

What We Love About Our Home

- It is close to the airport for departures and arrivals of friends and ourselves.
- Float planes overhead tell us when summer in Alaska has arrived.
- It is just minutes from Carrs and a quick trip downtown.
- It's easy to get to biking trails.
- It's close to Fish Creek Park for tennis courts, a children's zip line playground and a walking trail.
- It's exactly one mile from Lyn Ary Park and the Coastal Trail.
- Soccer, a sledding hill, and a short walk in the woods are just blocks away at Balto Seppala.
- Across the street is a helpful, mechanically talented family who keep watch when we're gone.
- There is a huge space above the carport for storage.
- The sauna is my "office" for warming up after a ski or winter hike.
- The high ceiling in the upstairs living area lets in lots of light.
- The trees in front block the view of the neighbors.
- The backyard gets plenty of summer sun and allows the apple tree to grow early.
- The kitchen cabinets built of flame-matched oak add beauty to the house.
- The through-window from the downstairs office into the family room lets a parent check easily on puppies or children while working, even though the door is closed.
- The family room has lots of built-in storage space.
- The laundry room has a mud sink in it.
- The laundry machines are ancient, but working well still. My sister has gone through five different sets of modern ones, and these keep on kicking. Just...be gentle!
- You can store tools, cleaning implements, and dog food in the closet under the stairs.
- The primary ensuite has enough space for a reading chair and a yoga mat.
- I can watch the mountains black against the rising sun during the winter from the kitchen windows.
- We can make a hiking decision by checking the Chugach range in the morning.
- We can see winter appear and summer arrive from the same windows.

PARID: 01013130000
WILHELMI KARL T &

3106 WILEY POST AVE

LUC: 101
TAX YEAR: 2026

Property Information

Appeal Filing Deadline:	2/11/2026
Late Appeal Request Deadline:	03/13/2026
Property Location:	3106 WILEY POST AVE
Class:	R - Residential
Use Code (LUC):	101 - Residential 1 Family
Condo/Unit #:	
Tax District:	03
Zoning:	R1
Plat #:	720044
HRA #:	000000
Grid #:	SW1727
Deeded Acres:	
Square Feet:	9,513
Legal Description:	BROADMOOR ESTATES #4 BLK 6 LT 30
Economic Link:	No

[Show Parcel on Map](#)

Owner

Owner	WILHELMI KARL T &
Co-Owner	WHALEY MICHELE J
Care Of	
Address	3106 WILEY POST AVE
City / State / Zip	ANCHORAGE, AK 99517 2408
Deed Book/Page	010/13

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
01013130000	RP	2026	1		2,922.50	-583.88	-1,167.75	.00	-1,170.84	.03	.00	.00	.00	.03	06/30/2026
01013130000	RP	2026	2		2,922.50	-583.88	-1,167.75	.00	.00	1,170.87	.00	.00	.00	1,170.87	08/31/2026
01013130000	RP	2025	1		2,891.95	-592.13	-1,184.25	.00	-1,115.57	.00	.00	.00	.00	.00	06/30/2025
01013130000	RP	2025	2		2,891.94	-592.12	-1,184.25	.00	-1,115.57	.00	.00	.00	.00	.00	08/31/2025
01013130000	RP	2024	1		2,831.84	-605.44	-1,210.88	.00	-1,015.52	.00	.00	.00	.00	.00	06/30/2024
01013130000	RP	2024	2		2,831.83	-605.44	-1,210.87	.00	-1,015.52	.00	.00	.00	.00	.00	08/31/2024
01013130000	RP	2023	1		2,750.35	-638.63		.00	-2,111.72	.00	.00	.00	.00	.00	06/30/2023
01013130000	RP	2023	2		2,750.34	-638.62		.00	-2,111.72	.00	.00	.00	.00	.00	08/31/2023
01013130000	RP	2022	1		2,659.88	-421.00		.00	-2,238.88	.00	.00	.00	.00	.00	07/31/2022
01013130000	RP	2022	2		2,659.88	-421.00		.00	-2,238.88	.00	.00	.00	.00	.00	09/30/2022
01013130000	RP	2021	1		5,141.10	-901.00		.00	-4,240.10	.00	.00	.00	.00	.00	06/15/2021
01013130000	RP	2020	1		4,888.89	-855.00		.00	-4,033.89	.00	.00	.00	.00	.00	07/15/2020
01013130000	RP	2019	1		4,692.04	-818.00		.00	-3,874.04	.00	.00	.00	.00	.00	06/15/2019
01013130000	RP	2018	1		4,601.84	-820.00		.00	-3,781.84	.00	.00	.00	.00	.00	06/15/2018
01013130000	RP	2017	1		4,672.94	-313.20		.00	-4,359.74	.00	.00	.00	.00	.00	06/15/2017
01013130000	RP	2016	1		4,477.42	-297.80		.00	-4,179.62	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	101	R	118,000	257,400	375,400

Taxable Value

Net Taxable Value	150,400
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Exemption Status

Tax Year	Status
2026	A - APPROVED

Exemptions

Line #	Exemption Code	Building Exemption	Land Exemption	Other Exemption
3	S-01 - SENIOR SELF: PRIMARY RESI	0	0	150,000
4	R-01 - OWNERS PRIMARY RESIDENCE	0	0	75,000

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R1	9,513	01T00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 4 - Curb&Gutter
5	CORNER 4 - None
6	SEWER 4 - Public
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 4 - Public
10	RESTRICT 4 - None
11	MAIN 4 - None
12	MISC 5 - None
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 3 - Average
16	SIZE 3 -
17	SOILS 4 - Average

