

**Is Preventative Maintenance Service worth the investment?**

On average, seven out of ten repair calls are for systems that were not properly maintained. Recommended by manufactures and utilities alike, regularly scheduled maintenance on your heating and air conditioning system can reduce breakdowns by as much as 95% and lower utility bills up to 30%. Most plumbing, heating and air conditioning repairs, including those expensive after-hour calls, could have been prevented with regular seasonal maintenance. There's no better guarantee to energy efficiency and savings than regular maintenance.

Ranck
Plumbing | Heating | AC

We are here for you when you need it most.

2541 Marietta Ave, Lancaster, PA 17601

PA1962

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Plumbing | Heating | AC

# Priority *You* Membership

## Custom Fit Yearly Service Agreement

*Comfort protection for every corner of your home from someone you can trust!*

**(717) 397-2577**

**JustCallRanck.com**

# Ranck Membership Benefits

## Priority EMERGENCY Service

- Same day service for EMERGENCY calls.
- Reduced trip charge on service calls during business and after hours.
- 10% discount on all parts and labor on service and maintenance calls for any plumbing and HVAC needs.
- Even during the busiest season, **YOU** come first.

## Annual Seasonal Preventative Maintenance

Well maintained systems run more efficiently, have a longer equipment life and lower emergency costs.

## A Membership Provides:

- A 50% discount on the annual maintenance service.
- Multiple payment options: Prepaid, Pay at time of service or Monthly.
- Scheduling reminders by phone and email for your next maintenance.
- Thorough comprehensive cleaning checklist and preventative maintenance process.
- A detailed report of our findings, and we will explain any items of concern.
- Alerts to potential emergencies before they become disruptive problems.
- Keeps new HVAC systems compliant with the terms of the manufacturer's warranty.
- Already a member, receive a $300 discount towards a new system.

We can assess all your home comfort systems: heating, air conditioning, plumbing, and more to ensure they are in safe operating condition.

## Peace of Mind

You can relax and rest easy knowing Ranck service is only a call or click away, and your home comfort systems are serviced by a company you trust.

# Services We Offer

## HVAC

- HVAC equipment maintenance
- HVAC equipment repairs
- HVAC equipment installation
- Air filtration/Indoor air quality
- HVAC system zoning
- Induct UV lights
- Air balancing
- Thermostat upgrades
- Dehumidification
- Humidification
- Ductless mini splits
- Work on and install most any residential HVAC equipment including: gas, oil, electric, geothermal, heat pumps, hydronics, mini splits

## Plumbing

- Water Treatment
- Bathroom remodeling
- Sewer and drain cleaning, inspection, jetting, repairs, excavation
- Fixture and faucet, repairs, replacements and upgrades
- Well pumps, sump pumps, sewage pumps
- Age in home options and upgrades
- Water heaters
- Piping installations, replacements and repairs
- After hours emergency plumbing service

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# Ultimate Plumbing Protection Plan (UPPP)

## 15 Point Service Check

1. Check water quality (PH, Hardness, Iron) where applicable.
2. Visual inspection of existing water treatment equipment.
3. Check static water pressure.
4. Check toilets for proper operation and dye check for leaks.
5. Visual inspection of water lines.
6. Visual inspection of drain lines.
7. Visual inspection of traps and shut off valves to fixtures.
8. Check outdoor hose faucets for proper operation.
9. Inspect washing machine hoses and shut off valve.
10. Gas or electric water heater: flush water heater, clean burner, test elements, inspect expansion tank and add air as needed, check anode rod as applicable.
11. Manually check sump pump and or basement sewage pump as applicable (operation and AMP draw).
12. Test well pump for proper operation and test AMP draw, test well tank pressure and switch.
13. Visual inspection of house trap and risers.
14. Visual inspection of all faucets and fixtures.
15. Report findings and make recommendations of potential issues with your homes plumbing system.

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See reverse for Plumbing Tips

