



2025 ANNUAL HOME SERVICES

Pricing Guide

**Neighborhood Experts,
Trusted For More Than A Century.**



ALL YOUR RESIDENTIAL SERVICES UNDER ONE ROOF



PLUMBING



HEATING & AIR CONDITIONING



ELECTRICAL



WATER TREATMENT



WELLS & SEPTIC SYSTEMS



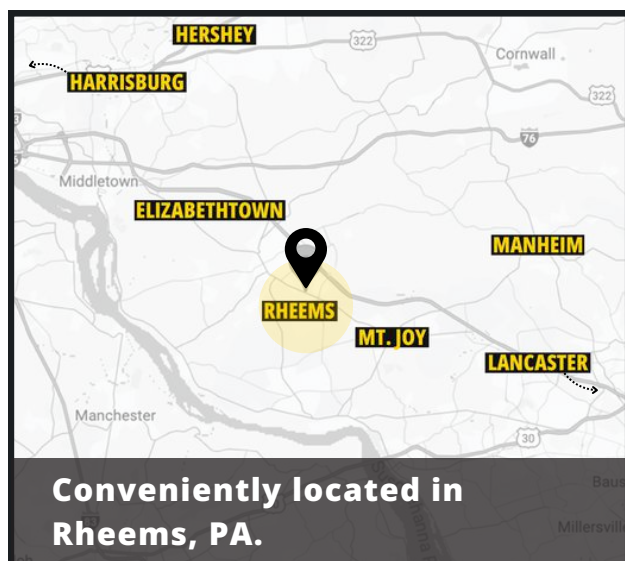
REMODELING

SERVING SOUTH CENTRAL PA

Since 1904...

Leo Kob Co. has been a trusted local presence providing plumbing, HVAC, and electrical services. Today, we proudly operate as a family-owned, one-stop mechanical contractor, with a 15,000 sq. ft. warehouse and a fleet of more than 30 vehicles ready to meet our customers' needs.

Our expertise spans from minor repairs to major remodels, all managed by our dedicated team of more than 40 professionals.



What's Inside:

▶ PLUMBING SERVICES

DRAIN CLEANING
WATER TREATMENT
WATER HEATERS
PUMPS & UNDERGROUND PLUMBING

▶ ELECTRICAL SERVICES

COMMON SERVICES
MAJOR INSTALLS & UPGRADES

▶ HEATING & COOLING SERVICES

DIAGNOSTIC & REPAIRS
HYDRONIC SYSTEMS (BOILERS)
SPLIT SYSTEMS (FURNACE + AC)
HEAT PUMP SYSTEMS

▶ PREVENTATIVE MAINTENANCE

PLANS & TESTIMONIALS

LEARN MORE AT:
LEOKOB.CO.COM



OUR TRUSTED PARTNERS





A Message from the Owners

As homeowners, we've all faced the frustration of unexpected breakdowns. It's stressful enough when something goes wrong, but adding the worries of navigating diagnostic fees and getting fair quotes can feel overwhelming.

At Leo Kob Co., we continue to believe there's a better way. For over 120 years, we've built our reputation on honesty, quality, and fair pricing. Last year, we introduced our Service Pricing Guide to over 15,000 local homeowners, offering transparent price ranges for common plumbing, HVAC, and electrical services. Your overwhelmingly positive response reinforced our belief in clear communication. So, this year, we're pleased to share our updated 2025 Service Pricing Guide, expanded and refined based on your feedback. Still no hidden fees, still no surprises.

Why continue the guide? Because today's homeowners remain bombarded by misleading ads promising quick fixes or unrealistic discounts rather than clear pricing and lasting solutions. By contrast, our goal is to provide a set of benchmarks that can be easily referenced because we think it's the right thing to do.

In fact, we do several things differently because we believe they're the right things to do:

- **We view our work as our craft,** and we pour our passion into every repair and installation. As a result, we proudly stand behind our services with warranties ensuring long-lasting solutions.
- **We don't have quotas to hit or false discounts to give out.** Instead, our expert team focuses on building trust and operating with respect, getting the job done right the first time and treating others the way we'd want to be treated.
- **We prioritize long-term relationships over short-term profits.** That means working with our customers in good times and bad to help navigate all the options, as well as being actively involved in the communities we serve because we live here too.

To all our loyal customers over the years, we want to say thank you. And to those who we haven't yet had the pleasure of serving, if our commitment to transparency and integrity resonates, we'd be honored to partner with you when needed next. In the meantime, please browse our guide, ask any questions, and compare with confidence.

Sincerely,

A handwritten signature in black ink that reads "Kevin & Dawn Becker". The script is cursive and fluid, with the names connected together.

Kevin and Dawn Becker

Plumbing Services.