Residential Card Summary

Card/Building:	1
Stories:	1 - One story above ground level
Condition:	7 - Average
Grade:	C
Exterior Wall:	1 - WOOD
Style:	02 - BI-LEVEL
Year Built:	1972
Effective Year:	1972

Square Feet of Living Area:	1898
Total Rooms:	6
Bedrooms:	3
Full Baths:	2
Half Baths:	0
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS
Resi Market Area:	BS - BOWL: SPENARD

Sections

Card #	Addition #	Description	Area
1	0		962
1	1	FIN DAYLIGHT BSMT	936
1	2	DECK	48
1	3	OPEN CARPORT	314

Entrances

Visit Date:	Measure Date:	Entrance Source:
30-JUN-2009		0-Land Characteristics Inspection
12-JUN-2012		9-Quick Re-Inventory Inspection
22-JUL-2019		9-Quick Re-Inventory Inspection

Permits

Permit #:	Permit Date:	Purpose:	Amount:
09 0767	25-AUG-2009	-	\$6,810
RETROM261955	17-JUN-2026	-	\$0

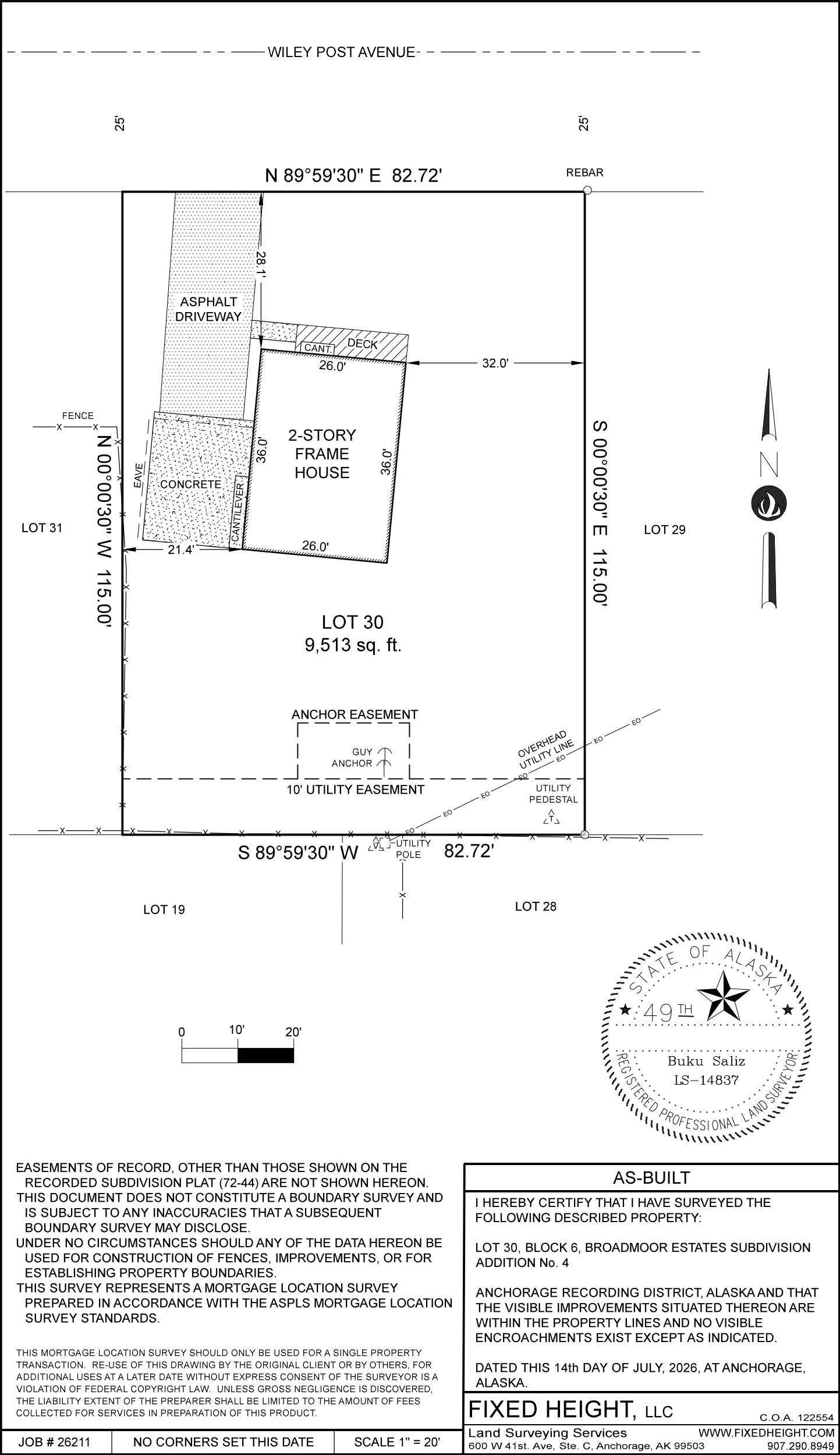
Appraised Value History

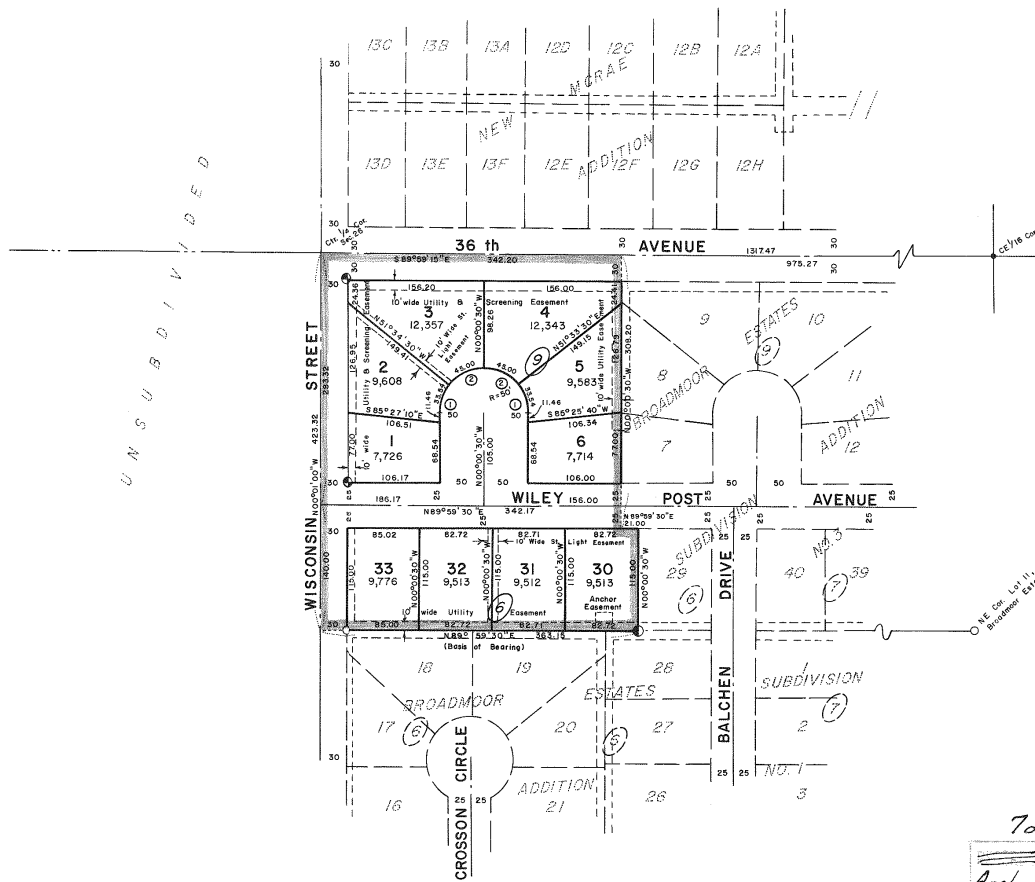
Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	101	R	118,000	257,400	375,400
2025	RP	101	R	107,300	259,000	366,300
2024	RP	101	R	107,300	243,500	350,800
2023	RP	101	R	107,300	215,700	323,000
2022	RP	101	R	107,300	208,600	315,900
2021	RP	101	R	107,300	178,000	285,300
2020	RP	101	R	107,300	178,600	285,900
2019	RP	101	R	107,300	179,500	286,800
2018	RP	101	R	107,300	173,300	280,600
2017	RP	101	R	107,300	191,100	298,400

Exemption Value History

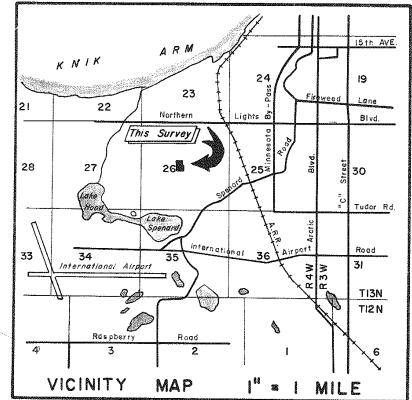
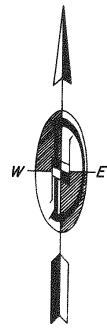
Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2026	RP	R-01	0	150,000	75,000	225,000
