

Business Name: My Denver Painter

Address: 1700 Lincoln St floor 17, Denver, CO 80203

Phone: (303) 720-6874

My Denver Painter

My Denver Painter is a company that treats clients as close family and friends. We take the time to talk with each customer to be able to understand their needs and wants extensively. This is why we have been regarded as a team of trusted professionals. Our one aim is to preform exceptional customer service with every encounter. The dedication to our work allows for us to take the headache, heartache, and hassle out of hiring a contractor when it comes to painting the interior or exterior of your home.

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1700 Lincoln St floor 17, Denver, CO 80203

Business Hours

- Monday through Friday: 8:00am to 5:00pm

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Walk into adequate Denver homes and you start to recognize a pattern. The paint looks worn out, but the genuine story sits beneath in the drywall. Fractures around windows, nail pops telegraphing through flat walls, joints showing where a quick tape task stopped working a few freeze-thaw cycles later. By the time a homeowner calls a painter, the question usually sounds easy: "Can we simply repaint?" The appropriate response frequently is, "It depends what is going on behind that paint."

Deciding when you can securely repaint and when you need genuine drywall repair is among the most important judgment calls in residential painting. It affects for how long your finish will last, how tidy it will search in Colorado's brilliant natural light, and just how much you eventually invest. Having dealt with interior painting in Denver for years, I can say that the paintbrush is frequently the last tool that must come out of the van.

This is a guide to making that decision with clear eyes and realistic expectations, whether you are a property owner planning to revitalize a bed room or a residential or commercial property manager collaborating with industrial painting contractors in Denver for a whole building.

Why drywall acts differently in Denver

Before choosing in between repainting and drywall repair, it helps to understand what Denver's environment does to interior walls. The city's combination of altitude, sunlight, and swings in humidity makes drywall move more than many people expect.

Winter brings low humidity and heated indoor air. Drywall and framing lumber lose wetness and contract. In spring and summer, specifically throughout wetter durations, they expand again. This motion is little in absolute terms, however at joints, corners, and fasteners it accumulates. Repetitive movement worries tape joints and compound, and it enhances any faster ways taken by the original builder.

Several problems appear regularly in residential painting in Denver since of this cycle:

Cracks above doors and windows. These locations sit at the crossway of framing members that move at different rates. Horizontal cracks right at the corner of a door or window are particularly common.

Vertical cracks on vaulted or high walls. In older homes around Denver, high walls that get complete sun on the exterior side of your house can split inside along framing lines.

Nail pops and screw pops. As framing shifts, fasteners back out slightly, pushing against the drywall surface. Painters typically see clusters of little circles or bumps, particularly on ceilings.

Tape joint failures. Where joints were not appropriately filled and strengthened, seasonal motion triggers great lines initially, then visible ridges and even raised tape.

Denver's sunlight adds another complication. Bright, angled light, especially from large south- and west-facing windows, reveals every flaw in drywall work. A small patch that may vanish under cloudy Midwestern skies will stick out plainly in a Cheesman Park living room at 2 p.m. That truth shapes how mindful interior painting in Denver needs to be, and why easy repainting over damaged drywall normally does not end well.

The genuine cost of "simply paint over it"

Most homeowners call about paint, not drywall. The walls look dull, the color is dated, or a rental turnover is turning up. Confronted with a minimal spending plan or schedule, it is appealing to "let the painter figure it out" and presume any flaws will disappear under a couple of coats.

In practice, skipping required drywall repair in Denver homes creates numerous problems.

First, paint does not bridge motion. Hairline fractures might disappear for a couple of months, especially under flat paint, however as the structure goes through another season of expansion and contraction, those fractures come right back, frequently a bit larger. I have watched newly painted living rooms establish visible fracture lines within a single winter season due to the fact that the underlying joint was never properly repaired.



Second, texture mismatches multiply. Denver homes typically have orange peel, knockdown, or custom textures on ceilings and walls. When gaps, gouges, or old wall anchors get a dab of mud, a quick sand, and a coat of paint, the patched areas look smooth against a textured field. Under the right light they stand out like polka dots. For many years of repainting, these areas build up, and ultimately the only truthful way to repair the room is to skim coat and retexture whole walls.

