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We're delighted that you're considering Clemleddy Construction!

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Our STORY



Clem's ice tongs from the 1930's.

THE CLEMLEDDY TEAM

We're proud of our dedicated team of professional local carpenters, who strive for perfection on each and every job!

Most of our crew members have been with us for many years - contributing to the sense of family we share at Clemleddy - while bringing experience and consistency to your project.

But it doesn't stop there. Clemleddy's expertise in the field is backed by our office staff: detail-oriented project managers, estimators, courteous customer service specialists, kitchen and bath designers, and an attentive administrative staff ready to make your dream a reality.

Our referrals and return customers are proof that when you choose Clemleddy, we treat you like family. Our commitment to excellence extends to every aspect of your project!

*Welcome
to the family!*

IT ALL STARTED WITH CLEM.

When Craig Smyth founded Clemleddy Construction in 1986, he honored the most influential man in his life - his great grandfather, Clement Leddy, a 1900's ice delivery man - who made it possible for Craig to own his first home. Clem's unwavering sense of duty, honesty, and morality forged a clear path for Craig.

As a true craftsman at heart, Craig embarked on his journey right after high school by enlisting in the Army. Fueled by a natural desire for building things, he began crafting furniture for his barracks. What began as a simple feat to combat boredom soon evolved into a lifelong pursuit.

From assisting framing crews post-Army to taking on remodeling projects and eventually becoming a member of the Carpenter's Union in NYC, Craig's hands have been involved in almost every conceivable construction task.

When founding Clemleddy Construction, Craig knew he wanted to provide the same opportunities (or better) to our local, hardworking craftsmen. He also wanted to give homeowners the exceptional sanctuaries they deserve built by career carpenters.

As these two visions interlocked, Clemleddy became an unstoppable force in the Lake Region with this guiding principle as their constant driving force: Deliver projects that exceed homeowner expectations with a total team approach that connects customer service and unbelievably talented workmanship.

Our

SERVICES



CUSTOM HOMES

Show us your vision boards, tell us your goals, share your inspirations- we will design and build your custom home from concept to completion. Or, bring your own plans, we'll help you with selections and guide you through the entire construction process.



ADDITIONS & REMODELS

Whether expanding living areas or revamping interiors, Clemluddy's attention to detail and quality craftsmanship ensures that each project reflects the unique character of your home while meeting the evolving needs of your family.



KITCHENS & BATHS

From modernizing kitchen layouts to creating luxurious bathroom retreats, our team brings expertise in design, construction, and installation. Clemluddy delivers stunning transformations that enhance both the aesthetic appeal and functionality of these essential spaces.

Since 1986, Clemluddy Construction has established an unmatched reputation for designing and building beautiful, custom homes and quality renovations that consider and compliment the scenic, natural beauty of Pennsylvania's Pocono Mountains.

DESIGN-BUILD PROCESS

The design-build process for a new home involves a collaborative approach where the design and construction phases are integrated into a single contract with Clemluddy.

This process streamlines the construction journey by fostering collaboration between the design and construction teams, ultimately delivering a cohesive and efficient project for the homeowners. Here's an overview of the key steps in the design-build process:

1. INITIAL CONSULTATION AND PLANNING:

- Homeowners meet with the design-build team to discuss their vision, requirements, and budget. A Project Planning Agreement will be presented.
- Preliminary site analysis is conducted to understand the land and its potential challenges.

2. CONCEPTUAL DESIGN:

- Design professionals create initial sketches and conceptual plans based on the homeowner's input.
- Feedback from the homeowner is incorporated into the design, and revisions are made accordingly.

3. BUDGETING AND COST ESTIMATION:

- The design-build team collaborates to estimate the cost of the project based on the conceptual design.
- Adjustments may be made to the design to align with the budget without compromising essential elements.

4. DESIGN DEVELOPMENT:

- Detailed drawings and Specifications are created, incorporating structural and engineering elements.
- Material selections, finishes, and other specifics are discussed during this phase.
- A Construction Agreement will then be signed by both the homeowner and Clemluddy Construction.

5. PERMITTING AND APPROVALS:

- Clemluddy handles the necessary permits and regulatory approvals required for construction.
- This phase ensures compliance with local building codes and zoning regulations.

