



Building the  
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Fall 2025



Business to  
Business  
Buyer's  
Guide



## MEMBERS DOING BUSINESS WITH MEMBERS MAKES DOLLARS AND SENSE

### The Home Builders Association of Northeastern Pennsylvania

is a not for profit trade association of professionals affiliated with the Pennsylvania Builders Association and National Association of Home Builders, and represents the builders and businesses related to the building industry. Membership is a diverse collection of professionals including builders, remodelers, bankers, insurance, HVAC, plumbing, utilities, masonry, suppliers, etc.

This Business to Business Buyer's Guide offers an opportunity for our members to connect. By supporting fellow members, you strengthen the HBA of NEPA and ensure your association's future.



PBA serves members by providing proactive leadership on state regulatory and legislative issues. In addition, we proudly offer a variety of services and money-saving opportunities to our local associations and members.

### Home Builders Association of NEPA

#### *Mission Statement*

1. To be a source of education and information to increase members professionalism.
2. To be a proactive voice at all levels of government.
3. To build a positive image in the community through public awareness of the association and its membership.
4. To develop a skilled labor force by promoting vocational opportunities in the



### Business 2 Business Buyer's Guide

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To advertise in the next quarterly guide, email [karen@bianepa.org](mailto:karen@bianepa.org) or call 570-287-3331 for ad sizes and pricing. Deadline for **Winter 2026**  
**Jan/Feb/March:** for space reservations,  
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JPEG or PDF files please.



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## Some Spooktacular Facts About Halloween

- 
1. Halloween has ancient Celtic roots in the festival of Samhain which honored the dead and led to traditions like costumes and bonfires.
  2. One in five adults usually pretend not to be home on Halloween.
  3. Every 19 years, there's a full moon on Halloween.
  4. Trick-or-treating has existed since medieval times.
  5. Some Halloween rituals used to be geared toward finding a husband.
  6. Immigrants helped popularize the holiday in the U.S.
  7. The Irish also brought us jack-o'-lanterns.
  8. Jack-o'-lanterns used to be carved out of turnips, potatoes and beets.
  9. The fastest pumpkin carving ever only took 16.47 seconds.
  10. Sugar rationing during World War II paused trick-or-treating.
  11. Now Halloween is the second largest commercial holiday in the country.
  12. Reese's Cups are the top Halloween candy.
  13. Illinois produces more than twice as many pumpkins as any other state.
  14. The night before Halloween is called Mischief Night or Goosey Night.
  15. Harry Houdini died on Halloween in 1926.



# Member Spotlight



570-472-1489

[sjyconstruction.com](http://sjyconstruction.com)

By Karen Martin, Editor

**I caught up with one of our busy builder members, Steve Yankowski, to ask a few questions about SJY Construction.**

***How long has SJY Construction been in the building business?***

“ SJY Construction has been building and remodeling homes since 2014, but my experience in the building trades goes back over 20 years. I began my career in large union commercial construction where I learned the importance of coordination and timeliness, I transitioned these skills to building on my own with a log home manufacturer for a period of time. That experience gave me a unique appreciation for detail. Ultimately, I was drawn to residential construction because of the personalization and getting to work directly with families to create spaces that reflect how they want to live. SJY was started to bring together quality, thoughtful design, and a process that creates real value for families. It remains the driving force behind our work today. ”



***Would you say your focus is on remodeling or new home construction?***

“ We have an even balance between both and are equipped to handle either. Our focus is building the value, comfort, and style that homeowners seek. Whether that’s a ground up custom home, a signature bath, reimagined living space, or kitchen transformation. This adaptability has been beneficial within our market but most importantly, it ensures our homeowners receive solutions tailored to their lifestyle, rather than being fit into a one-size-fits-all approach. ”



***What do you think is the most important attribute a builder should have?***

“ **Integrity**- Anybody can have skills, experience and vision, but certain aspects such as team members respecting somebody’s word, or the ability to create transparent

decision making. Also, being primarily word of mouth the credibility within the community and along the trade lines came from the customers trust and I truly feel that all starts with Integrity. ”

***What benefits have you found in being a member of HBA of NEPA? Would you recommend other builders to join?***

“ For myself the biggest value is the ongoing education and networking. I’ve been granted access to peers, suppliers, and other professionals in this industry that otherwise wouldn’t have been available. Resources such as setting up a group health insurance with My Benefits Advisor, or establishing workers comp. through the PBA partner wouldn’t have happened without this network.