Third, adhesion can stop working. In certain older homes in Denver, especially mid-century homes and some 70s builds, I experience walls that have actually seen oil-based paint, vinyl wallcoverings, or doubtful "texture in a can" products. Repainting without correct priming and preparation can cause brand-new paint layers to peel or flake. What appears like a color problem is in fact a substrate problem.

The cheapest project in the short term is typically the most pricey in the long term. In residential painting in Denver, the most effective jobs are the ones where painter and house owner are honest at the start about what

the walls genuinely need.

When repainting alone is reasonable

Not every wall with a defect needs full drywall repair. There are situations where repainting with minimal patching is both acceptable and expense reliable. Location, lighting, and usage of the space all matter.

Repainting alone is normally sensible when:

The damage is cosmetic and very small. A few shallow scratches from moving furnishings, a number of small nail holes from photo hooks, or light scuffing in a corridor normally do not need what professionals would call "drywall repair". Touch-up compound, proper priming, and skilled sanding are enough.

The wall has heavy texture that disguises little defects. A well-applied knockdown or aggressive orange peel can hide minor inconsistencies after a fresh coat. In these cases, we still fill holes and small dings, however I would not call it structural repair.

The space sees limited examination. In a mechanical space, unfinished basement, or inside particular closets, you are not spending for museum-quality surfaces. Functional repainting that covers and safeguards is frequently sufficient.

The budget and timeframe are genuinely constrained. During a hurried rental turnover with tenants scheduled to move in within days, there is often no practical path for extensive drying times and multi-day repair series. Here, an honest conversation matters: the owner comprehends that this is a "make all set" repaint, not a top-tier interior painting project.

The key is to set expectations. Paint can only do so much on its own. If flaws will clearly remain visible after repainting, a straightforward expert must say so in advance.

Clear indications you require drywall repair before paint

Most people require drywall repair Denver CO services just when damage ends up being obvious, however there are earlier indication that the surface area under your paint is beginning to stop working. Catching those indications early causes cleaner results and less intrusive work.

Here is a focused list that typically suggests you need real drywall repair before repainting:

1. Cracks that follow straight lines, particularly at seams, corners, or above doors and windows.
2. Areas where the tape edge is visible or somewhat raised under your fingertip.
3. Soft or crumbly spots when you press gently near an old patch or water stain.
4. Clusters of circular bumps or shallow anxieties recommending nail or screw pops.
5. Bulging, staining, or drooping a sign of past or ongoing wetness problems.

Any of these conditions suggests that the stability of the drywall surface has been jeopardized. Paint will not restore that structure. At best, it hides the problem briefly; at worst, it can seal in moisture or make later repairs more complicated.

In Denver, one particular problem deserves reference: fractures that open and close seasonally. House owners often tell me, "That fracture almost disappears in July, so it can't be severe." The opposite is normally true. Motion that big means the joint is under significant stress. A proper repair might include cutting out old tape, utilizing versatile substances, enhancing with paper tape or fiberglass mesh in certain areas, and in some cases even adding backing where the initial setup was weak.

How professionals assess walls in Denver homes

A comprehensive evaluation before any interior painting in Denver starts conserves time, money, and aggravation. When I walk a residential or commercial property, I am not simply glancing for obvious holes. I am trying to find patterns.

Cracking patterns tell a story. A single diagonal crack from the corner of a door may be a one-off, however a series of identical fractures in numerous spaces can show framing motion, truss uplift, or irregular taping during building. Because case, simply patching each fracture as if it were unrelated is unlikely to hold.

I also pay very close attention to ceilings. Denver's mix of textured ceilings and strong light makes ceiling problems extremely obvious, especially at certain times of day. Hairline fractures along ceiling joints, separation where walls satisfy ceilings, and [commercial painting contractors denver](#) drooping in areas that once had leaks all need more than paint.

Moisture history matters also. A water stain that "has actually been dry for many years" often conceals loose tape, softened gypsum, or mold. Expert drywall repair in Denver homes with previous roof or pipes leakages generally includes eliminating and replacing broken sections, not simply sealing and painting over them. Skipping this step leads to peeling and bubbling later.

Finally, I consider the client's plans. If the house owner is preparing the residential or commercial property for sale within months, I might recommend a different scope than if they plan to remain for a decade. A long-term homeowner investing in a major color change must understand that the very best return on that financial investment usually comes when the surface areas below are sound.

Common repair levels and what they indicate for painting

Not all drywall repair is the exact same. The repair approach ought to match the damage and the expectations for the final finish.