2026	RP	S-01	0	150,000	75,000	225,000
2025	RP	R-01	0	150,000	75,000	225,000
2025	RP	S-01	0	150,000	75,000	225,000
2024	RP	R-01	0	150,000	75,000	225,000
2024	RP	S-01	0	150,000	75,000	225,000
2023	RP	R-01	0	0	75,000	75,000
2022	RP	R-01			50,000	50,000
2021	RP	R-01			50,000	50,000

2020	RP	R-01	50,000	50,000
2019	RP	R-01	50,000	50,000
2018	RP	R-01	50,000	50,000
2017	RP	R-01	20,000	20,000





UNSUBDIVIDED



CERTIFICATE OF OWNERSHIP & DEDICATION:

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Date: June 2, 1970.

Wallace L. Coleman
 WALLACE L. COLEMAN
Joann L. Coleman
 JOANN L. COLEMAN
 W/A 5-226 (6-11-63)

MARKLING COMPANY
 2804 Northern Lights Blvd.
 Anchorage, Alaska

Terry A. Klinge (Pres)
 TERRY A. KLINGE (Pres)
Brooke Marston (Sec-Treas)
 BROOKE MARSTON (Sec-Treas.)

NOTARY'S ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 2nd day of June, 1970.

Ken Edinheim
 KEN EDINHEIM
 NOTARY FOR ALASKA

My commission expires 2-26-72

72-44
 Anchorage
 3-6 1972
 8:30 A.M.
 G.A.A.B.

70-230
 Anchorage
 August 16 70
 9:39 a
 G.A.A.B.

CURVE		DATA				
CURVE NUMBER	RADIUS	CHORD LENGTH	DELTA	DELTA/2	ARC LENGTH	TANGENT LENGTH
1	50.00	32.91	98°26'02"	49°13'01"	33.54	17.43
2	50.00	43.49	51°33'58"	25°46'59"	45.00	24.15

NOTE :

Direct vehicular access from lots 3 and 4-Block 9 will not be allowed to 36th Avenue.
 Direct vehicular access from lots 1, 2, and 3, Block 9 and lot 33, Block 6 will not be allowed to Wisconsin Street.

