DAN KARCHER CONSTRUCTION

SPRING INTO SOMETHING NEW WITH DKC

With spring here, everything starts to feel a little lighter, brighter… and full of possibility. It's the season of fresh starts — and your home is no exception.

If you've been thinking about updating a space, improving functionality, or finally tackling that remodel you've been putting off, now is a great time to begin. Even small changes can make your home feel brand new again.

At Dan Karcher Construction, we believe your home should evolve with you — and there's no better time than spring to take that first step.

Owner Tip: Start With How You Live

Before jumping into finishes or design ideas, take a moment to think about how you actually use your space day-to-day.
Ask yourself:

- What feels inconvenient or inefficient?
- Where do we spend the most time?
- What do we wish worked better?

The best remodels aren't just beautiful — they're functional. Starting with how you live helps guide decisions that you'll appreciate long after the project is complete.

FUNCTIONAL PLACES DKC IS BUILDING THIS YEAR





DOING THE JOB RIGHT - TOGETHER

If you've worked in construction over the last few years, you've felt it — the industry has changed. Schedules are tighter. Materials take longer. Communication isn't always what it used to be. And across the board, there's been a noticeable shift in reliability and follow-through.

At DKC, we've been having a lot of internal conversations about this — not just what's happening, but how we respond to it.

Our approach is simple:
We focus on the partners who show up, communicate, and take pride in their work. Because at the end of the day, a successful project isn't just about plans and schedules — it's about people doing what they say they're going to do.
We know the job isn't always easy. Conditions change. Projects evolve. But the teams that stand out are the ones who:

- Communicate early (not after the fact)
- Stay proactive instead of reactive
- Take ownership of their scope

Those are the relationships we want to build long-term.

To the subcontractors who continue to show up and do it right — we see you, and we appreciate you. You are a huge part of what makes our projects successful.

WHERE DETAILS START TO MATTER



Every project has a phase where things start to feel real — and framing is usually it.

It's the point where lines on a plan turn into actual spaces. You can walk rooms, see ceiling heights, and begin to understand how the home will truly function. But it's also one of the most critical stages of construction — because this is where coordination matters most.

Even with a complete set of plans, framing is where real-world conditions meet design. We often uncover things that need to be adjusted in the field — whether it's aligning structural elements with mechanical runs, accommodating ceiling details, or ensuring openings match what's needed for windows, doors, and finishes.

On this project, as the structure came together, our team worked closely with the framer, superintendent, and project manager to review key areas throughout the process — not just after the fact. By catching potential conflicts early, we're able to make adjustments before they impact other trades or create delays.

Part of that process also includes verifying the plumbness of all frame and fur walls. Our team checks walls using levels and straight edges to confirm they are properly aligned from floor to ceiling. This step is critical — even small variations can affect everything that follows, from drywall finishes and cabinetry to tile work

and door installations. Addressing these items during framing ensures a cleaner, more precise result in the final product.

This kind of coordination helps ensure that when the next phases begin — like mechanical, electrical, and plumbing rough-ins — everything fits the way it should.

Framing isn't just about building the structure — it's about setting the entire project up for success.

And while most of this work happens behind the scenes, it plays a major role in delivering a home that looks right, functions well, and reflects the level of quality we expect on every project.

Get to Know Us



Quarterly Question: What's your top 3 favorite songs?

Miriah: "**Jimmy Buffet** most all songs from growing up always brings up good memories, **Avette Brothers** I went to see at Red Rocks in Colorado back in my 30's 😊, and Recent would be Drift Away **by Uncle Kraker** remake. My son played this for me, and it was a great bonding moment 😊 😊"

Dan: "Little Miss Magic, Margaritaville, and Son of a son of a Sailor, **All by Jimmy Buffet"**

Jill: "Brown Eyed Girl **by Van Morrison,** American Girl **by Tom Petty,** and Made you Look **by Meghan Trainor"**

Kendall: "100 years **by Five for Fighting,** Comfortably Numb **by Pink Floyd,** Almost Home **by Craig Morgan,** I have way too many more that are very close and it's not fair to only pick 3 because this list changes depending on my state of mind at the time. I also consider, Losing My Religion, Free Bird, and Stairway to Heaven, to be at the top of my favorite songs."

Stephanie: "Sanitarium **by Metallica,** Any Man of Mine **by Shania Twain**, If I were a boy **by Beyonce** (but I like when my daughter sings it better)"

Steven: "Achy breaky heart **by Billy Ray Cyrus,** I can only imagine **by MercyMe,** and Sixteen tons **by Tennessee Ernie Ford**"

Patricia: "I just want to be your everything **by Andy Gibb,** One of these nights **by Eagles,** If this world were mine **by Luther Vandross & Cheryl Lynn**"

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