At the lightest level, you have basic patching. This covers nail holes, small damages, small anchor holes, and hairline fractures that have not yet telegraphed wider. For this work, a painter utilizes lightweight joint compound, uses a couple of coats, sands thoroughly, and spot-primes. This method is appropriate for light wear and tear.

Next up is joint support. For repeating cracks at joints, especially above doors and windows, the repair typically involves cutting or scraping out the old joint, setting up brand-new tape, using several coats of compound, sanding, and then priming. This is more labor intensive and frequently requires 2 to 3 sees to enable appropriate drying between coats.

Beyond that, there is patch replacement. When you have holes from past electrical work, impact damage, or areas compromised by water, we cut out and replace the damaged portion with brand-new drywall. This might include installing backing support, taping and mudding the joints, and carefully matching existing texture.

Finally, there is surface restoration. Some Denver homes, especially those that have seen numerous owners, have been patched so many times that the walls establish a "lumpy" look. At this point, the best approach is frequently to skim coat entire walls or ceilings with a thin layer of compound, then retexture or smooth as desired. This raises the expense and timeline however can transform a tired interior into something that feels freshly built.

Your painting quote ought to explain which level of repair is consisted of. When somebody offers a remarkably low price for a large interior, drywall repair normally is not part of that number or is restricted to one of the most standard patching.

The function of guides and products in Denver interiors

Once repairs are complete, the shift from mud to paint passes through one vital action that many do-it-yourselfers avoid: proper priming.

In dry climates like Denver, joint substance and brand-new drywall are highly absorbent. If you apply surface paint directly over them, specifically with darker or glossier colors, you often end up with "flashing" where repaired locations show light in a different way. The wall might look patched although it feels smooth.

Professional interior painting in Denver normally involves a minimum of one of two techniques. For small isolated spots on otherwise sound painted walls, spot-priming with a quality bonding primer is often adequate. For bigger repairs, skim-coated walls, brand-new drywall, or heavy spots, we typically apply a full guide coat across the whole surface.

Moisture- and stain-blocking primers are particularly important over older water damage. Even if the area has actually been dry for several years, tannins, rust, or smoke residues can bleed through routine paint. Using the appropriate guide saves duplicated repainting later.

Paint sheen also communicates with surface quality. Flat and matte paints hide minor disparities better than eggshell or satin. When a client desires greater shine on walls to enhance washability, specifically in households with kids or animals, I adjust the level of drywall repair appropriately. A wall that looks flawless in flat paint might show faint lines and patches with eggshell under Denver's strong natural light.

How expert requirements vary in between residential and industrial work

The phrase "industrial painting contractors Denver" can mean anything from a two-person crew dealing with a small workplace to large companies that repaint health centers, schools, and high-rises. The standards and concerns in industrial spaces sometimes differ from those in private homes.

In many industrial settings, function and durability outrank perfection. Office passages, warehouse walls, stairwells, and mechanical areas need coatings that protect surface areas and enable cleaning, however they do not need the very same level of visual improvement as a custom-made home theater or front entry in a residence.

That does not imply drywall repair is overlooked in commercial projects. Structural fractures, safety-related damage, and failing tape joints still require attention. Nevertheless, the surface level is typically more forgiving. For example, a meeting room may receive more comprehensive repair and a smoother surface than a back-of-house storage location in the exact same building.

In residential painting in Denver, the requirement is normally greater due to the fact that individuals live inches from these surface areas every day. They gaze at bed room ceilings from their pillows, notice wall flaws while resting on the couch, and see the very same corridor in numerous lighting conditions. Homeowners likewise rely more on natural daytime than commercial properties, which often utilize more uniform artificial light.

If you are accountable for a mixed-use property or multifamily building, it assists to clarify expectations area by area. Units planned for premium leasing or sale will take advantage of more careful drywall repair, while garages and utility rooms can be more utilitarian.

Budgeting for drywall repair in a repaint project

Cost surprises often develop from what is hiding under old paint. Smart budgeting acknowledges that at least some drywall work is likely, especially in older Denver real estate stock or in structures that have experienced considerable temperature swings.

From experience, I normally motivate house owners to mentally designate a portion of their interior painting budget plan to possible drywall repair. The portion differs, but on a common full-interior repaint in a 2,000 to 3,000 square foot home, it is common for 10 to 25 percent of the labor cost to reflect patching, joint repair, and surface preparation, presuming your house is in typical condition.