Drain Cleaning

When Drain-O doesn't cut it, we're available to help clear stubborn clogs anywhere in your home with our specialized equipment. Every service includes a first-hour charge, with a lower rate for additional time if needed. We can also use a camera to confirm the clog is gone, and when added, it comes with a one-year warranty for peace of mind.



SINK WON'T DRAIN

**\$210 for first hour
then \$150 per hour**

For minor clogs close to the drain, we use a hand auger or drain snake to break up and remove the blockage. This is an effective solution for hair, soap buildup, or small obstructions in bathroom and kitchen sinks.

MAIN LINE BACKUP

**\$300 for first hour
then \$190 per hour**

For tougher clogs deeper in the main drain line, we use a professional-grade drum machine to cut through debris, grease, and minor root intrusion. This method is best suited for whole-house backups and slow main lines.



**WARRANTY
ELIGIBLE**



**WARRANTY
ELIGIBLE**

RECURRING CLOGS

**\$350 for first hour
then \$240 per hour**

When recurring blockages are a problem, hydro jetting uses high-pressure water to fully clear grease, sludge, and roots from your sewer line. This is the most thorough drain cleaning option, restoring full pipe flow and reducing the risk of future clogs.

Water Treatment



The quality of your home's drinking water matters, directly affecting your plumbing and your health. We offer lab-grade water testing to identify common issues like hardness, bacteria, and contaminants. For ongoing convenience, we also provide optional material delivery for softeners and neutralizers, as well as scheduled UV bulb replacements to keep your system running at its best.

WHOLE HOME UV FILTERS

Starting at \$1,800

WATER SOFTENERS

Starting at \$2,175

MORE PLUMBING SERVICES:

- Gas Leak Repair
- Drain Piping Repair
- Water Piping Repair
- Faucets, Toilets, & Tubs
- Washer & Dishwasher Install
- Valve Install & Replacement

PROUD PARTNER WITH:



Water Heaters.

When your water heater fails, choosing a replacement is a big, but urgent, decision. We're here to help you navigate the options. We install trusted brands with industry-leading warranties and extended coverage options. As certified Navien specialists, we also provide systems that qualify for rebates and tax credits alongside 0% interest financing options.



50-GAL. ELECTRIC

Starting at \$1,590

A dependable choice for homes with electric water heating, these models deliver consistent hot water with a durable, glass-lined tank. They're built to last with industry-leading warranties.



40-GAL. GAS POWER VENT

Starting at \$2,950

Designed for efficiency and safe venting, these models are the most common for homes with a gas supply but no chimney. They deliver fast recovery times and reliable performance with lower costs.

50-GAL. HEAT PUMP

Starting at \$4,000

Heat pump water heaters use electricity more efficiently by pulling heat from the air instead of generating it directly, reducing costs. They're an ideal upgrade with eco-friendly operation.



GAS TANKLESS

Starting at \$4,250

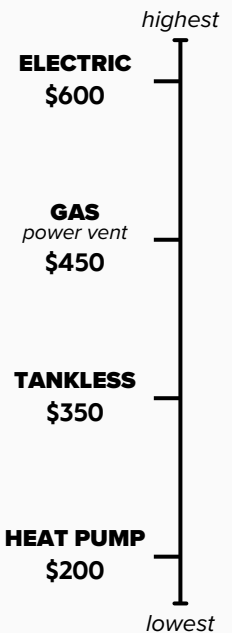
Tankless water heaters provide unlimited hot water on demand while using up to 40% less energy than traditional tanks. As certified Navien specialists, we ensure expert installation.



REBATES & TAX CREDITS FOR HIGH EFFICIENCY UNITS

To help ease higher upfront costs, utility companies and the federal government have introduced incentives for homeowners. Together, they can reduce install prices by **up to \$1,700** on qualifying equipment.

ESTIMATED ANNUAL OPERATING COST



LIFESPAN

Tank heaters can last 10-12 years. Tankless can last 12-15 years.

MORE WATER HEATER SERVICES:

- Expansion Tanks
- Thermostats & Elements
- Recirculating Pumps
- Tank Flushes
- Anode Rods
- Mixing Valves

PROUD PARTNER WITH:



Pump Repair & Replacement.

Whether drawing water from a well, keeping your basement dry, or moving wastewater to a septic system, a properly functioning pump is essential for home safety and reliability. We provide expert installation, repair, and replacement for well pumps, sump pumps, and sewage pumps, with transparent pricing and options for added protection like battery backups.