Viewing this B2B Guide and reaching out to the members listening to how they operate or waiting for the new pro builder magazine. It’s all information and resources that help us. ”

“I would recommend other builders to join who want to level up, build stronger local connections, and advocate for the future of their businesses. Being a member of the HBA shows you are staying connected to the

broader construction community and will help you stay ahead of changes.”

*Member Spotlight continued on Page 6*

### Challenges and lessons learned?

" I can't say the challenges ever stop but I've come to see that is what keeps us improving. Early on, I undervalued my own worth and didn't have the right internal systems to manage the chaos. I also can't say I had the perfect starting point, some of what I thought made us different or superior turned out not to be. But those experiences taught me invaluable lessons. Set clear expectations for everyone involved, including myself, build strong systems and teams, and never compromise on craftsmanship or design. Those lessons are the foundation of how we operate today. "



### Would you like to share anything about your family?

" My longtime girlfriend and I recently welcomed our first daughter Sadie into the world this past May. It's been our greatest joy yet. We're also proud dog parents to two active dogs, Jax the lab and Murphy the golden retriever who constantly keep us on our toes. "

" Right now, we are finalizing our family home that will be built in Shavertown. This is a project that's as personal as it is professional for me. It's been a great experience to design a space to reflect us as a family and our future. It will be a chaotic juggle between all. "

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**Happy  
Thanksgiving**

## What's in Your Stuffing?

As the saying goes: "It's all a matter of taste". Every cook has their own traditional recipe for Thanksgiving stuffing and there are those that like to add more interesting ingredients. Here's a list of some of the strangest things that have gone into stuffing (how about Reese's Cups left over from Halloween):

Pepperoni & Mozzarella

Stale bagels

Sticky Rice

Corn chips

Plantains

Oysters

Popcorn

Twinkies

Spam



By Angeli Nause

## IS GREEN THE NEW NEUTRAL IN CABINET DESIGN?

**Over the past year**, many of our cabinet distributors have introduced fresh green shades to their collections — but is this just a passing trend, or is green here to stay?



We're seeing a clear shift away from the cool "millennial grey" tones that dominated the last decade. In their place, warmer earth tones are taking center stage, and green is leading the charge. From soft sages to bold evergreens, today's green palette offers versatility and sophistication.

These hues pair beautifully with a wide range of cabinet styles and complementary colors, making them surprisingly easy to work with.



Not quite ready for green cabinets? You can still embrace the trend with a subtle green backsplash or a statement wall in a muted green tone. In our showroom, we've paired our rustic beech cabinetry with Sherwin Williams' Evergreen Fog paint — a balanced, calming green that brings warmth and depth to the space.



*Green may not be the new neutral just yet, but it's definitely making its case. To see these colors and hues in action, stop by the Top Value Kitchens & More Showroom at 17 East Center Street in Shavertown.*

[www.topvaluekitchens.com](http://www.topvaluekitchens.com)



**Building Careers.  
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## OUR HISTORY

**For more than 50 years**, HBI has been training and educating America's home construction workforce. HBI was founded by the National Association of Home Builders and funded by the Department of Labor to create free pre-apprenticeship training programs for different communities to learn homebuilding skills and end the labor shortage. Over the years we have continued to build out our programs offering and expanding our footprint in the construction industry. From innovative initiatives to strategic partnerships, we remain committed to building careers and changing lives.

## OUR MISSION

**We change lives by educating, inspiring and preparing individuals for careers in the building industry.**

## OUR VISION

**We are leading educational resources for technical education in the building industry.**



## OUR VALUES



### EXCELLENCE

We are devoted to continuous improvement, professionalism, and innovation.



### INTEGRITY

We are committed to maintaining an environment of trust, built upon honesty, ethical behavior accountability and respect.