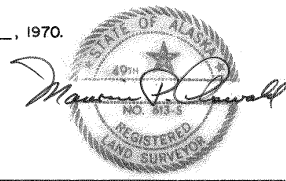
LEGEND:

- ⊙ - D/O BC Monument Existing
 - ⊙ - D/O BC Monument Set This Survey
 - - 3/8" Rebar Found
 - - Pavement Nail Existing
- All other corners are 5/8" x 30" Rebar set this survey

SURVEYOR'S CERTIFICATE:

I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

Date: JUNE 12, 1970.



PLAT APPROVAL:

Plat approved by the Borough Planning Commission this 7th day of May, 1970.

Carlis Stupinski
 CARLIS STUPINSKI
 AUTHORIZED OFFICIAL

I-27-72		Added Street Light Easements		KLL	
Date	Revision	By	By	By	By
PLAT OF BROADMOOR ESTATES SUBDIVISION ADDITION No.4 LOCATED WITHIN SE 1/4 Sec. 26, T.13N., R.4W., S.M., Alaska CONTAINING 3.380 ACRES					
DICKINSON - OSWALD & PARTNERS ENGINEERS-SURVEYORS 800 Cordova St. - ANCHORAGE, ALASKA					
DRAWN	J.F.	SCALE	1" = 100'	GRID	W.O.
CHECKED	M.P.O.	DATE	3-31-70	1727	3131
				FILE NO	44-83

72-44(71-230) FO



THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Recording District, Judicial District, State of Alaska as listed below.

Recording District:	301 Anchorage
Legal Description:	Broadmore Estates #4 Blk 6 Lt 30
Property Address/ City/Other:	3106 Wiley Post Avenue Anchorage AK 99517

*Residential real property means any single-family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3) and AS 34.80.090.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 – AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

Seller's Initials

July 2, 2026

Date

3106 Wiley Post Avenue, Anchorage 99517

Property Address

Buyer's Initials

Date

PART I Seller's Information Regarding Property**Property Type**

Property Type: (Check One)	☒ Single	☐ Zero Lot Line/Town House	☐ Condominium	☐ Townhome/PUD
	☐ Duplex (Including single Family with an Apartment) ☐ Other (Please Specify): _____			
Do you currently occupy the property?	☐ Yes	☒ No	If yes, how long?	
If not the current occupant, have you ever occupied the property?	☒ Yes	☐ No	If yes, when?	4/1989-5/2026
*Year Property was Built:	1972			

*If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-Based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family from Lead in Your Home" pamphlet. The pamphlet can be found online at [EPA.Gov/Lead/Real-Estate-Disclosures-about-Potential-Lead-Hazards](https://www.epa.gov/lead/real-estate-disclosures-about-potential-lead-hazards)

Construction Overview:	☒ Wood Frame	☐ Manufactured	☐ Modular	☐ Other: _____	
Foundation:	☒ Masonry Block	☐ Poured Concrete	☐ Treated Wood	☐ Piling	☐ Other: _____
Name of Original Builder (If Known):					

Property Feature Defects

Check all items that have known defects or malfunctions. Describe the defect or malfunction on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

☐ Auto Garage Door Opener(s)	☐ Garbage Disposal	☐ Microwave(s)	☐ Storage Shed	☐ Window Screens
☐ Barbecue	☐ Generator	☐ Oven(s)	☐ Stove(s), Pellet	☐ Wood Stove(s)
☐ Central Vacuum Installed	☐ Generator Hook-Up	☐ Paddle Fan(s)	☐ Trash Compactor(s)	☒ Other: upstairs
☐ CO Detector(s)	☐ Greenhouse	☐ Refrigerator(s)	☐ T.V. Antenna	
☐ Cooktop(s)	☐ Hot Tub	☐ Rods & Blinds	☒ Washer(s)	
☐ Dishwasher(s)	☐ Hot Tub Cover	☐ Satellite Dish	☐ Water Filtering System	
☒ Dryer(s)	☐ Instant Hot Water Dispenser	☐ Security System	☐ Water Softener	
☐ Fire Alarms	☐ Intercom	☐ Smoke Detector(s)	☒ Window Blinds	
☐ Freezer(s)	☐ Jetted Tub	☐ Steam Shower Room	☐ Window Rods	
Comments:	The washer and dryer are old but function well. The blind cord in the left window of the downstairs bedroom is frayed. Upstairs bathroom sink has an impact crack.			


Seller's Initials

July 2, 2026
Date

3106 Wiley Post Avenue, Anchorage 99517
Property Address

Buyer's Initials

Date

PART I Seller's Information Regarding Property *(continued)***Structural Components**

Check only those items that have known defects, malfunctions or have had repairs performed within the last five years. Also, check items that need to be replaced/repaired. If checked, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form.

Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair				
☐	☐	Air Conditioner	☐	☐	Fireplaces(s) # of: _____	☐	☐	Patio/Decking	☐	☐	Swimming Pool
☐	☐	Carport	☒	☒	Floors	☐	☐	Plumbing Systems	☐	☐	Ventilator System
☒	☐	Ceilings	☐	☐	Foundation	☐	☐	Pool Cover	☐	☐	Venting
☐	☐	Chimneys	☐	☐	Garage	☐	☐	Private Walkways	☒	☐	Washer/Dryer Hookups
☐	☐	Crawl Space	☐	☐	Garage Floor Drain	☐	☐	Rain Gutters	☐	☐	Water Heater
☐	☐	Doors	☐	☐	Gas Starter	☐	☐	Retaining Walls	☐	☐	Water Supply
☐	☐	Driveways	☐	☐	Heat Recovery	☒	☐	Roof	☐	☐	Wind Generators
☐	☐	Electrical Systems	☒	☐	Heating Systems	☐	☐	Sewage Systems	☒	☐	Windows
☐	☐	Electronic Air Cleaner	☐	☐	Humidifier	☐	☐	Skylights	☐	☐	Woodstove(s) # of: _____
☐	☐	Exterior Walls	☐	☐	Insulation	☐	☐	Slabs	☐	☐	Other: _____
☐	☐	Fences/Gates	☐	☐	Interior Walls	☐	☐	Solar Panels	☐	☐	Other: _____
☐	☐	Filtration	☐	☐	Mechanical	☐	☐	Stove, Pellet			