# Ranck Consumer Tips: Plumbing

- The average life of a water heater is 10 years. Consider being proactive with replacing it to avoid inconvenient interruptions and possible water damage.
- Water heater anode rods should be replaced every 3 to 5 years to extend the life of your water heater.
- Water heaters should be flushed annually.
- Tankless water heaters should have an acid flush annually.
- If you have hard water, water softeners are a recommended appliance providing many benefits. Make sure it's working properly by having it checked regularly and consider replacement if the unit is 15 years or older.
- If you have public water supply, consider having the toilet flappers replaced every 5 years. Chemicals used to treat public water can cause degradation of the flappers. This will cause toilets to leak and waste water.
- Exercise your shut off valves by turning them on and off to make sure they work freely. You will be glad you did if you ever need to shut the water off in a hurry.
- If you have an ice maker on your refrigerator, make sure it does not have thin plastic tubing connected to it. This piping is the number one cause of property damage from leaks. Consider replacing it with copper.
- Replace rubber washing machine hoses with braided burst resistant hoses.
- If you have a house trap in your yard, make sure that the riser pipes that stick up in the yard are protected from objects being thrown or dropped down them.
- If you have toilets that are 20 years or older, consider replacing them with newer high efficiency toilets. These models save you money and conserve water use.
- If you are on a well, make sure you have your water tested regularly for harmful bacteria and other contaminates. We can recommend and install treatment systems for all your water needs.
- Never leave a hose connected to a outside spigot during cold spells to avoid split pipes inside your home.
- Address leaks and drips ASAP to avoid extensive property damage and water excessive bills.

# Consumer Tips: Heating Systems

## Filter Checks

***Experiencing low airflow? A lack of heating?***

- Air filters are forgotten and require frequent checks throughout the year, dirty air filters lead to many service calls and high electric bills.

## High Electric Bills

***Experiencing a rising or high electric bill?***

- Many heat-pump systems are neglected and require yearly maintenance.

***Is your heat-pump clogged with grass clippings, dirt, debris, hidden behind bushes?***

- If the answer is YES, this could be the source of high electric bills. Yearly cleanings can help lower electric bills and extend the life of your system.

## Increasing Fuel Costs

***Oil or gas bill rising?***

- Neglected furnaces and boilers can consume much more fuel to heat your home when not properly maintained. A thorough cleaning can save you money and help extend the life of your system.

## Ice On Your Heat-Pump

- If you are noticing ice on the heat-pump inside or outside, this is a sign of an improperly working system. Proper maintenance and diagnosing can solve this issue and get your system operating again.

## Thermostats

- Many old thermostats are mercury filled, not accurate, and can cause temperature swings throughout your home. Even corroded batteries can ruin a thermostat. Newer thermostats are digital, with energy saving features and guidelines, even offering smart phone access.

## Heating Systems Running Longer than Normal

- As HVAC equipment is neglected it now must operate longer than before, costing you more money. Although it may not be due to neglect, it could be a sign of your equipment not functioning correctly, which you may not notice until you receive your next fuel or electric bill.

## Average Life

- A heat-pump system with proper maintenance is 12-15 years.
- A gas furnace with proper maintenance is 18-20 years.
- An oil furnace with proper maintenance is 20 years.
- Yearly cleanings can help extend the life of your HVAC equipment.

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# Consumer Tips: Air Conditioning

## Filter Checks & Proper Adjustment of Vents

***Experiencing low airflow or lack of cooling?***

- Air filters are forgotten and require frequent checks throughout the year. Dirty air filters lead to many service calls.
- Airflow is critical with any forced air system. Many house vents are blocked or not set properly for effective winter/summer operation.

## High Electric Bills

***Experiencing a rising or high electric bill?***

- Many air conditioning systems are neglected and require yearly maintenance.

***Is your air conditioning clogged with grass clippings, dirt, debris, hidden behind bushes?***

- If the answer is YES, this could be the source of high electric bills. Yearly cleanings can help lower electric bills and extend the life of your system.

## Ice On Your Air Conditioner

- If you are noticing ice on the air conditioner inside or outside, this is a sign of an improperly working system. Proper maintenance and diagnosing can solve this issue and get your system operating again.

## High Humidity in the House

***Does it feel comfortable in your house?***

- Air conditioners provide some dehumidification when operating properly. When not working efficiently, it can add to the humidity in your home. Yearly maintenance of the system or even adding dehumidification to the basement will improve these conditions.

## Water Damage

- Experiencing water damage can lead to costly repairs. Air conditioners require proper cleaning of condensate drains and condensate pumps if equipped, especially attic systems. Too often condensate issues lead to ceiling damage and ruined floors.

## Thermostats

- Many old thermostats are mercury filled, not accurate, and can cause temperature swings throughout your home. Even corroded batteries can ruin a thermostat. Newer thermostats are digital, with energy saving features and guidelines, even offering smart phone access.

## Average Life

- A straight A/C system with proper maintenance can last 18-20 years.
- A properly maintained heat-pump can last 12-15 years.
- Yearly cleanings can help extend the life of your HVAC equipment.