### SAFETY

We promote a safe and healthy work environment for our employees and students through proactive training, focus, recognition and performance monitoring to prevent accidents.



### SERVICE

We ensure future leaders in the building industry have the tools they need to advance and thrive.



## 2021 PA Uniform Construction Code (UCC) Update



The PHRC envisions a residential construction industry equipped with the knowledge, skills, and technology to build better homes. Administered within the Department of Civil & Environmental Engineering at Penn State, you can learn more at [phrc.psu.edu](http://phrc.psu.edu)

The Department of Labor and Industry has submitted the regulatory package to adopt the 2021 changes into the PA UCC. The package is scheduled for consideration on **October 16, 2025**, with a date of implementation or "effective date of regulations" of **January 1, 2026**.

### What this means:

- Builders wishing to use the current 2018 PA UCC must have a design or construction contract signed **before January 1, 2026**, and apply for the building permit **by June 30, 2026** (within six months).
- Any design or construction contracts signed **on or after January 1, 2026**, or permit applications submitted **on or after July 1, 2026**, must comply with the 2021 PA UCC.

### Statutory Reference:

#### Act 45 of 1999 – PA Uniform Construction Code

##### Section 304. Revised or successor codes

Subsection (c)(4) - Where a design or construction contract was **signed before the effective date of regulations** for a subsequent Uniform Construction Code or International Fuel Gas Code issued under this act, the permit may be **issued under the Uniform Construction Code** or International Fuel Gas Code **in effect at the time the design or construction contract was signed if the permit is applied for within six months of the effective date of the regulation** or the period specified by a municipal ordinance, whichever is less.



Balent Construction is an all-purpose construction company capable of handling simple construction around the house to multi-million dollar projects here in Pennsylvania as well as out of state.





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"Since joining York Builders Association in 1985 we have improved our loss history and even received money back in dividends through the workers' compensation program. I would recommend any homebuilder who places safety at the forefront of their operation consider becoming a member."

Todd Fisher, Todd Fisher Construction



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Each calendar year when you contact 8-1-1 for the first time, members will receive an invoice for \$125. Do not pay it!

Instead, forward the invoice to the HBA of NEPA office. They will confirm your membership and send your invoice directly to PBA for payment. You will not receive an invoice for additional use of the PA One Call System in the same calendar year, regardless of how often you use it!

Repeat the same process the first time you dig in the next calendar year.



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## Did You Know?



In his Flint, Michigan backyard, a retired construction worker decided to take on a 4,000-year-old mystery with his own two hands.

It's possible to move 10 tons with just two hands (and some ingenuity).

Starting around 2007, Wally Wallington began moving concrete blocks weighing nearly 20,000 pounds all by himself, seeking to understand how ancient monuments might have been built.

He refused to use any modern cranes or heavy machinery. His only tools were simple physics and God-given ingenuity, relying on wooden levers, stone pivots, and clever counterweights.

In video demonstrations, he showed how he could not only lift these massive blocks but also stand them upright and place a heavy lintel stone on top to form a complete arch.

Wallington's point was straightforward. If one man with basic knowledge of gravity could achieve this, then the builders of Stonehenge didn't need mysterious lost technology to accomplish their work.

His project gained national attention and was featured on the Discovery Channel, showcasing what practical, hands-on knowledge can reveal.

While many experts still hold to theories involving earthen ramps and large teams of workers, Wallington's project proved that other methods were entirely possible.

His backyard experiment remains a powerful testament to American ingenuity and a compelling look into how ancient problems can be approached with timeless common sense.

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## TARIFFS



Illustration: Inc; Photo: Getty Images

When consumers think about the actual and potential price hikes from President Donald Trump's import tariffs, most contemplate higher costs for big ticket items like cars, TVs, or refrigerators. What often escapes their notice are the tiny yet far more abundant components in these goods that many small U.S. businesses are paying a lot more for now—such as screws, bolts, and other fasteners used by the millions whose prices have begun to soar.