Describe the defect, malfunction, or repair on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

Describe any other items
not covered above:

Comments:

PART II Documentation

Check the documents for the subject property that the seller has available for review:

☒ As-Built Survey	☐ Party Wall Agreement	☐ Title Information
☐ Certificate of Occupancy	☐ PUR-101	☐ Water Rights Certificates
☐ Deed Restrictions	☐ PUR-102	☐ Well Log & Water Tests
☐ Energy Rating Certificate	☐ Resale Certificate	☐ Written Agreement with Adjacent Property Owner
☐ Engineer/Property/Home Inspection Report(s)	☐ Shared Septic Agreement	☐ Other: _____
☐ Flood Evaluation Certificate	☐ Shared Well Agreement	☐ Other: _____
☐ Hazardous Materials Test(s)	☐ Soil Tests	
☐ Lease/Rental Agreement	☐ Subdivision Covenants/Restrictions	


Seller's Initials

July 2, 2026
Date

3106 Wiley Post Avenue, Anchorage 99517

Property Address

Buyer's Initials

Date

PART II Documentation *(continued)*

Supply information for the following:

Item	Average Monthly Utility Cost		Company/Source	Utility History Attached
Coal	\$			☐
Electric	\$ 103.00		Chugach Electric	☐
Gas	\$ 130.00		Enstar	☐
Oil	\$	# of Gallons		☐
Propane	\$			☐
Refuse	\$ 37.00		Anchorage Refuse (paid quarterly)	☐
Security Alarm Systems	\$			☐
Sewer	\$			☐
Water	\$ 123.00		AWWU	☐
Wood	\$			☐
Other	\$			☐

PART III Additional Information

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? For any "Yes" answer, indicate the relevant item number and explain the condition on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

	Yes	No	UNK
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?	☐	☒	☐
2. Do you know of any street or utility improvements planned that will affect the property?	☐	☒	☐
3. Road maintenance provided?	☒	☐	☐
If yes, provided by:	Municipality of Anchorage		


Seller's Initials**July 2, 2026**
Date

3106 Wiley Post Avenue, Anchorage 99517

Property Address

Buyer's Initials

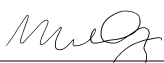
Date

PART III Additional Information *(continued)*

				Yes	No	UNK
4. Is the property currently rented or leased?				☐	☒	☐
If yes, expiration date:						
5. Is there a homeowner's association (HOA) for the property?				☐	☒	☐
If yes, HOA Name:		HOA Phone Number:				
☐ Mandatory ☐ Voluntary ☐ Inactive		Monthly Dues:	\$ _____ per _____			
Are there any levied or pending assessments?				☐	☒	☐
Name of person responsible for issuing resale certificate:		Phone Number:				

Setbacks/Restrictions

	Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property?	☐	☒	☐
2. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences and driveways, whose use or responsibility for maintenance may affect the property?	☐	☒	☐
3. Are there subdivision conditions, covenants, or restrictions?	☐	☒	☐
4. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?	☐	☒	☐
5. Are you aware of any nonconforming uses of this property?	☐	☒	☐
6. Are you aware of any deed, or other private restrictions on the use of the property?	☐	☒	☐
7. Are you aware of any variances being applied for, or granted, on this property?	☐	☒	☐
8. Are you aware of any easements on the property?	☒	☐	☐


Seller's Initials**July 2, 2026**
Date

3106 Wiley Post Avenue, Anchorage 99517

Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)***Heating System(s)**

Check all types that apply:

- | | | | |
|---|--|---------------------------------------|---------------------------------------|
| ☒ Boiler System | ☐ Geo Thermal | ☐ Monitor/Toyo | ☐ Wood Stove |
| ☐ Electrical Heat | ☐ Heat Pump | ☐ Pellet Stove | ☐ Other: _____ |
| ☐ Forced Air | ☐ Hot Water Baseboard | ☐ Radiant Heat | |

Age (Years):	new 6/2026	Last Cleaned:		Last Inspected:	
Source:	☐ Coal ☐ Electric ☒ Natural Gas ☐ Wood				
	☐ Propane Tank which is: ☐ Leased ☐ Owned				
	☐ Oil with _____ Gallon Storage which is: ☐ Buried ☐ Above Ground ☐ Other: _____				
Age of Tank:					

Sewer System

		Yes	No	UNK
Type:	☒ Public ☐ Private ☐ Community ☐ Other: _____			
1. Does your sewer system have a lift station/lift pump?		☐	☐	☐
If Private:	☐ Holding Tank ☐ Septic Tank ☐ Other: _____			
Drain Field System:	☐ Bed ☐ Crib ☐ Mound ☐ Pit ☐ Trench ☐ Other: _____			
Innovative Sewer System:	☐ Biocycle ☐ Intermittent Sand Filter ☐ Recirculating Upflow Filter			
	☐ Secondary Sewer Treatment Plant ☐ Other: _____			
2. Has the sewer system failed while you owned the property?		☐	☒	☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				
Age of Sewer System:		Location:		
3. Have you had any work, maintenance or inspections done on the sewer system during your ownership?		☐	☒	☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				
Approval/Certification Source:		Date: (If Known)		
4. Are you aware of any abandoned sewer systems, leach fields, cribs, etc., on the property?		☐	☒	☐