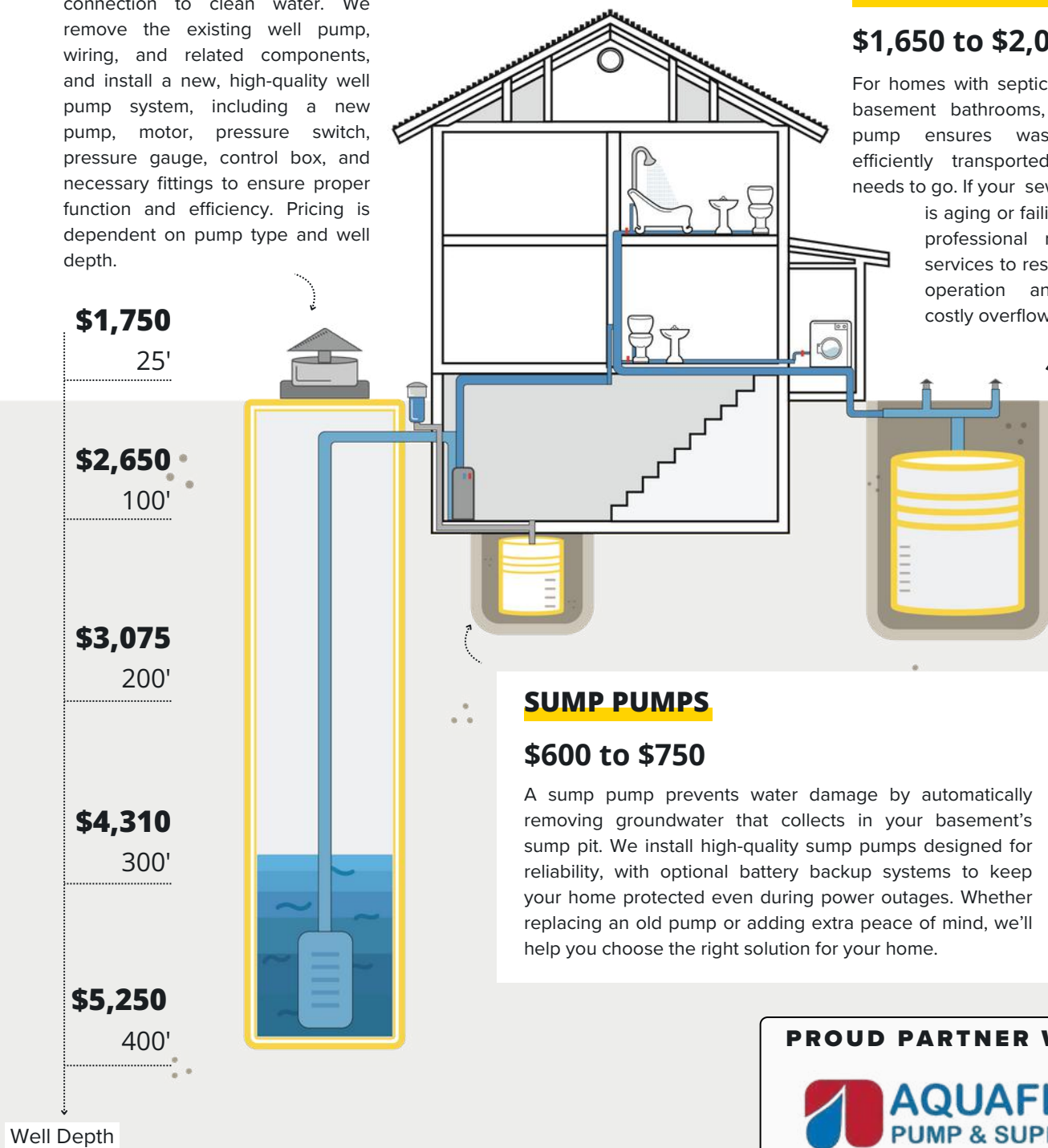
WELL PUMPS

A well pump is your home's direct connection to clean water. We remove the existing well pump, wiring, and related components, and install a new, high-quality well pump system, including a new pump, motor, pressure switch, pressure gauge, control box, and necessary fittings to ensure proper function and efficiency. Pricing is dependent on pump type and well depth.

SEWAGE PUMPS

\$1,650 to \$2,000

For homes with septic systems or basement bathrooms, a sewage pump ensures wastewater is efficiently transported where it needs to go. If your sewage pump is aging or failing, we offer professional replacement services to restore reliable operation and prevent costly overflows.



SUMP PUMPS

\$600 to \$750

A sump pump prevents water damage by automatically removing groundwater that collects in your basement's sump pit. We install high-quality sump pumps designed for reliability, with optional battery backup systems to keep your home protected even during power outages. Whether replacing an old pump or adding extra peace of mind, we'll help you choose the right solution for your home.

PROUD PARTNER WITH:



Underground Plumbing.

Our unique size means one-stop convenience for you.

We all know that nothing lasts forever. However, when your water main bursts or your sewer line collapses, there's the added fear of how much the work is going to cost and how soon the problem can be fixed. **We get it.** We have dedicated utilities services on standby to ensure efficient fixes with prices that don't take advantage of your situation.