Among the first inflationary impacts of the tariffs that Trump has promised and those that are already in place is the increasing price of the humble screw. As a recent *Wall Street Journal* report noted, those and other fasteners have gotten considerably more expensive since last month, when Trump imposed a 25 percent levy on both materials and finished goods made of aluminum and steel. While that hike may be noticeable, it isn't dissuading the home repair customer buying a packet of nails or bolts for a project. Among businesses, though, the added costs are exploding the materials budgets for manufacturing, construction, and repair companies that use millions of fasteners each year.

The effects of those rising costs of tiny but essential connectors are obvious for car makers. They are already paying 25 percent more for imported parts used in vehicle assembly, and now must absorb the same increase for screws, bolts, and other critical connectors. But smaller businesses that produce or sell those fasteners remain less visible in the mounting supply chain dilemma, and their owners find themselves in a very real bind.

Their first problem is that it will take months, maybe a year to arrange potential replacement suppliers who may permit them

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inflationary impacts  
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to avoid tariffs. But even then, said several entrepreneurs interviewed by the *Journal*, they'll almost certainly never find domestic materials or production plants to satisfy their demand—which is the stated objective of Trump's tariff strategy.

"The production capacity we need doesn't exist here in the U.S.," Gene Simpson, president of Illinois fastener maker Semblex told the paper. "It's a select group of suppliers."

Simpson and other screw, bolt, and connector producers and sellers say potential U.S. partners tend to charge more than foreign suppliers. When they do come down on prices, business owners told the *Journal*, it's usually only in exchange for the kinds of huge volume orders that exceed the needs of the majority of smaller companies.

The new duties also close a loophole with respect to the 45 percent tariffs Trump introduced in 2018 on a much smaller number of countries supplying finished products. That allowed for exemptions to U.S. companies that couldn't find fastener suppliers they needed among alternatives.

With those now gone, application of the previous 45 percent and new 25 percent duty is pushing what were 10 cent screws up to 17 cents. That may still be affordable if you're installing a shelf at home, but it creates enormous extra costs for companies producing thousands of appliances or sinking millions of nails into new homes.

Meanwhile the tariffs are also being extended to far more metal, aluminum, and final goods partners in what had previously been duty-free countries like Canada. That means about \$178 billion of imported steel and aluminum products are far more expensive than they were just a couple months ago—and cover about three times the total number of goods the 2018 levies did.

In response to virtually all of those foreign products now costing more to import, domestic suppliers are also hiking their prices to take advantage of the changed situation.

But unlike most categories of goods—whose U.S. producers are widely expected to pass most or all of their higher costs from tariffs on to consumers—owners of businesses making or selling screws, nails, bolts, and other connectors say their customers are warning they'll cancel their own production plans if prices rise.

*Continued on Page 13*



"They're saying: 'If I don't move forward with my project, I don't have to buy any steel. I don't have to buy nails,'" Anirban Basu, chief economist for the trade group Associated Builders and Contractors, told the *Journal* of the prevailing view in the construction sector.

Jim Derry, chief executive of the Field Fastener company in Illinois, told the paper he understands the price pain his customers are unwilling to accept. But he also says his business can't be expected to suffer alone from the effects of tariffs it isn't responsible for, either.

"There's just no way we're going to sell the products without increasing the costs," Derry said. "People are just going to have to pay more."

That's a refrain importing companies across the entire economy are beginning to voice more and more, as Trump prepares to introduce more tariffs—and potentially provoke a major slowdown in economic growth if businesses and consumers refuse to pick up the additional costs.

BY [BRUCE CRUMLEY @BRUCEC\\_INC](mailto:BRUCE_CRUMLEY@BRUCEC_INC)

**Inc.**

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Several PBA/HBA of NEPA members recently received a dividend check from their profitable performance in the 2017 PBA Workers' Compensation Program. The amounts more than offset their annual membership dues. It is worth your while to check out the PBA Workers' Compensation plan for your business.

*Please note that annual dividends are NOT guaranteed."*

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David Belman,  
Belman Homes (WI)



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John Ainslie,  
The Ainslie Group (VA)



I had no idea the amount of money I was leaving behind each quarter. It is really nice having this check to look forward to four times a year. Thanks!"

