



Johnson's Island City Water EQUIPMENT GUIDE.

This is the companion piece to our Home Connection Guide, which covers the curb-stop-to-house connection itself: pricing, permitting, licensing, and what happens next. This guide covers what to pair with that connection once the water's flowing — heat pump heating and cooling, a heat pump water heater, smart leak protection, propane dual-fuel and generator options, and a water-powered sump pump backup — along with the insurance questions specific to each.

Electric-Only Island. Built for Long-Term Value.

Every home on Johnson's Island runs on electric heat, cooling, and hot water — there's no natural gas line to the island. That reality is exactly what modern heat pump technology was built for: it moves heat instead of generating it from resistance elements, which is why it's the most efficient way to heat, cool, and make hot water on an all-electric home.

Heat Pump Heating & Cooling: Trane XV18 TruComfort™

- ✓ **True variable-capacity comfort:** The XV18's Climatuff® variable-speed inverter compressor doesn't just switch on and off — it continuously adjusts its output to match exactly what your home needs, holding indoor temperature within about half a degree.
- ✓ **Up to 18 SEER2 / 8.50 HSPF2:** That's premium-tier efficiency for both summer cooling and winter heating — the two ratings that translate directly into a lower electric bill on an all-electric home.
- ✓ **As quiet as 54 decibels:** Roughly the sound of a normal conversation, running right outside your window — among the quietest residential heat pumps on the market.
- ✓ **Superior humidity removal:** Because it runs longer at lower speeds instead of blasting on and off, it pulls more moisture out of the air — a real advantage on a humid, lake-effect island.
- ✓ **Smart-home ready:** Compatible with Trane Link™ communicating controls, so indoor and outdoor equipment "talk" to automatically optimize comfort and efficiency, with full remote monitoring.
- ✓ **Control it from anywhere, via the Trane Home app:** Paired with a Trane ComfortLink II smart thermostat, the XV18 connects to the Trane Home app on your phone or tablet — from Florida, from the mainland, or the moment you land at the airport. Adjust the temperature, set schedules, and check system status without ever touching the thermostat on the wall.
- ✓ **See what you're actually using:** The app shows your real energy consumption over time, so you can see exactly what the XV18's efficiency is doing to your bill and fine-tune settings for the lowest cost without sacrificing comfort.
- ✓ **Walk into a comfortable house, every time:** Bump the temperature down before you leave the airport, and by the time you're across the causeway, your home is already adjusting — no more coming home to a house that's been sitting at an uncomfortable setback all week.
- ✓ **Sized to your home:** Available in 2-, 3-, 4- and 5-ton models, paired with a Trane variable-speed air handler for electric-only homes — no furnace required.

Real Fry results: Dan Pienta, owner of Fry Heating, Cooling & Plumbing, installed a Trane XV18 at his own all-electric property and cut his electric usage by 40%. Every home is different, but variable-capacity systems consistently deliver real, measurable savings.

Heat Pump Water Heaters: Rheem ProTerra.®

- ✓ **Up to 4.07 UEF:** That efficiency rating means up to 75% less energy used to heat your water compared to a standard electric tank — a direct, measurable cut to your electric bill every month.
- ✓ **Sized for your household:** Available in 40, 50, 65 and 80-gallon capacities, with up to 87 gallons of first-hour delivery on the larger models — plenty of hot water even with a full house of guests.
- ✓ **10-year limited tank and parts warranty:** Well beyond the coverage of a standard electric water heater.
- ✓ **Built-in WiFi and app control, via Rheem EcoNet®:** Monitor performance and switch modes remotely — especially useful for part-time owners checking in on the house from off the island.
- ✓ **Flexible operating modes, set from your phone:** Choose from five modes right in the EcoNet app — Heat Pump (maximum savings), Energy Saver, High Demand (faster recovery for a full house of guests), Electric, or Away/Vacation, which automatically scales back heating while the house sits empty.
- ✓ **Real energy tracking:** The EcoNet dashboard tracks your energy use in real time and shows compressor health and hot water availability at a glance, so you know your water heater is working the way it should before you ever notice a problem.
- ✓ **Switch to “home mode” before you land:** Sitting at the gate in Florida, or wherever the offseason takes you? Bump the ProTerra from Vacation into Heat Pump or High Demand mode from the app before you leave for the island, so there's hot water waiting when you walk in — instead of waiting hours for a cold tank to recover.
- ✓ **Built-in leak protection on select models:** Rheem's LeakSense monitoring runs 24/7 and sends an alert straight to the EcoNet app the moment it detects a leak — pairing naturally with the whole-home protection Flo by Moen adds below.

Pricing depends on tank size and installation specifics — ask your Fry representative for current pricing on a Rheem ProTerra heat pump water heater.



Flo by Moen: Smart Water Protection.

