not on the cloud, ensuring vital network activities get the bandwidth they need.



bizinstall@ktn-ak.us



(907)228-5405





ACCOUNTING

Alaska Business Partners, LLC..... (907) 225-9404
 Jay M. Johnson, LLC..... (907) 220-9970
 Milner Howard and Palmer (PC) CPAs .. (907) 225-1040

APPLIANCES (RETAIL DEALERSHIP)

Schmolck Mechanical Contractor..... (907) 225-6648

BUILDING MATERIALS/LUMBER

Channel Electric Inc. (907) 225-9725
 Woodworks of Ketchikan (907) 225-5488

BUILDING MATERIALS/ LUMBER (RETAIL DEALERSHIP)

Madison Lumber & Hardware (907) 225-9828
 Woodworks of Ketchikan (907) 225-5488

CARPENTRY WORK

Buckingham Builders, LLC..... (907) 204-0567
 Woodworks of Ketchikan (907) 225-5488

COMMERCIAL BANKING/THRIFT INSTITUTION

Davies - Barry Insurance..... (907) 225-9841
 First Bank..... (907) 228-4403
 Northrim Bank (907) 225-6146
 Tongass Federal Credit Union..... (907) 225-9063

COMMERCIAL BUILDING (OWN ACCOUNT)

Edwardson Enterprises..... (907) 225-0727
 Marble Construction..... (907) 220-9916

COMMERCIAL GENERAL CONTRACTING

Alaska Acoustical..... (907) 225-5273
 B-3 Contractors, Inc. (907) 755-2375
 City of Ketchikan (907) 228-4737
 HomeTech Home Services (907) 225-5129
 Marble Construction..... (907) 220-9916
 Three Dog Construction..... (907) 225-1356

ENGINEERING

R & M Engineering - Ketchikan, Inc. ... (907) 225-7917

EXCAVATION WORK

B-3 Contractors, Inc. (907) 755-2375
 Three Dog Construction..... (907) 225-1356

INSURANCE OR TITLE COMPANY

Davies - Barry Insurance..... (907) 225-9841
 Ketchikan Title Agency Inc..... (907) 225-9635

LAND DEVELOPMENT

Alaska Acoustical (907) 225-5273
 Ketchikan Indian
 Community Housing Authority (907) 225-7777
 Three Dog Construction..... (907) 225-1356

MARKETING/ ADVERTISING OR PUBLIC RELATIONS

Alaska Forest Association..... (907) 225-6114

MASONRY/STONE WORK/ TILE SETTING/PLASTERING

Buckingham Builders, LLC..... (907) 204-0567

MORTGAGE BANKING

Tongass Federal Credit Union..... (907) 225-9063

MULTIFAMILY BUILDING/OWNERSHIP (RENTAL UNITS)

City of Ketchikan (907) 228-4737

OTHER RETAIL DEALERSHIP (SPECIFY)

Arrowhead LP Gas..... (907) 586-3960
 Service Auto Parts, Inc. (907) 225-5115
 Timber & Marine Supply Inc. (907) 225-6644
 Tyler Rental Inc..... (907) 225-6069

OTHER SUBCONTRACTOR (SPECIFY)

Alaska Marine Lines..... (907) 225-7660

PAINT/WALL COVERINGS

Thomas Allen Construction (907) 617-0561

PLUMBING/HEATING/AIR CONDITIONING

Ketchikan Dray Heating Co. (907) 225-3172
 SE Plumbing (907) 247-8668

PROPERTY MANAGEMENT

Alaska Acoustical (907) 225-5273
 Channel View Mobile Home Park..... (907) 247-8387
 Coastal Real Estate Group..... (907) 247-5811
 Ketchikan Indian
 Community Housing Authority (907) 225-7777



REAL ESTATE

- Alpine Real Estate..... (907) 225-7777
- Coastal Real Estate Group..... (907) 247-5811
- Ketchikan Realty (907) 225-5126
- Ketchikan Title Agency Inc..... (907) 225-9635

REMODELING-COMMERCIAL

- Marble Construction..... (907) 220-9916
- Nicholas Construction..... (907) 617-3637
- Woodwright Construction (907) 225-9663

REMODELING-RESIDENTIAL

- Channel Electric Inc. (907) 225-9725
- Edwardson Enterprises..... (907) 225-0727
- Etten Construction (907) 254-8932
- Nicholas Construction..... (907) 617-3637
- Woodwright Construction (907) 225-9663

SINGLE FAMILY CUSTOM BUILDING

- HomeTech Home Services (907) 225-5129
- Nicholas Construction..... (907) 617-3637

SINGLE FAMILY GENERAL CONTRACTING

- City of Ketchikan (907) 228-4737
- Edwardson Enterprises..... (907) 225-0727
- Etten Construction (907) 254-8932
- HomeTech Home Services (907) 225-5129
- Thomas Allen Construction (907) 617-0561
- Woodwright Construction (907) 225-9663

SINGLE FAMILY SPEC/TRACT BUILDING

- Buckingham Builders, LLC..... (907) 204-0567

UTILITIES

- B-3 Contractors, Inc. (907) 755-2375



Melissa DeLeon

General Manager/Escrow Officer

2855 Tongass Avenue
Ketchikan, AK 99901

p 907.225.9635 x107

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ketchikantitle.com



Building Department
2930 Tongass Avenue
Ketchikan, Alaska 99901
www.ktn-ak.us/building-inspections

Ph: 228-4720 or 228-4737
Fx: 225-8721

BUILDING PERMIT BASICS

WHY DO I NEED A BUILDING PERMIT?