PRESSURE REDUCING VALVE

\$625 to \$700

A PRV protects your plumbing system and appliances by regulating the incoming water pressure from your municipal water supply. High water pressure can cause leaks, pipe damage, and prematurely wear out fixtures.

WATER MAIN REPAIR

Starting at \$2,000

A leaking or broken water main can lead to high bills, water pressure issues, and property damage. Our team quickly locates the leak using specialized equipment, excavates with precision, and replaces the damaged section with high-quality materials. We manage all permits and coordinate with utilities, ensuring a smooth process while restoring your home to pre-project condition.

SEWER LINE REPLACEMENT

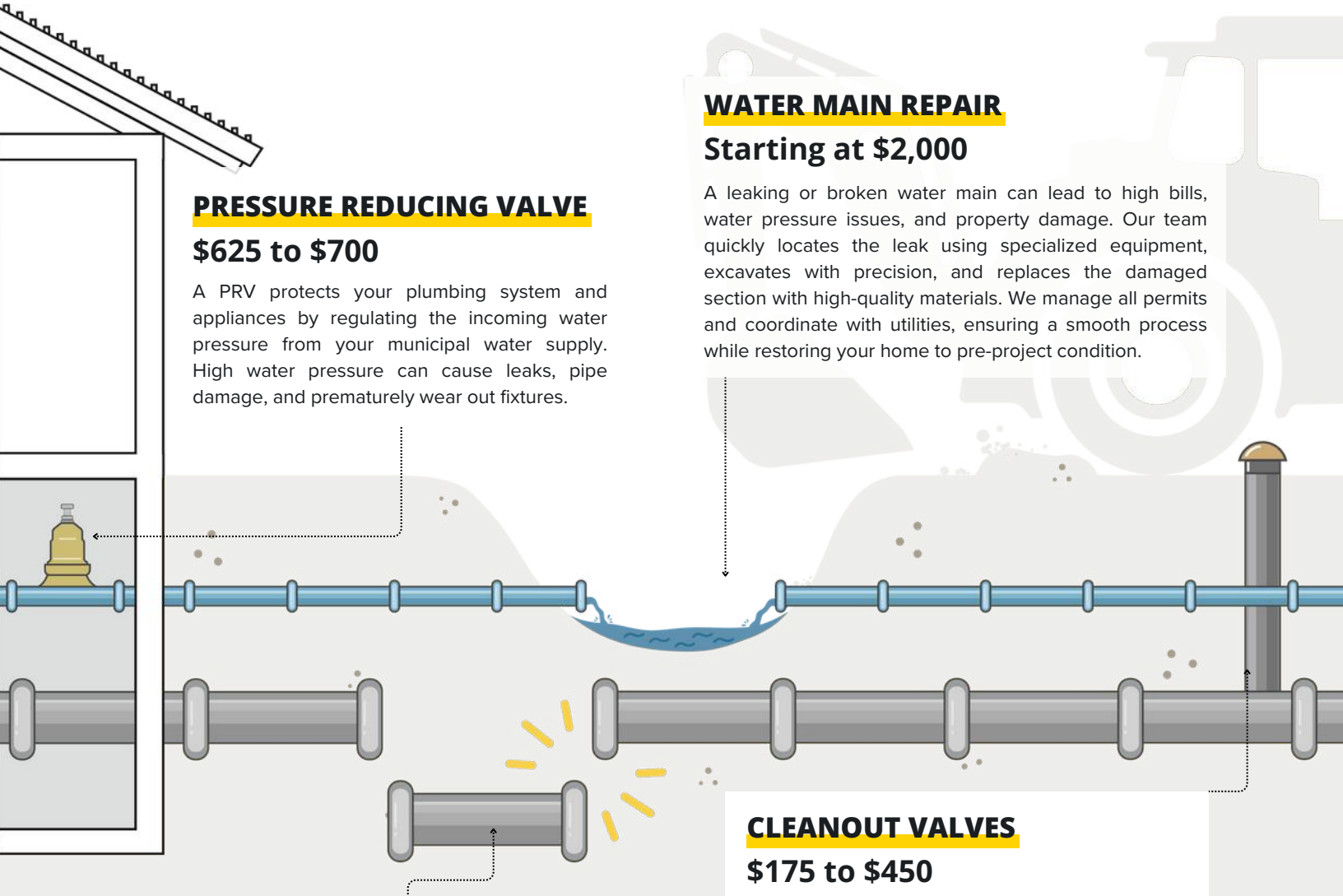
Starting at \$4,500

A failing sewer lateral can cause slow drains, sewage backups, and even foundation damage. We handle the entire process, from diagnosing the issue with camera equipment to full replacement, including trenching, new pipe installation, and restoring your yard, driveway, or sidewalk. Pricing depends on depth and length, with clear estimates upfront.