Seller's InitialsJuly 2, 2026
Date3106 Wiley Post Avenue Anchorage 99517
Property Address

Buyer's Initials

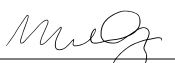
Date

PART III Additional Information *(continued)***Water Supply**

Type:	☒ Public	☐ Private	☐ Community	☐ Other: _____
	☐ Water Tank: Size: _____	☐ Shared Well (provide agreement, if any)		
Well Depth (Feet): (If Private)		Flow Rate (Gallons per Minute): (If Private)		Date Tested:
Location of Operational Well:				
			Yes	No
			UNK	
1. Are there any abandoned wells on the property?			☐	☒
2. Have you had any problems with your water supply?			☐	☒
3. Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?			☐	☒
4. Has the well failed while you have owned the property?			☐	☒
5. Have you ever had a well pump problem or failure?			☐	☒
6. Do you supply water to, or receive water from, others?			☐	☒
If yes, is there a written agreement?			☐	☐
7. Do you have a water rights certificate for this property?			☐	☒

Water Heater

Type:	☐ Oil	☐ Gas	☐ Electric	☒ Other: <u>stainless, heated from the boiler</u>
Age (Years):	18	Capacity (Gallons):	40 (?)	


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PART III Additional Information *(continued)***Roof or Other Leakage**

Type:	☒ Asphalt/Composition Shingle ☐ Cedar Shake ☐ Built-Up ☐ Metal ☐ Other: _____		
Age (Years):	17	Location of Attic Access:	Upstairs hall closet
			Yes No UNK
1. Are you aware of any ice damming on the roof?			☐ ☒ ☐
If yes, provide location:			
2. Are you aware of any water leaking into the home? (i.e., windows, lights, fireplace, etc.)			☐ ☒ ☐
If yes, provide location:			

Fireplace and/or Woodstove

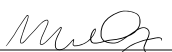
Type:	☐ Electric ☐ Gas/Propane ☐ Pellet ☒ Wood ☐ Other: _____		
Date Chimney(s) Last Cleaned or Serviced:	4/2026	Cleaned or Serviced By:	North Country Stoves

Freeze-Ups

			Yes No UNK
1. Have you had any frozen water lines, sewer lines, drains, or heating systems?			☒ ☐ ☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
2. Are there any heat tapes, heat lamps, or other freeze prevention devices?			☐ ☒ ☐
If yes, provide location and explain use:			

Drainage

			Yes No UNK
1. Are you aware of ever having any water in the crawl space, basement, or lower level?			☒ ☐ ☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
If yes, how was the problem resolved?	☐ Sump Pump(s) ☐ Curtain Drain ☐ Rain Gutter/Extension ☒ Other: <u>drying, new hose</u>		
Date Problem was Resolved:	3/2022	Location of Each Sump Pump:	
2. To where does the water drain after it leaves the sump pump?			
3. Are you aware of any issues with high water table?			☐ ☒ ☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			


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PART III Additional Information *(continued)*

	Yes	No	UNK
3. If gutters, where do downspouts discharge?			
4. Is there a floor drain in the structure, including garage?	☒	☐	☐
If yes, where is it located and where does it drain to?	Utility room to sewer system		

Inspection

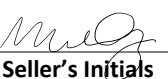
	Yes	No	UNK
1. To the best of your knowledge, has the property been inspected by an engineer/home inspector?	☐	☒	☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
2. Has there been any energy rating on the property?	☐	☒	☐
If yes, year conducted?			
3. Energy Rated?	☐	☒	☐
If known, Energy Rater?			

Encroachments

	Yes	No	UNK
1. Does anything on your property encroach (extend) onto your neighbor's property?	☐	☒	☐
2. Does anything on your neighbor's property encroach onto your property?	☐	☒	☐

Environmental Concerns

	Yes	No	UNK
1. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water, or by-products from the production of methamphetamines on the subject property?	☒	☐	☐
2. Are you aware of any mildew or mold issues affecting this property?	☐	☒	☐
3. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?	☐	☒	☐
If yes, number of tanks:			
4. Are you aware if the property is in an avalanche zone/mudslide area?	☐	☒	☐
5. Have you ever filed an insurance claim for any environmental damage to the property?	☐	☒	☐
6. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	☐	☒	☐


Seller's Initials**July 2, 2026**
Date3106 Wiley Post Avenue Anchorage 99517
Property Address_____
Buyer's Initials_____
Date

PART III Additional Information *(continued)***Flood Zone Designation**

	Yes	No	UNK
1. Is this property in a flood zone?	☐	☒	☐
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	☐	☒	☐
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?	☐	☒	☐
4. Are you aware if the property has flooded?	☐	☒	☐

Soil Stability

	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?	☐	☒	☐
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?	☒	☐	☐
3. Are you aware of any drainage, or grading problems that affect this property?	☐	☒	☐

Constructions, Improvements/Remodel

	Yes	No	UNK
1. Have you remodeled, made any room additions, structural modifications, or improvements?	☒	☐	☐
If yes, please describe:	Remodeled kitchen 1988, finished basement 1992, replaced windows 1998, remodeled upstairs bedrooms 2003, replaced roof 2009, new carport slab 2021		
Was the work performed with necessary permits in compliance with building codes?	☒	☐	☐
Was a final inspection performed, if applicable?	☐	☐	☒
2. Are there any open building permits for the property?	☐	☒	☐
3. Has a fire ever occurred in the structure?	☐	☒	☐