Once your home is on city water, it's connected to constant, pressurized supply — very different from a well or cistern you can simply shut off. If a supply line, fitting, or fixture fails while you're away, city water pressure can keep it flowing for days or weeks before anyone notices. For the many part-time owners on Johnson's Island, that's exactly the risk Flo by Moen is built to catch.

- ✓ **Leak detection down to a drip:** Flo continuously monitors water flow, pressure, and temperature, and can catch even a slow leak — as small as a drop a minute — that would otherwise go unnoticed for weeks in an empty house.
- ✓ **Automatic shutoff:** If it detects an abnormal pattern, like water running with every fixture off, it alerts you by app, phone call, and email, and will automatically shut off your home's water supply if no one responds within a few minutes.
- ✓ **Freeze alerts:** It can flag freezing conditions inside the home — a real concern for a closed-up lake house through a Northern Ohio winter.
- ✓ **Turn the water on before you even get there:** Everything runs through an app, so you can shut your home's water off completely for the entire time you're away, then turn it back on remotely from Florida, from the road, or the moment you land — so the house is ready to use the second you walk in, with no one ever needing a key to do it for you.
- ✓ **Typically \$500–\$650 installed (currently \$1,288.16 for Fry's standard installed package):** Fry can add it as part of your water line connection, or any time after — and it's one of the items covered in the Insurance section below, since several carriers offer a discount or credit for having one installed.



Water-Powered Sump Pump Backup, No Electricity.

Lakeshore homes need sump pumps — the water table along Sandusky Bay keeps it that way, and it's one of Fry's core services. City water adds something a well can't: a genuinely unlimited-runtime backup pump that needs no electricity at all.

- ✓ **Why a backup pump matters:** FEMA estimates that just one inch of floodwater can cause up to \$25,000 in damage, and a basement flood typically runs \$10,000–\$50,000 to repair. Most flooded basements trace back to the exact moment a power outage or a failed primary pump left the sump pit unprotected — usually during the same storm that's already testing the rest of the house.
- ✓ **Liberty SJ-10 SumpJet — zero electricity, unlimited runtime:** This backup pump runs entirely on your home's water pressure through a Venturi jet — no battery to charge, no generator needed. It activates automatically the moment water rises in the pit, whether your primary pump lost power or simply failed on its own, and keeps running as long as water pressure holds. A battery backup, by comparison, typically runs out somewhere between 5 and 53 hours.
- ✓ **Why city water makes this the most reliable option:** A water-powered backup only works with a steady, pressurized supply — on well water, the same outage that kills your primary sump pump also kills the well pump, leaving the backup with nothing to run on exactly when you need it. City water's always-on pressure doesn't have that failure point, which is why this becomes a genuinely dependable option only once you're connected.
- ✓ **What it delivers:** Up to nearly 20 gallons per minute at good household pressure, using roughly 1 gallon of tap water for every 2 gallons it pumps out of the pit. Backed by a 3-year manufacturer warranty.
- ✓ **Layer it with your other backups:** Primary electric sump pump, a water-powered backup that needs no power at all, and — for homes with a propane tank — a standby generator covering the rest of the house: three independent layers, so no single failure means a flooded basement.

Pricing depends on your sump pit setup — ask your Fry representative for current pricing on a Liberty SJ-10 installation.

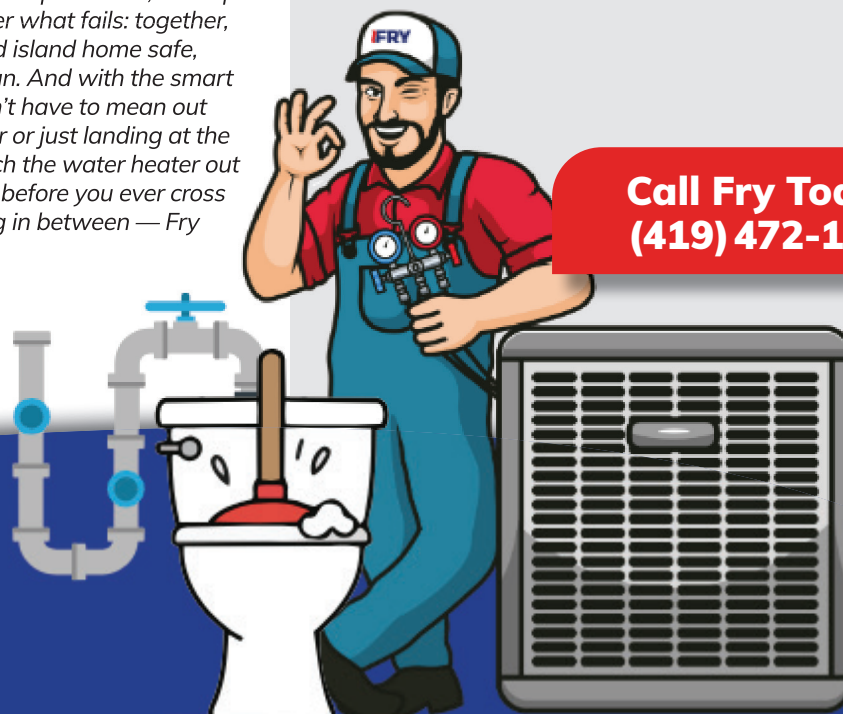
Heat pump comfort, efficient hot water, smart leak protection, backup power, and a basement that stays dry no matter what fails: together, they're the pieces that make a newly-connected island home safe, comfortable, and energy efficient for the long run. And with the smart systems running through an app, "away" doesn't have to mean out of touch: whether you're in Florida for the winter or just landing at the airport, you can bring the temperature up, switch the water heater out of vacation mode, and turn your water back on before you ever cross the causeway. Plumbing, HVAC, and everything in between — Fry does it all.