CLEANOUT VALVES

\$175 to \$450

Cleanout valves are strategically placed access points along your sewer line, allowing quick and convenient inspection, maintenance, or blockage removal. Installing cleanouts can significantly reduce the time and cost associated with sewer line repairs or emergency service calls.



Electrical Services.

Whether you need a minor repair, a complete rewiring, or anything in between, our electrical services are here to help. We understand that every situation is unique. That's why we offer **free** customized quotes for all of our electrical services, ensuring you receive a transparent and cost-effective solution.

OUR PROCESS

SYSTEM ASSESMENT

Your home's electrical system is a network of interrelated parts. That means things that seem simple may actually be complex and vice versa. So we start with an assessment.

STEP 1

REVIEW FINDINGS

We'll then share what we found and walk you through a detailed explanation of what it'll take to complete the job. Very often there are multiple options presented.

STEP 2

QUOTE WORK

Each option will be accompanied with an estimate from which you can select. For larger projects, we'll also review financing options and any applicable rebates.

STEP 3



SIMPLE SWITCHES

\$150 to \$200

From installing a GFCI outlet to adding a dimmer and anything in between, our electricians can make quick work out of smaller items while ensuring everything is done to code. This can be especially useful if you're changing the layout of a room or just want to update your device colors.

LIGHTS & BULBS

\$200 to \$500

Installing new lights, whether indoors or outside, can require fishing new wire and installing junction boxes or similar for mounting, increasing price. In the case of a simple replacement, the price will reflect the time required. We're happy to work with customer-supplied fixtures.



SPECIALTY CIRCUITS

\$750 to \$1,500

Large equipment typically requires higher voltage for proper operation. This involves installing an additional breaker in your panel, running heavier-gauge wiring, and adding a dedicated outlet. Whether you're setting up an electric range or EV charger, we can help.

MORE ELECTRICAL SERVICES:

- Ceiling Fans
- Smart Home Device Setup
- Surge Protection
- Smoke and CO Detectors
- Outdoor Wiring
- Troubleshooting

PROUD PARTNER WITH:



Major Electrical Installs.

When it's time to upgrade your home's electrical capabilities, we're here to help. Larger electrical installations require careful planning, precise workmanship, and compliance with current electrical codes. No matter the project, our team has the expertise to deliver seamless installations tailored to your home's specific needs.

STANDBY GENERATORS

Starting at \$9,500

Power outages can be disruptive and costly. As a licensed Generac installer, we provide full-service generator installation and maintenance to keep your home running during blackouts.

Our services include:

- Sizing & Load Calculations
- Automatic Standby Generator Installation
- Ongoing Preventative Maintenance



PANEL UPGRADES

Starting at \$2,500

Your home's electrical panel is the heart of its power system. If you're experiencing tripped breakers, flickering lights, or need to power new appliances, an upgrade may be necessary. We ensure all work meets code requirements, providing a safe and reliable electrical system.

We provide:

- 100A to 200A Panel Upgrades
→ More capacity for modern electrical needs
- Subpanel Installations
→ Dedicated panels for garages, workshops, and additions
- New Circuits for Oversized Appliances
→ Hot tubs, pool equipment, EV chargers, and more

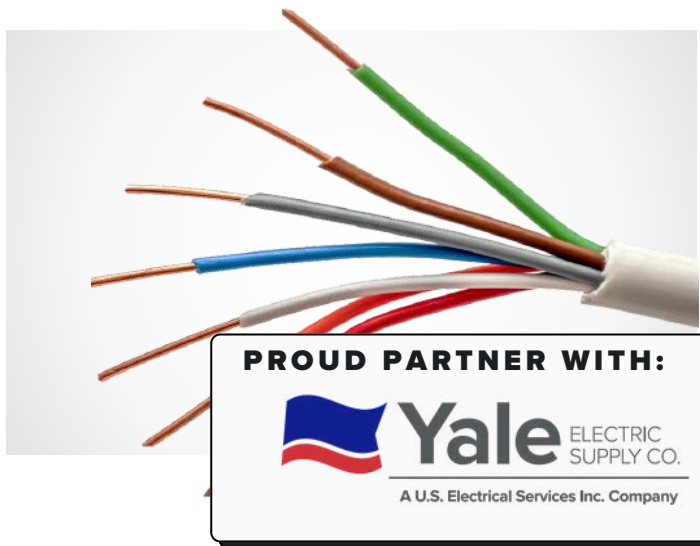
WHOLE-HOME REWIRING

Starting at \$12,500

Outdated or faulty wiring can compromise your home's safety, efficiency, and comfort. If your home is older, frequently experiences electrical issues, or you're planning significant renovations, whole-home rewiring provides peace of mind.