Pest Control or Wood Destroying Organisms

	Yes	No	UNK
1. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, bed bugs, etc. in the structure?	☐	☒	☐
If yes, when?		Where?	What type?
If yes, describe what was done to resolve the problem:			


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Date

PART III Additional Information *(continued)*

				Yes	No	UNK
2. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?				☐	☒	☐
If yes, when?		Where?		What type?		
If yes, describe what was done to resolve the problem:						

Other

				Yes	No	UNK
1. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?				☐	☒	☐
2. Are you aware of any human burial sites on the property?				☐	☒	☐
3. Are you aware of any smoking of any kind inside the property during your ownership?				☐	☒	☐

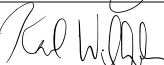
Noise

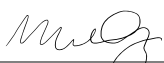
				Yes	No	UNK
1. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, racetracks, neighbors, etc.?				☒	☐	☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).						

Pets

				Yes	No	UNK
1. Have there been any pets/animals in the house?				☒	☐	☐
If yes, how many and what type?	three dogs and two cats over a period of 38 years					

PART IV Agreement

I/We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.			
Seller Signature:		Date:	July 2, 2026
Seller Signature:		Date:	July 2, 2026


Seller's Initials**July 2, 2026**
Date

3106 Wiley Post Avenue Anchorage 99517

Property Address

Buyer's Initials

Date



THE STATE
of

ALASKA *Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing*

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: <https://dps.alaska.gov/Home>

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.



The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects.



The Licensee bears no responsibility for the condition of the property irrespective of whether an inspection was conducted or not.



I, the Buyer, certify that I have read and received a signed copy of the State of Alaska Residential Real Property Disclosure Statement from the Seller or any Licensee involved or participating in this transaction.

Buyer Signature:		Date:	
Buyer Signature:		Date:	


Seller's Initials

July 2, 2026
Date

3106 Wiley Post Anchorage 99517
Property Address

Buyer's Initials

Date



THE STATE
of

ALASKA *Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing*

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement

Use this page to:

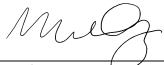
- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or update this disclosure form.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

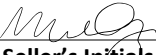
List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.	
Page Number	Item/Explanation
3	Downstairs bathroom ceiling repaired due to leak in upstairs tub (repaired)
3	Raised, discolored area in upstairs living room due to spilled water damage; right downstairs bedroom window crank not working
3	Washer hoses failed in 2022, replaced, downstairs carpets replaced 2022, boiler replaced 2026
8	basement water due to hose failure; mitigation/repair by Taylored Restoration
8	East hose bib froze and repaired 2005
11	House sits under the flight path of Lake Hood Airstrip
9	

I/We (Seller(s)) certify that the information in this Addendum/Amendment to the Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller Signature:		Date:	July 2, 2026
Seller Signature:		Date:	July 2, 2026

I/We (Buyer(s)) have received a copy of this Addendum/Amendment to the Disclosure Statement.

Buyer Signature:		Date:	
Buyer Signature:		Date:	


Seller's Initials

July 2, 2026
Date

3106 Wiley Post Ave, Anchorage AK 99517

Property Address

Buyer's Initials

Date



ALASKA Department of Commerce, Community, and Economic Development Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

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Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement

Use this page to:

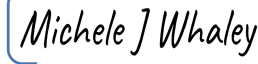
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In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.	
Page Number	Item/Explanation
Pg. 9	We tested and found asbestos (that popcorn stuff) so mitigated it in the upstairs bedrooms and hallway
	and then sealed it in in the living and dining room/kitchen area.
	We did the mitigation in 2003. The only documentation we might have is a standards
	and procedure worksheet that we used. I believe it was from the Ohio Department
	of the Environment, but I would have to check our files for more information.

I/We (Seller(s)) certify that the information in this Addendum/Amendment to the Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller Signature:	 Karl T Wilhelmi	Date:	07/12/26
Seller Signature:	 Michele J Whaley	Date:	07/12/26

I/We (Buyer(s)) have received a copy of this Addendum/Amendment to the Disclosure Statement.

Buyer Signature:		Date:	
Buyer Signature:		Date:	

3106 Wiley Post Avenue
Anchorage AK 99517

Seller's Initials _____ Date _____ Property Address _____ Buyer's Initials _____ Date _____



Bill of Sale¹

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

1 Karl T Wilhelm Michele J Whaley, for and in consideration of: ☐ the sum of \$ _____
 2 Dollars or ☒ No Value, shall convey to _____,
 3 the following personal property currently located at: 3106 Wiley Post Avenue Anchorage 99517,
 4 State of Alaska.

☒ Refrigerator	_____ Wall/Ceiling Speakers	_____ Workbench/Shelving
_____ Freezer	_____ Satellite Dish	_____ Corral
☒ Oven/Range/Cooktop	_____ Satellite Dish Comp.	_____ Playground Equipment
☒ Dishwasher	_____ Home Theater	_____ Greenhouse
_____ Microwave	_____ Projector	_____ Dog Kennel/Run
_____ Trash Compactor	_____ Screen	_____ Storage Shed
_____ Beverage/Wine Cooler	_____ Flat Screen	_____ Hot Tub, Equip & Cover
_____ Water Softener	_____ All Speakers	_____ Garage Door Opener
_____ Central Vac Attachments	_____ AV Components	_____ Remotes
☒ Chandelier/Hanging Lts		_____ # of Remotes: _____
☒ Window Coverings	_____ Flat Screen TV(s) - Location:	_____ Generator
_____ Except for: _____	_____ Living Room	_____ Wood Stove
	_____ Family Room	_____ Propane Tank(s)
☒ Window Screens	_____ Primary Bedroom	_____ Propane in Tank
_____ Pool Table	_____ Other _____	_____ Oil Tank
☒ Washer	_____ Security System/Components	_____ Oil in Tank
☒ Dryer	_____ leased or _____ owned	

5 _____
 6 _____
 7 _____
 8 All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain
 9 with the subject property.