- Building permits help ensure that buildings are constructed with safe and healthy practices in order to protect the occupants, neighbors, community, and first responders.
- Plan reviews help identify problems and overlooked items before construction begins, saving valuable assets and time.
- The inspection process helps ensure that construction practices and current codes are being met. The final inspection and issuance of a certificate of occupancy helps guarantee the building is safe, and financial institutions often require them as proof of construction completion.
- You can avoid Stop Work Orders and potential penalties.

WHEN IS A BUILDING PERMIT REQUIRED?

Typically, any new structure, addition, remodel, deck, and electrical service upgrade will require a building permit. You may choose to go the City website building inspection page and open the No Permit Required line for specific information when a permit is not required. It is advised that you contact the building department at 228-4720, or 228-4737 if you have any questions.

HOW DO I NAVIGATE THE BUILDING PERMIT APPLICATION PROCESS?

A completed building permit application form is required. The application can be obtained at the same site as above. For your convenience, the application can be typed and printed from the website. The completed application must be submitted to the Borough Planning and Community Development office with three copies of the construction documents describing the proposed work. The required plans are described on the building permit application, and are as follows:

- **Site Plan** showing lot lines, bearings and distances, buildings, set-backs, streets etc.
- **Grading Plan** if new work changes the slope, elevations, or requires a retaining wall.
- **Building Plans** to include: elevations, foundation, floor, roof, electrical, mechanical, and plumbing.
- **Cross Sections** of the exterior wall from the bottom of the foundation through the roof, showing types of building materials with dimensions, spacing and connectors. Additional sections and details may be required for complicated work.



WHEN DO I NEED A DESIGN PROFESSIONAL?

Almost all commercial work requires the help of an architect, engineer, or both. New commercial structures, tenant improvements, additions and alterations will require stamped plans. Designers, owners, or contractors may submit residential plans, but a design professional is highly recommended due to the knowledge necessary to satisfy the structural and weather resistant demands created by the environment we live in.

FOR MORE INFORMATION PLEASE CONTACT OUR PROFESSIONAL STAFF

MATT ELBERSON

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Division of Fire and Life Safety
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Anchorage, AK 99507
ph: (907)269-5111
fx: (907) 338-4375
lloyd.nakano@alaska.gov

OTHER S.E. CITIES OUTSIDE KETCHIKAN, PLEASE CONTACT YOUR LOCAL BUILDING DEPARTMENTS:

**City of Petersburg
Community Development**

ph: (907) 772- 4533 x21
fx: (907) 772-4876

**City and Borough of Sitka
Building Department**

ph: (907) 747-1832
fx: (907) 747-3158

**City of Wrangell
Public Works Department**

ph: (907) 874-3904
fx: (907) 874-3952



STATE LICENSE REQUIREMENTS

The information below is based on the “Statutes and Regulations: Construction Contractors,” available from the Alaska Department of Community and Economic Development Division of Occupational Licensing.

Check to make sure your contractor holds the appropriate license(s) by calling the Department of Community and Economic Development Division of Occupational Licensing at 907-465-2534 or by going to their web site at: www.commerce.alaska.gov/cbp/Main/Search/Professional.

SUMMARY OF REQUIREMENTS FOR EACH TYPE OF CONTRACTOR LICENSE:

All licenses must be renewed and paid every two years.

GENERAL CONTRACTORS:

- Application and fee for license.
- Certificate of Registration and associated fee.
- Surety bond of \$25,000, a cash deposit or some other negotiable security or Surety bond of \$20,000, a cash deposit or some other negotiable security if a general contractor with a residential contractor endorsement who performs exclusively residential work.
- Workers compensation insurance.
- Public liability and property damage insurance in the following minimum amounts:
 - \$20,000 for property damage
 - \$50,000 for injury, including death, to any one person
 - \$100,000 for injury, including death, to more than one person

RESIDENTIAL ENDORSEMENT:

- General Contractor’s License (see list above).
- Residential Endorsement fee.
- Residential Contractor Exam and fee.
- Completion of the Alaska Craftsman Home Program or its equivalent, or a post-secondary course in arctic engineering or its equivalent. This must be completed within two years preceding the date of application.
- Within seven years preceding the date of application, there has not been a sentence for an offense related to forgery, theft in the first or

second degree, extortion, or conspiracy to defraud creditors or for a felony involving dishonesty.

- Biennial renewal of the endorsement is based on completion of 16 credit hours of approved continued competency courses.