We offer code-compliant:

- Knob-and-Tube Replacement
- Aluminum Wiring Remediation
- Grounding and Surge Protection



PROUD PARTNER WITH:



Yale ELECTRIC
SUPPLY CO.

A U.S. Electrical Services Inc. Company

HVAC Repair Services.

When your heating or cooling system isn't working right, the symptoms can be frustrating, but the cause isn't always obvious. That's where we come in. Our expert technicians specialize in diagnosing HVAC issues quickly and accurately. No matter the problem, we pinpoint the root cause and provide upfront pricing on repairs alongside a 1-year warranty for peace of mind.

OUR REPAIR PROCESS

DIAGNOSTIC

Given the complexity of HVAC systems, we always start with a thorough diagnostic assessment to ensure we've isolated the root cause of whatever issue you're experiencing. We'll then discuss options while showing you pricing upfront.

STEP 1

TIMELY REPAIR

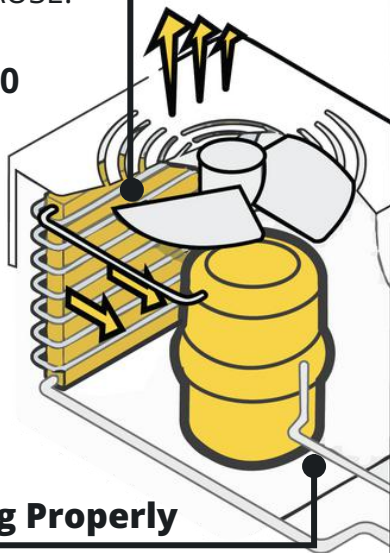
We carry a large selection of replacement parts on our vehicles to ensure we can fix the issue as soon as possible. In rare cases where we need to order a part, we'll provide clear guidance on lead times and maintain proactive communication to keep you informed at every step.

STEP 2

Split System Repairs

SYMPTOM: Condenser Freezing Up

COMMON CAUSE:
Blocked Coils
\$175 to \$300



SYMPTOM: Not Cooling Properly

COMMON CAUSE:
Refrigerant Leak
\$600 to \$1,200

SYMPTOM: No Airflow in House

COMMON CAUSE:
Failed Blower Motor
\$400 to \$575



MORE HVAC REPAIR SERVICES:

- Control Boards
- Balancing Refrigerant
- Switches & Relays
- Ductwork Fabrication
- Specialty Filters
- Condensate Pumps

PROUD PARTNER WITH:



Specialty System Repairs.

Not all homes have the same HVAC system. Depending on the age and construction style, some may have hydronic heat with window cooling units while others may have customized geothermal systems, as just two examples. Differing fuel sources, equipment manufacturers, and home sizes add to the complexity. The good news: our experts can handle it all.

Oil Boiler System Repairs

SYMPTOM: **Frequent Shutdowns**

COMMON CAUSE:
Defective Feed Valve
\$450 to \$500

SYMPTOM: **Uneven Heating**

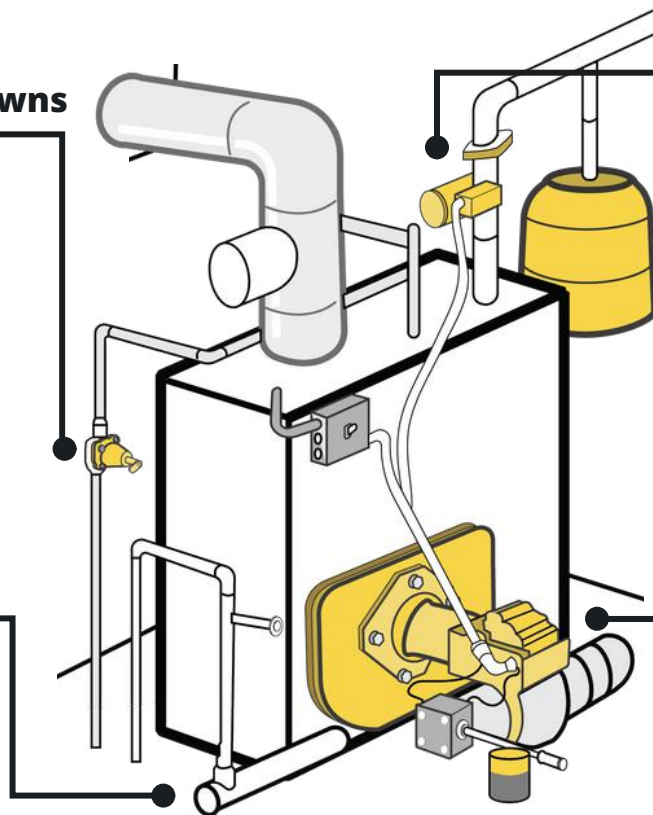
COMMON CAUSE:
Bad Circulator Pump
\$500 to \$850

SYMPTOM: **Pooling Water**

COMMON CAUSE:
Worn Drain Valve
\$175 to \$200

SYMPTOM: **System Won't Fire**

COMMON CAUSE:
Faulty Burner Assembly
\$250 to \$300



OTHER SYSTEMS WE MAINTAIN & REPAIR

MINI SPLIT SYSTEMS

Mini-split systems combine efficiency and precision, but their specialized components require expert care. From thorough coil cleanings and refrigerant level adjustments to inspecting drain lines and testing electrical connections, our technicians provide the detailed maintenance these systems need to perform at their best.