6. CONSTRUCTION:

- With the design and permits in place, construction begins.
- Clemluddy manages the entire construction process, coordinating trade partners, craftsmen, and ensuring quality control.

7. REGULAR COMMUNICATION:

- Open communication between the homeowner and Clemluddy is maintained throughout the project.
- Updates on progress, potential issues, change orders, and any necessary adjustments are discussed.

8. COMPLETION AND HANDOVER:

- The new home is completed, and a final walkthrough is conducted with the homeowner. If necessary, a punch list will be created and executed in a timely manner.

9. POST-CONSTRUCTION SUPPORT:

- Clemluddy may provide post-construction services and address any warranty-related issues.

Terms

DEFINED



PROJECT PLANNING AGREEMENT

A Project Planning Agreement (PPA) is a formal agreement between Clemluddy Construction and the homeowner that outlines the payment terms and responsibilities related to planning the project.

There are typically three phases and payments including:

- 1.) The Initial Feasibility Consultation;
- 2.) Preliminary Design & Specifications;
- and 3.) Final Plans & Specifications.

CONSTRUCTION AGREEMENT

A Construction Agreement, also known as a construction contract, is a legally binding document that outlines the terms and conditions between a property owner (homeowner) and Clemluddy Construction. This agreement is essential for establishing the rights, responsibilities, and expectations of both parties involved in the construction project. By clearly defining these terms and conditions upfront, a Construction Agreement helps to minimize misunderstandings, reduce risks, and ensure that the construction project progresses smoothly and efficiently.

CHANGE ORDERS

A change order is a formal document used in construction projects to modify the Project Specifications, schedule, or other terms of the original contract. Change orders can incur additional costs or credits. They are typically initiated when there is a need to make changes to the project that were not included in the initial agreement such as:

1. Changes in project specifications or requirements requested by the homeowner.
2. Unforeseen conditions or issues encountered during construction.
3. Design modifications or enhancements.
4. Changes in regulations or codes affecting the project.
5. Additional work requested by the homeowner.

For Your CONVENIENCE

BUILDERTREND

Clemluddy uses Buildertrend to streamline and enhance our project management process. With Buildertrend's comprehensive platform, we efficiently manage every aspect of our construction projects, from initial planning and design to the final stages of construction. The software allows collaboration among team members, trade partners, and homeowners, ensuring real-time communication and transparency.



Both Clemluddy and homeowners benefit from Buildertrend's features, including scheduling, invoicing, budgeting, document and photo sharing, and progress tracking, all accessible through a user-friendly interface accessible from any device. This integration of technology empowers Clemluddy to deliver high-quality projects on time and within budget while providing homeowners with a transparent and engaging construction experience.

DESIGN CENTER

The Clemluddy Design Center is available to homeowners to explore and make selections for various elements of interior and exterior design for their homes or projects. Within our Design Center, you can browse through a curated selection of options for materials, finishes, fixtures, and other design elements such as flooring, custom cabinetry, countertops, and more! Clemluddy Design Professionals are available to provide guidance and expertise, assisting you in making informed decisions that align with your preferences and project requirements.

Our Design Center plays a crucial role in simplifying the decision-making process and ensuring a cohesive and aesthetically pleasing outcome for your new construction or remodeling project.



Home

HIGHLIGHTS



BLUE HERON QUARTERS

"From the owner to the entire Clemleddy Crew, I saw dedication to their respective crafts and a willingness to listen to my ideas, and when we ran into challenges, I listened to their guidance and I was never disappointed. Clemleddy Construction is an excellent firm and highly recommended."

- Kevin D.

*Delivering
your dreams!*



LAKEFRONT ESCAPE

"Clemleddy designed and built a custom lake home for us. From start to finish, the craftsmanship, professionalism and attention to detail shown by everyone on the Clemleddy team was top notch. The house was completed on time and on budget and it turned out even better than we had hoped. We are looking forward to enjoying our beautiful new home."

- Scott B.

*Exceeding your
expectations!*



EAGLE'S NEST

"Excellent builders. We can't say enough good things about everyone we dealt with in the Clemleddy team. Extremely helpful with excellent suggestions, quality workmanship, and very willing to accommodate us with any concerns we encountered. Craig and his team were prompt in returning all of our calls in regards to our project. We highly recommend them and would not hesitate to hire them again for our next project."

- Paul & Gwenn S.

*Building
a lasting bond!*