10 Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not
 11 limited to, security and monitoring systems that are not assumed or prorated upon recording.

12 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale
 13 Agreement dated _____ does not record; this Bill of Sale shall become null and void.

14 **THE ABOVE-DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE**
 15 **MADE AS TO THE CONDITION OF PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON THE**
 16 **SALES PRICE.**

17 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**
 18 **WITH THE SALE:**

19 _____
 20 _____
 21 _____
 22 _____
 23 _____

24 _____
 25 _____
 26 Dated: _____ Dated: 07/09/26
 27 Buyer 1: _____ Seller 1: Karl T Wilhelm Karl T Wilhelm
 28 Buyer 2: _____ Seller 2: Michele J Whaley Michele J Whaley
 29 Buyer 3: _____ Seller 3: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Address 3106 Wiley Post Avenue Anchorage AK 99517

Legal (the Property) Broadmoor Estates #4 L30 B6

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.

Describe what is known:

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet **Protect Your Family from Lead in Your Home** (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or _____

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Address **3106 Wiley Post Avenue** **Anchorage AK 99517**

Legal (the Property) Address **Broadmoor Estates #4 L30 B6**

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f)  Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 07/09/2026

Seller **Karl T Wilhelmi** Date Purchaser Date

 07/09/2026

Seller **Michele J Whaley** Date Purchaser Date

 07/09/2026  07/09/26

Seller's Agent **Andrea Senn** Date Purchaser's Agent ¹ **Torger Senn Hove** Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

¹ Only required if the purchaser's agent receives compensation from the seller.

INVOICE

Muotka Mechanical
11131 Polar Dr
Anchorage, AK 99516-1355

muotkamechanical@gmail.com
+1 (907) 441-0907



Senn, Andrea

Bill to
Andrea Senn
Jack White Realty
3801 Centerpoint Dr. #200
Anchorage, AK 99503

Invoice details

Invoice no.: 32973
Terms: 1.5% after 30 days
Invoice date: 06/18/2026

Date	Product or service	Description	Amount
06/18/2026	09 Boiler replacement	Supply and install a Weil CGA-4 oidn boiler sn#CP8104202 in place of existing with: 2 heating zones, 1 indirect fire HWH zone, 1" Taco sentry zone vlave, ball valves and boiler drains on supply&return of each zone, fill system and tank, gas piping, low&line voltage (re-use zoneing board); venting to 6" bvent tee, increas combustion air to 7" round and haul away old boiler - as per bid - Retrom261955 passed city inspection on 7-9-2026	\$10,490.00

Note to customer
3106 Wiley Post

Total	\$10,490.00
Payment	-\$10,490.00
Balance due	\$0.00



Municipality of Anchorage

Development Services Department

P.O. Box 196650 - 4700 Elmore Road

Anchorage, Alaska 99519-6650

Info and Help: (907) 343-8211

INSPECTIONS:

Voice: (907) 343-8300 Fax: (907) 249-7777

7/9/2026

Inspection Report

License/AP#: **RETROM261955**

Parent AP#:

Inspection #: **906419**

Type: **DPRETRO**

Status: **Closed**

Address: **3106 WILEY POST AVE**

Parcel: **01013130000**

Inspector: **K.Hanson**

Project:

Resp Party:

Descr: **replace boiler with 105K boiler**

Inspection **Mechanical (Mechanical Inspection)**

Item:

Evaluation: **Approved**

Result Notes: **Boiler Replacement - Approved**

Inspection Item

Item Description

Evaluation

North Country Stoves, Inc.

www.northcountrystoves.net

Anchorage

2207 E Tudor Road – Suite 40
Anchorage, AK 99507
(907) 333-3131
anchorage@northcountrystoves.net

Eagle River

12812 Old Glenn Hwy – Suite B1
Eagle River, AK 99577
(907) 694-7900
eagleriver@northcountrystoves.net

Wood Chimney & Stove/Fireplace Inspection/Cleaning

Location:

3106 Wiley Post
Anchorage AK 99517

Date: 4-2-26

Brand / Model Heatilator MK 123 Serial # 662040

✓ **Chimney & Liner:** Thoroughly inspect interior & exterior chimney including connections. Thoroughly brush chimney to remove creosote build-up.

✓ **Cap:** Remove, inspect, and clean chimney cap.

✓ **Flashing:** Inspect. Re-seal as necessary.

✓ **Storm Collar:** Inspect. Re-seal as necessary.

~~NA~~ **Gaskets:** Inspect. Replace as necessary.

~~NA~~ **Baffle:** Inspect and clean. If there is a baffle blanket ensure it is intact and properly secured. Replace as necessary.

~~NA~~ **Catalytic Converter:** Inspect and clean catalytic if accessible.

✓ **Fireback / Bricks:** Inspect fireback/bricks. Replace or patch as necessary.

~~NA~~ **Glass:** Inspect and clean glass. Ensure there are no cracks or breaks.

~~NA~~ **Fan:** Inspect and vacuum fan and tray. Verify proper function of fan.

✓ **Damper:** Inspect and clean damper. Verify proper function of damper.

✓ **Stove and Chimney Clearances:** Thoroughly inspect **all visible and readily accessible** components of installation ensuring compliance with manufacturer and municipal code.

Notes & Recommendations:

Wood Fireplace was cleaned + inspected. Everything
meets requirements. Safe to use.