GEOTHERMAL SYSTEMS

Geothermal systems require specialized care and unique maintenance given their sophisticated engineering. From loop pressure checks and antifreeze-level testing to heat exchanger cleaning and precise refrigerant charge adjustments, we keep your system running at peak efficiency year-round.

MORE SPECIALTY REPAIR SERVICES:

- Steam Boiler Repairs
- Geothermal Loop Service
- Inverter Diagnostics
- Zoning Controls
- Hydronic Valve Replacement
- Smart Thermostats

PROUD PARTNER WITH:



HVAC Replacement Options.

Your home's HVAC system is complex and essential. When it comes time to replace, it's easy to feel overwhelmed. Our team gets it. We guide you through every step, ensuring you feel informed, comfortable, and confident in your decision. With our zero-commission, consultative approach, you'll understand exactly what your home needs and why.

FINANCING
Up to 12
months 0%
interest
available.

OUR PROCESS

ASSESS SYSTEM

We start by understanding your home's unique requirements. From calculating heat loads to identifying electrical capacity and fuel sources, we'll design a custom solution.

STEP 1

PRESENT OPTIONS

We'll highlight what a like-kind replacement would entail and compare that to alternative configurations so that you have all the options, alongside their costs.

STEP 2

INSTALL

Once you've selected the best option for your home, we'll order the equipment and get you scheduled. When done, we'll orient you and handle registration.

STEP 3

Hydronic Systems (Boilers)

Hydronic heating systems use water or steam to transfer heat evenly throughout your home via radiators, baseboard heaters, or in-floor radiant heat. Combination boilers ("combis") go a step further and also heat your home's drinking water.

STANDARD BOILERS

Starting at \$8,500

COMBI-BOILERS

Starting at \$9,500

REBATE &
TAX CREDIT
ELIGIBLE

To help ease higher upfront cost, utility companies have introduced incentives for homeowners. They can reduce install prices by **up to \$2,100**.



Split Systems (Furnace & AC)

Split systems combine a furnace for heating and a separate air conditioning condenser for cooling. Prices primarily vary by size and efficiency (SEER & AUEF). Qualifying systems can receive **up to \$800** in rebates.

PRICE CHART BY TONNAGE

House Size	800-1,200 ft ²	1,200-1,800 ft ²	1,800-2,400 ft ²
Unit Size	2 Tons starting at \$8,500	3 Tons starting at \$9,500	4 Tons starting at \$10,500
Assuming: 16 SEER AC with 97% AUEF Furnace			

MORE HVAC INSTALL OPTIONS:

- UV Air Purification
- Smart Thermostats
- Whole-Home Humidifiers
- Air Scrubber Systems
- HEPA Filtration Systems
- Zone Control Dampers

PROUD PARTNER WITH:



Heat Pump Systems.

Heat pumps provide both heating and cooling in one energy-efficient system, making them an increasingly popular choice among homeowners. Unlike traditional HVAC equipment, heat pumps don't create heat by burning fuel. Instead, they transfer heat between the indoors and outdoors, maximizing efficiency and significantly lowering your energy bills.

→ Innovative engineering

At their core, heat pumps use the same basic refrigeration principles found in refrigerators and air conditioners. However, they introduce a reversing valve that makes the refrigeration cycle bidirectional providing both heating and cooling. Inverters can also be added to control compressor speeds, further improving efficiency.

→ Short and long-term savings

Because of their efficient design, newly installed heat pump systems can qualify for immediate rebates. They're also significantly cheaper to operate than traditional systems due to reducing the need for heating fuel and minimizing electrical consumption.



**REBATE &
TAX CREDIT
ELIGIBLE**

Get up to
\$2,500
back



Ductless Option

MINI SPLIT SYSTEMS

Starting at \$2,500

Ductless mini-splits offer precise temperature control without the need for ductwork, making them perfect for additions, sunrooms, or homes without existing ducts. These systems deliver quiet operation, efficiency, and comfort tailored to each room or zone.



The largest determinant in price for mini split systems is the number of zones or heads that are required. Additional zones can add \$1,000 to \$2,000.

Ducted Option

PREMIUM INVERTERS

Starting at \$10,500

Ducted heat pumps integrate seamlessly with your home's existing ductwork to provide consistent, efficient heating and cooling throughout your entire home. They're an ideal choice to replace traditional split systems with a more energy-efficient alternative.



