

HOMES 701 TEAM

Lonna & Mike Quast

REALTORS



Contact us!

(701) 471-5351

info@homes701.com

www.homes701.com

RESOURCES / PHONE NUMBERS

*NOT A COMPREHENSIVE LIST



601 E. Bis., Expy.,
Bismarck, ND 58504



UTILITY INFORMATION

BUYERS: Prior to closing, make arrangements to have services/utilities transferred to your name.

SELLERS: Prior to closing, call to have services/utilities taken out of your name.

*This will help avoid the utilities being turned off and having to pay reconnection fees. This will also aid in making your move as smooth as possible. Contact these companies to arrange utilities and services.

Natural Gas

MDU 800-638-3278

Electric

MDU 800-638-3278

Capital Electric 701-223-1513

Mor-Gran-Sou Electric Coop 701-663-0297

Water /Garbage (City)

Bismarck Water Department 701-355-1732

Mandan Water Department 701-667-3215

City of Lincoln 701-258-7969

Rural Water (Outside of City Limits)

South Central Regional Water District 701-258-8710

Missouri West Water System 701-663-8549

Garbage Collection (Outside of City Limits)

Dakota Sanitation 701-258-4679

Waste Management 701-442-3513

Armstrong Sanitation 701-663-8219

TransTrash 701-663-5313

Telephone

Century Link 701-221-9001

Midco 800-888-1300

Cable/Satellite Television

Midco 800-888-1300

DirectTV 855-833-4388

Dish TV 855-274-5147



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HOME & SEPTIC INSPECTORS / RADON MITIGATION SERVICES

*Home inspectors, septic inspectors & radon mitigation companies are in alphabetical order. Although we feel the list is complete, it is possible that there are new professionals not mentioned.

HOME INSPECTORS

A1 HOME INSPECTIONS, DELMAR VETTER.....	471-8951
ACE INSPECTIONS, MIKE WILSON.....	471-5344
AtoZ HOME INSPECTIONS, MIKE NEUMANN.....	425-9622
CAPITAL HOME INSPECTIONS, JOSH ELDRIDGE.....	471-6626
HOME GUARD INSPECTIONS, DERRICK RITTENBACH	333-9155
PROFESSIONAL PROP. INSPECT, SCOTT JENSEN.....	663-8305

We highly recommend
getting a pre-listing
inspection if you are
listing your home for
sale.

SEPTIC INSPECTORS

BIG MUDDY SEPTIC SERVICE.....	751-5868
DEUCES WILD SEPTIC SERVICE.....	955-0711
TURD BURGLAR.....	527-0850

RADON MITIGATION SERVICES

ACTIVE RADON MANAGEMENT.....	400-0898
ADVANCED PLUMBING.....	739-5460
DAKOTA RADON SERVICES.....	320-1296
GRAY GHOST.....	471-4544
SWAT ENVIRONMENTAL.....	369-6230
VALLEY RADON MITIGATION.....	866-8901



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MOVERS

Quality Movers.....	(701) 527-8033
Hometown Moving Inc. Mover.....	(701) 250-6350
Two Men and a Truck.....	(800) 345-1070
2 Vets Moving.....	701-989-4577
AAction Movers.....	(800) 737-5535
Go Mini (DIY moving / take time moving.....	(701) 255-6464
Dakota Mobile Storage Moving and storage service.....	(701) 400-2493
Wrap & Pack Moving Company Moving / storage.....	(701) 390-2773
U-Haul.....	1-800-468-4285
PODS (mobile storage).....	(855) 706-4758
S & W Portable Storage Inc.....	(701) 400-2493
G&J Storage Solutions.....	(701) 255-6014
Geiger Hauling Company.....	(701) 204-1865



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CARPET CLEANERS

Barbee.....	(701) 391-3911
On The Spot Carpet Cleaning.....	(701) 400-5738
Oxi Fresh Carpet Cleaning.....	(701) 258-2300
Premier Carpet Care.....	(701) 503-4405
Action Cleaning Service – Steam-Pro Dyna-Kleen Inc.	(701) 258-1258 / (701) <u>503-4405</u>
Enviro – Dry Carpet Care.....	(701) 426-9145
ProClean Carpet Cleaning.....	(701) 712-2995
Good Guys.....	(701) 712-2995
Carpet Cleaning Bismarck.....	(701) 204-4470
SERVPRO of Bismarck (restoration).....	(701) 415-0525
701 Cleaning LLC.....	(701) 498-2368

CLEANING SERVICES

701 Cleaning.....	(701) 498-2368
Connie Seibold.....	(402) 613-1548
Sunny Side Cleaning Services, Inc.....	(701) 595-0795
RLN Cleaning.....	(701) 425-9069
Keely's Cleaning Crew.....	(701) 595-7377
MaidThat Cleaning.....	(701) 922-3088
Scrubbing Bubbles Cleaning.....	(701) 333-8677