Jordan Wheatley,  
Jordan Wheatley Custom Homes (TX)



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Chasmar Construction	141 Marsh Hawk Lane	Falls	PA	18615	(570) 205-0636
Cornerstone Building Solutions	PO Box 218	Chinchilla	PA	18655	(570) 983-0340
Dave Ferrey Construction	21 Bear Swamp Rd	Shickshinny	PA	18655	(570) 256-3278
David R. Balent Construction Co.	304 Grant St	Exeter	PA	18643	(570) 654-0937
David Tredinnick Construction Inc.	1407 Slocum Road	Wapwallopen	PA	18660	(570) 262-3659
DeAngelo Construction Co Inc	51 New Frederick Street	Wilkes-Barre	PA	18702	(570) 446-0936
FSOP LLC	310 S. Main Road	Mountain Top	PA	18707	(570) 516-1857
Fine Line Homes	596 Susquehanna Blvd	Hazle Twp	PA	18202	(570) 455-3324
Florey Homes	1170 Winola Rd	Clarks Summit	PA	18411	(570) 587-5959
Hadley Construction	31 Webster St	Pittston	PA	18640	(570) 655-1781
Hallmark Homes	PO Box 157	Mountain Top	PA	18707	(570) 474-2025
Handyman Hilburn, LLC	102 N. Blakely St. Ste 206	Dunmore	PA	18512	(570) 906-7200
Heritage Homes Limited	1389 Fairview Road	Scott Twp.	PA	18447	(570) 383-2981
Invisible Fencing of Nepa/No Burn	140 North Main St.	Mountain Top	PA	18707	(570) 825-6996
Ken Kurtz Builders	251 Arnolds Rd	Jermyn	PA	18433	(570) 499-4422
Kintner Modular Homes	119 Modular Lane	Tunkhannock	PA	18657	(570) 996-8267
Nick Kochis Construction	430 Yedinak Lane	Madison Twp	PA	18444	(570) 499-4593
Kresge Masonry & Excavating, Inc.	20 Bearpaw Lane	Olyphant	PA	18447	(570) 585-8645
Perez Design Build Remodel	611 S. State St. Ste 3	Clarks Summit	PA	18411	(570) 333-0505
Prezko Builders LLC	1092 West Main St.	Nanticoke	PA	18634	(570) 417-5360
Richard Green General Contracting	20450 State Road 267	Friendsville	PA	18818	(570) 553-2443
Rome Bath Remodeling & One Week Kitchens	934 Wyoming Ave	Kingston	PA	18704	(800) 755-7663
Sean Byrne Construction	349 R. North Main St.	Dickson City	PA	18519	(570) 963-9193
SJY Construction, LLC	584 Cigarski Rd	Shavertown	PA	18708	(570) 472-1489
Somerville Construction Inc	28 Slocum St	Kingston	PA	18704	(570) 288-3621
Summit Pointe Builders	3579 Memorial Hwy	Dallas	PA	18612	(570) 675-7900
TIMZ Construction	5118 Owego Tpk	Kingsley	PA	18826	(570) 222-9310
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Carpinet Plumbing & Heating	75 East 8th St.	Wyoming	18655	(570) 693-1840
Community Bank, N.A.	350 Liberty Plaza	W-B Township	18702	(570) 821-8555
D & L Pools	324 Wyoming Ave	Kingston	18704	(570) 817-9903
Erie Materials	PO Box 134 *	Scranton	18504	(570) 346-3390
Franchelli Enterprises	78 2nd Street	Wilkes-Barre	18702	(570) 829-5385
J A & W A Hess Inc	PO Box 645	Hazleton	18201	(570) 455-5891
Keystone Control Corp	700 Oak St	Pittston	18640	(570) 655-2944
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Newberry Services	742 Jumper Road	Wilkes-Barre	18702	(570) 824-5758
N.E. Reflective Insulation Distribution	23-2 Baker Drive	Factoryville	18419	(570) 821-5693
Peoples Security Bank & Trust	100 S. Blakely St	Dunmore	18512	(888) 868-3858
Rossi Rooter LLC	2040 Cedar Avenue	Scranton	18505	(570) 347-8043
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*Thank You Associate Members!*