PROUD PARTNER WITH:

**R.F. FAGER
COMPANY**

Preventative Maintenance Plans.

We understand that our job is to ensure every dollar you spend on your home systems extends their useful lives.

We're not here to upsell. Unlike others who may offer lower prices only to recommend premature system replacements, our approach is different. We focus on **meticulous maintenance and precise repairs** to delay costly replacements.

Our job is to make your investments last.

Opting for one of our preventative maintenance plans means more than a simple checkup. You're choosing a detailed, hour-long service that cleans and fine-tunes your systems for optimal performance.

Our expert technicians go through a thorough checklist during each clean-and-tune-up, making sure every part of your HVAC system is in prime condition. We end with a comprehensive report that gives you a clear picture of the work we've done, along with any suggestions to keep things running smoothly.

And if you go for our Whole Home plan, you get the added benefit of an additional in-depth annual inspection—your choice of plumbing or electrical. These inspections are just as thorough, getting to the heart of your systems to ensure their health and efficiency.

Plus, this is a great opportunity to address those little quirks around the house—like that flickering light or the tap that's not quite right—that you wouldn't necessarily call an emergency. Our technicians are ready to listen and provide solutions, preventing small concerns from becoming big headaches and helping you avoid expensive fixes down the line.

ANNUAL

\$210 per year

Heating or Cooling - 1 Visit

- ✓ **1 Clean & Tune Up** of AC (Spring) or Heating (Fall)
- ✓ **1 Filter Replacement (1")**

OTHER PERKS

- **Priority scheduling**
- **10% off** all HVAC repairs
- **1-year labor warranty**
- **\$50 credit** towards a new system replacement (*accrued each consecutive year up to \$250*)

**add \$80 per year for oil systems*

**add \$150 per year per additional unit*

BIANNUAL

\$300 per year

Heating and Cooling - 2 Visits

- ✓ **2 Clean & Tune Ups.** AC in Spring and Heating in Fall
- ✓ **2 Filter Replacements (1")**

OTHER PERKS

- **Priority scheduling**
- **10% off** all HVAC repairs
- **1-year labor warranty**
- **50% off dispatch fee** (waived if you select us to do the work)
- **\$100 credit** towards a new system replacement (*accrued each consecutive year up to \$500*)

**add \$80 per year for oil systems*

**add \$150 per year per additional unit*

WHOLE HOME

\$450 per year

BEST
VALUE

Whole Home - 3 Visits

- ✓ **1 Comprehensive Inspection** of either Electrical or Plumbing
- ✓ **2 Clean & Tune Ups.** AC in Spring and Heating in Fall
- ✓ **2 Filter Replacements (1")**

OTHER PERKS

- **Priority scheduling**
- **10% off** repairs for **ALL** trades
- **1-year labor warranty**
- **\$0 dispatch fee**
- **\$150 credit** towards a new system replacement (*accrued each consecutive year up to \$750*)

**add \$80 per year for oil systems*

**add \$150 per year per additional unit*

What Our Customers Are Saying:

Reliable, punctual, and trustworthy. Thank you Leo Kob Co. for your service, and I can add dependable. Would never hesitate to call.
-Marie M.

Leo Kob has done lots of work for me in my home over the years. **Great service from expert technicians.** [They] just serviced my water filtering system and [they do] various electrical work for me here in Lebanon. Truly a trusted part of my valued support team!
- Marcia O.

We have used Leo Kob for both HVAC and plumbing services. All technicians have been **very friendly, efficient and able to diagnose and resolve all problems.** Rates are reasonable and comparable to others in the area. [We] will continue to use Leo Kob for our HVAC and plumbing needs and would recommend to others in need of those services.
- Amy D.

PERFECT CUSTOMER SERVICE.

-Patricia M.

EXCELLENT AS ALWAYS!

-Sam M.

We recently hired Leo Kob to upgrade our electric service and replace our aging oil furnace and air conditioning with an energy-efficient heat pump. From start to finish, their team demonstrated **exceptional professionalism and expertise.** The quality of their craftsmanship is outstanding, and they completed the work at a fair price. We are thoroughly impressed with the improvements and highly recommend Leo Kob for anyone seeking top-notch electrical and HVAC services.
- Brian A.

CLIP ME ✂



Call to schedule:

717.367.1363

Learn more at:

LEOKOB.CO.COM

SAVE THIS COUPON TO GET

\$50 OFF

YOUR NEXT SERVICE CALL.

HEATING • AIR • PLUMBING • ELECTRICAL

Valid through 12/31/25

Code: LKPG2025



NEIGHBORHOOD EXPERTS,
Trusted For More Than A Century.

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OUR TRUSTED PARTNERS