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ROOFERS

B & B Roofing.....	(701) 226-4734
Rooftop Renovation & Exteriors.....	(701) 888-6169
RC Roofing.....	(701) 989-1598
Teamwork Exteriors.....	701) 450-0442
Wegner Roofing & Solar Corporation.....	(406) 312-7231
Capital Exteriors.....	(701) 888-6524
3G Roof, LLC.....	(701) 888-6262
Kilde Construction	(701) 450-0265
It's All About You Construction.....	(701) 761-0130
Hugo Home Improvement.....	(701) 329-9659
Americas Best Contractors Inc.....	(701) 498-2368
GOS Enterprises LLC.....	(701) 946-2619
Trinity Exteriors.....	(701) 997-7663
River City Roofing.....	(701) 425-2196
ABC Seamless of Bismarck.....	(701) 224-9509
Yanish Home Solutions.....	(701) 255-4770
All New Gutter Service.....	(701) 280-9261
Western Products.....	(701) 293-5310
LeafFilter Gutter Protection.....	(888) 970-8673
Leingang Home Center.....	(701) 663-7966
Rooftop Renovation & Exteriors.....	(701) 595-0174
Any Leaks.....	(701) 223-8777



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PLUMBERS

Advanced Mechanical.....	(701) 222-0352
Bauer.....	(701) 223-7886
Larry's Plumbing.....	(701) 226-7577
Timber Ridge Plumbing.....	(701) 934-3460
Northern Plains Plumbing, Heating Red Door.....	(701) 222-2155
River's Edge Plumbing & Heating, Inc.....	(701) 214-3782
Bismarck Heating & Air.....	(701) 223-2338

HVAC

Advanced Mechanical.....	(701) 222-0352
Bismarck Heating & Air.....	(701) 223-2338
HA Thompson & Sons.....	(701) 223-3393



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GOOD WILL / DONATION / DECLUTTERING

Goodwill Retail Store.....	(701) 222-7210
Bismarck-Mandan Salvation Army.....	1-800-SAL-ARMY
The Arc.....	(701) 222-1854
Seeds of Hope Thrift Store.....	(701) 955-2150
Dakota Boys and Girls Ranch.....	(701) 223-7979
Ronald McDonald Charity House.....	(701) 258-8551
Closet 701 (appointment needed).....	(701) 751-1468
2nd Chances Thrift Center.....	(701) 751-0208
Antiques On Main.....	(218) 537-3541
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RENTALS / APARTMENTS

Belcastle.....	(701) 223-6580
Bismarck-Mandan Rentals.....	(701) 354-1937
Bismarck-Mandan Online Apartments.....	https://www.bismanonline.com/apartments
Diamond Bend.....	(866) 319-0453
Legacy Property Solutions.....	(701) 471-0297
Integrity Property Management.....	(701) 291-7800
Prairie Property Management.....	(701) 356-3085
RJR Property Management.....	(701) 663-1736



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HOME BUYER PRE-CLOSING TO-DO LIST

1. Financial & Documentation

- Review closing disclosure (at least 3 days before closing).
- Secure homeowner's insurance (required before closing).
- If getting a loan, confirm final approval and conditions met.
- Obtain certified funds or wire transfer for closing costs (always verify wire info).
- Schedule final walk-through with your real estate agent (usually 24–48 hours before closing).
- Verify all contingencies are cleared (e.g., inspection, appraisal, financing).

2. Utilities & Services

- Set up or transfer utilities to your name (electricity, gas, water, trash).
- Schedule internet, cable, and phone service setup or transfer.
- Cancel or update current utility accounts at your old address.

3. Mail & Address Updates

Forward mail with USPS <https://moversguide.usps.com>.

Update address with:

Banks and credit cards

Insurance companies

Employer and payroll

IRS and state tax agencies

Subscriptions and memberships

ND Department of Transportation – driver's license – 701-328-4353

4. Moving Preparation

- Schedule movers or rent a moving truck.
- Order packing supplies or hire packing services.
- Start packing and label boxes.
- Schedule elevator or loading dock access if applicable.
- Clean your home (including the appliances) thoroughly for the buyer.

5. Cleaning & Repairs

- Schedule a cleaning service or plan to deep clean the new home.
- Do any agreed-upon repairs if required by the contract.
- Document property condition during final walk-through.

6. Keys & Access

- Confirm when & where you'll receive keys (usually after closing).
- Rekey new home & change access codes.

7. Final Touches

- Review HOA rules (if applicable).
- Transfer or register warranties & manuals left by previous owner.
- Introduce yourself to new neighbors.
- Plan or schedule home improvements (e.g., painting, flooring).

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