Already Have a Propane Tank? Two Ways to Put It to Work.

During recent homeowner visits, our team found that a number of Johnson's Island properties already have a propane tank on site — for a grill, a fire feature, or a backup appliance — even though there's still no natural gas line to the island. If that's your home, propane opens up two options worth considering alongside your water connection.

- ✓ **Dual-fuel heating — Trane XV18 + Trane S9V2 propane furnace:** Instead of a standard electric air handler, the XV18 heat pump can be paired with a Trane S9V2 variable-speed furnace (96–97% AFUE, factory-convertible to propane). The heat pump still does essentially all of the work — it's efficient enough to run well below freezing on its own. The propane furnace only switches on automatically for a burst of auxiliary heat during the coldest stretches of a Lake Erie winter, then switches back — a far cheaper way to get backup heat than the electric-resistance strips a heat-pump-only system relies on.
- ✓ **Propane standby generator — whole-home backup power:** Since Johnson's Island has no natural gas backup option, a propane standby generator is the natural fit here. It ties into your existing tank (or a small dedicated one) with an automatic transfer switch, comes on within seconds of an outage, and can run your entire home — heat pump, water heater, and Flo by Moen monitoring included — for days rather than hours. Ask your Fry representative about sizing and coordinating one alongside your water connection.

Pricing depends on furnace pairing or generator size — ask your Fry representative for current pricing on either option.



Call Fry Today!
(419) 472-1106

Request Your Free Johnson's Island Connection Walkthrough



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Insurance: What to Ask Before You Decide.

Three things covered in this guide can influence your homeowners insurance — for better or worse — and the answers can meaningfully change the real cost, or savings, behind each one. Here's the specific question worth asking your agent about each. (Fire hydrants are the fourth insurance angle in this project — that one's covered in our companion Home Connection Guide.)

- ✓ **Flo by Moen automatic shutoff** — **ask if your carrier discounts or credits it:** Water damage and freezing is the second-leading cause of homeowners insurance claims nationally, behind only wind and hail — roughly 1 in 5 claims, averaging around \$15,000. Several major carriers, including Farmers, Mercury, State Farm, and Liberty Mutual, offer discounts, device credits, or waived water-damage deductibles for a smart leak-detection and automatic shutoff device. Mercury, for example, has covered part of the device cost and offered a policy discount for activating one — for many homeowners, that discount alone pays the device back within a year or two.
- ✓ **Propane standby generator** — **ask if yours qualifies:** Many insurers offer roughly a 3–5% premium discount for a permanently installed, whole-home generator with an automatic transfer switch — typically documented with a photo, model number, and proof of installation.
- ✓ **Water backup / sump pump overflow endorsement** — **ask if you already have it:** Standard homeowners policies commonly exclude damage from a backed-up drain or a failed sump pump outright. A water-powered backup pump like the Liberty SJ-10 protects your basement, but it doesn't add that coverage on its own — ask what it costs to add the endorsement itself if you don't already have it, typically \$50–\$250 a year for meaningful coverage limits.

Call your insurance agent before you decide — this can change the math on your ROI: City water is coming to your street either way; any equipment on this list is entirely your call. Get the real numbers on all three of these from your agent first — then decide what makes sense for your home and your budget. Our companion Home Connection Guide covers the fourth insurance angle: fire hydrants.

Backed by Fry VIP Membership

New comfort equipment is a real investment in your home — enroll in Fry VIP Membership from the start of your installation and it carries a 10-year labor warranty on new HVAC equipment, well beyond standard coverage, plus priority service and twice-a-year maintenance for your whole home. Full membership details are in our companion Home Connection Guide — ask your Fry representative for a copy alongside this one.



**SCAN THE CODE
TO LEARN MORE.**

Ask us for our companion Home Connection Guide, and about the Island Neighbors Program for your street.

JOHNSON'S ISLAND EQUIPMENT GUIDE



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