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# Heating & Cooling Maintenance

## 15 Point Service Checks

### GAS

*One annual maintenance check*

1. Inspect flue pipes/chimney base
2. Inspect/clean condensate drains and traps
3. Remove and clean burner assembly
4. Check thermostat settings and batteries
5. Check/replace air filter
6. Check electrical parts and connections
7. Visual check of gas line
8. Amp draw of motors
9. Check safeties and limits
10. Check ignition cycle
11. Check incoming and manifold gas pressures
12. Perform safety combustion test
13. Check complete furnace cycle
14. Check heat exchanger
15. Check safety relief valve and expansion tank

### OIL

*One annual maintenance check*

1. Clean flue pipes and chimney base
2. Clean burner and nozzle assembly
3. Check thermostat settings and batteries
4. Check fan and limit control safeties
5. Inspect oil tank condition
6. Brush and vacuum heat exchanger
7. Check ignition transformer
8. Check flue draft
9. Check combustion chamber
10. Change oil filter
11. Change nozzle
12. Check oil pump pressure
13. Check complete furnace cycle
14. Perform safety combustion test
15. Check safety relief valve and expansion tank

### HEAT PUMP & AC

*AC summer maintenance, HP summer & winter*

1. Run and test system for proper operation
2. Check voltage & amperage to all motors
3. Check air temp, across evaporator
4. Check refrigerant pressures
5. Check superheat and sub-cooling
6. Wash condenser coil
7. Wash evaporator coil
8. Check/replace filter
9. Wipe down air handler
10. Check system settings for proper operation
11. Check electrical parts and test
12. Check all wiring and connections
13. Check thermostat settings
14. Check thermostat batteries
15. Inspect/clean condensate drains and traps



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Build the **Priority YOU Membership** that works for you.

Name: _____ Date: _____ Serviced By: _____

Jobsite Address: _____ City: _____ Zip: _____ ☐ Rental

Billing Address: _____ City: _____ Zip: _____ ☐ Same as Jobsite

Phone: _____ Cell: _____ Email: _____

**Total Due** $ _____ **Pay In Full by:** ☐ Check ☐ Credit Card OR ☐ Monthly Payments $_____ ☐ Visa ☐ MC ☐ AmEx ☐ Disc

Card No: _____ Exp Date: _____ CVN/CID # _____ Signature: _____

**Please do not send credit card numbers by email. We will call you when we receive your completed form.

## Agreement form instructions

In the ☐ box write the number of how many of each system you want to add to your membership agreement.

Prices listed are per year or month per unit.

Your membership includes a yearly maintenance and inspection, plus discounts on all repairs in your home.

Add the total of the yearly or monthly prices and send your completed form to:

Ranck
2541 Marietta Ave
Lancaster PA 17601

## HVAC

Includes annual comprehensive inspection and preventative maintenance.

# Units

☐ **Heat Pump 1x a Year - $168.00 or $14.00/month**
☐ Heat Pump ☐ Geothermal

☐ **Heat Pump 2x a Year - $336.00 or $28.00/month**
Includes semi-annual inspections/maintenance
☐ Heat Pump ☐ Geothermal

☐ **Gas Heat - $168.00 or $14.00/month**
☐ Gas Furnace ☐ Gas Boiler

☐ **Oil Heat - $264.00 or $22.00/month**
☐ Oil Furnace ☐ Oil Boiler

☐ **Air Conditioner - $168.00 or $14.00/month**

**Mini-Split** (1 Indoor Unit & 1 Outdoor Unit)

# Units

☐ **1x a Year - $168.00 or $14.00/month**
**+ #____ Additional INDOOR Units x $80.00**

☐ **2x a Year - $336.00 or $28.00/month**
**+ #____ Additional INDOOR Units x $160.00**

## PLUMBING

Includes annual comprehensive inspection and preventative maintenance.

# Units

☐ **Plumbing Check - $168.00 or $14.00/month**
This inspection covers the whole home including NO MORE than:
3 Bathrooms, 2 Water Heater, Water Softener, Sump Pump, Well Pump

☐ **Tankless Water Heater - $168.00 or $14.00/month**

☐ **Oil Water Heater - $192.00 or $16.00/month**

☐ **UV Light - $240.00 or $20.00/month**

☐ **Acid Neutralizer - $168.00 or $14.00/month**

☐ **Reverse Osmosis - $246.00 or $20.50/month**

☐ **Sewer Line - $252.00 or $21.00/month**

## ADDITIONAL UNITS

(not available as a stand-alone agreement must be included with an HVAC unit)

# Units

☐ **Humidifier - $60.00 or $5.00/month**

☐ **Dehumidifier - $54.00 or $4.50/month**

☐ **Steam Humidifier - $186.00* or $15.50*/month**

*Price will be adjusted per cost of replacement canister

Forms can also be Email to: PYMembership@ranckinc.com 888-997-2625 www.ranckinc.com