SPECIALTY CONTRACTORS:

- Application and fee for license.
- Certificate of Registration and associated fee.
- Surety bond of \$10,000, a cash deposit or some other negotiable security.
- Workers compensation insurance.
- Public liability and property damage insurance in the following minimum amounts:
 - \$20,000 for property damage
 - \$50,000 for injury, including death, to any one person
 - \$100,000 for injury, including death, to more than one person

ELECTRICAL CONTRACTORS:

- General or Specialty Contractor License.
- Applicant must be, or employ a person currently licensed as, an electrical administrator under AS 08.40.

MECHANICAL CONTRACTORS:

- General or Specialty Contractor License.
- Applicant must be, or employ a person currently licensed as, a mechanical administrator under AS 08.40.



ROUTINE HOME MAINTENANCE

Your home may be the biggest investment you will ever make. Taking good care of it with regular maintenance is necessary to preserve its value and ensure it will provide a comfortable, safe shelter for you and your family for years to come.

MAINTENANCE INSIDE THE HOME

AIR FILTERS

- Many types of heating and air conditioning systems contain filters to remove dirt and dust from the air. Check the instruction book or search online by model number: In many cases, change filters at least every three months.

SINKS

- It's also a good idea to clean your faucet's aerator — which is the spring inside the end of the faucet — every 3 - 4 months.
- To maintain your garbage disposal, you should run cold water through it during use.

FIREPLACES

- When you're ready to use your fireplace, be sure to build the fire on the andirons or grate, never on the fireplace floor.
- To prevent soot and to add color to the fire, throw in a handful of salt.
- Store your firewood outside, away from the house and not directly on the ground.
- Have a CSIA-Certified chimney sweep inspect your chimney and fireplace annually, especially if you build a lot of fires in the winter.

FLOORS

- To maintain unpainted concrete floors in your basement or garage, apply a concrete sealer, which makes them easier to clean. To clean them use a solution of 4 - 6 tablespoons of washing soda in a gallon of hot water. Add scouring powder to the solution for tough jobs.
- For hardwood, be sure the floors have a polyurethane finish before cleaning with water. Hardwood floors that do not have a polyurethane finish will need to be waxed periodically. Use liquid or paste "spirit" wax.
- The best polish for vinyl floors is water emulsion wax.

WALLS

- Masonry walls sometimes develop a white powdery substance. This is called efflorescence, a crystallized soluble salt that can be removed by scrubbing with water and a stiff brush.

SAFETY AND SECURITY

- If you have a home security system, regularly check the alarms and circuit breakers to ensure they are in working order. Inspect the sensors one by one.
- The batteries in your smoke and carbon monoxide detectors should also be checked twice a year to ensure they are operable. Hard-wired and battery-powered detectors should be replaced every 10 years.



MAINTENANCE OUTSIDE THE HOME

ROOF, GUTTERS AND DOWNSPOUTS

- A qualified roofer should inspect your roof every three years. Skylights should also be inspected each time your roof is inspected so leaks don't develop from cracks and interruptions around the seals, caulking and flashings.
- Make sure that gutters and downspouts do not get clogged with leaves or other objects.

WINDOWS AND DOORS

- Inspect exterior windows and doors yearly to see if the caulking around them has split and cracked. If so, replace the caulk and clean any mildew.
- For a simple solution to wash extremely dirty exterior windows, combine equal parts vinegar and water or three tablespoons of denatured alcohol per quart of warm water. Use a piece of crumbled newspaper to wash the glass to avoid lint left behind by paper towels.
- To help a window slide easily, rub the channel with a piece of paraffin.

SIDING

- Inspect your siding yearly to determine if your wood-sided home needs to be repainted. Trim shrubbery away so that it does not touch the siding.
- The exterior of your house is built to withstand exposure to the elements, but a periodic cleaning will improve the appearance and, in many instances, prolong the life of siding and other exterior products.

GARAGE

- The moving parts of garage doors should be oiled every three months.

SIMPLE REPAIRS

FAUCETS, SINKS AND TOILETS

- If you have a water leak, the washer in your faucet usually needs to be replaced.
- For clogged drains, use a plunger and/or a plumber's snake.
- To unclog a toilet, use a coil spring-steel auger, which can be found at hardware or home-improvement stores.

PIPES

- Noisy water pipes should be fixed promptly. The condition that causes noisy pipes may be accompanied by vibration that can cause fittings to loosen and leak.
- Frozen pipes should be thawed slowly to prevent the formation of steam, which could cause the pipes to burst.

WALLS

- Use spackling to fill nail holes and cracks in plaster walls and gypsum wallboard.



01 Alaska Escrow & Title Insurance Agency

MEMBER LISTINGS TAB Alaska Housing Finance Corporation

BUYERS GUIDE TAB KPU (Ketchikan Public Utilities)

14 Ketchikan Title Agency

01 Matsu Alaska Construction LLC

01 Nicholas Construction LLC

MEMBER LISTINGS TAB True Value Madison Lumber & Hardware

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