Several elements press that number higher:

Age of the home. Properties from the 50s through 70s often used materials or methods that do not age gracefully. Knocking on the walls, looking for plaster over lath, and looking at past repairs offers clues.

History of leaks or structure shifts. Even if existing moisture issues have actually been resolved, old damage frequently requires attention before painting.



Desire for finish level. A homeowner who wants perfectly smooth walls with higher-sheen paint will require more substantial prep than someone comfy with modest flaws and flat paint.

Scope of color modification. Going from dark to very light, or vice versa, tends to reveal more flaws. When a customer picks a crisp white or deep navy, I anticipate and prepare for extra joint and surface correction.

The most transparent contractors in residential and industrial painting in Denver explain these variables upfront. They might supply a base cost for painting with an allowance for drywall repair, to be finalized after a more detailed examination. While that may feel less "tidy" than a single all-encompassing number, it avoids frustration later when previously concealed issues appear.

Deciding in between repaint, repair, or complete resurfacing

At some point, especially in long-occupied homes, you reach a crossroads. Do you keep patching and repainting, or is it time to devote to a bigger reset of the walls?

The option generally comes down to a contrast of 3 paths:

1. Simple repaint with spot patching



This is the least pricey and fastest option. It works well if the walls are fundamentally sound and you are comfortable with some sticking around subtle imperfections. It prevails in leasings, secondary spaces, and budget-conscious projects.

2. Targeted drywall repair followed by repainting

This technique addresses specific issue locations: repeating fractures, failed tape joints, harmed corners, and localized holes. It adds time and cost but considerably enhances the look and durability of the paint. This is the most common path for quality residential painting in Denver.

3. Full resurfacing or partial remodelling of wall systems

Here we talk about skim finish whole spaces, retexturing ceilings, or perhaps replacing significant drywall areas. The goal is to revitalize surfaces that have seen decades of patches, texture experiments, and color modifications. This alternative makes sense during larger remodels, when upgrading lighting, or when preparing a high-value residential or commercial property for sale.

The right choice depends not only on current damage, however likewise on the length of time you plan to remain, your tolerance for future small breaking, and whether nearby upgrades are prepared. If you are replacing floor covering, cutting windows, or setting up brand-new lighting that will highlight walls differently, it can be smart to lean further toward more extensive repair or resurfacing.

Working efficiently with painters and drywall repair specialists

Once you have decided on the basic technique, the next action is picking who will do the work. In Denver, many reliable painting contractors likewise use drywall repair in-house, a minimum of as much as a certain level. Larger or more complicated damage may include specialist drywall repair Denver CO teams, especially when structural issues or significant water damage exists.

Communication is crucial. Before work starts, stroll the space together and mention areas that worry you. A great contractor will also explain issues you might not have observed, such as subtle ceiling cracks or bowed walls. Request for information about:

Which areas will get standard patching just, and which will be totally repaired.

How texture will be matched, especially on ceilings.

What guides and items will be used to shift from fixed areas to finished paint.

What restrictions they predict, such as cracks that may come back gradually even with proper repair due to the fact that of continuous structural movement.

For inhabited homes, likewise go over dust control. Severe drywall repair generates great dust that travels easily, specifically in forced-air homes. Professional crews use plastic containment, vacuum sanding where proper, and thorough cleanup to keep interruption manageable.

If you manage or own commercial property, coordinate with your industrial painting contractors in Denver about gain access to times, sound, and protection of furnishings and devices. Repair work in workplaces, schools, or retail areas often requires to happen in staged stages or off-hours, which impacts scheduling and cost.

A practical way to think of your own walls

Homeowners typically request an easy guideline about when to repaint and when to repair. There is no formula that covers every case, however there is a useful method to take a look at your walls.

First, stand in the space at various times of day, especially when natural light angles across the surface areas. Look from several viewpoint, not simply straight on. If you can see more than a handful of lines, bulges, or mismatched spots, you are likely in "repair before repaint" territory.

Second, press gently on suspect locations. Softness, motion, or falling apart indicate much deeper problems than paint can fix.

Third, think about how much attention the space gets. Entryways, primary living-room, kitchen areas, and primary bedrooms are worthy of a higher requirement than closets, energy rooms, or low-use basements.

Finally, believe in years, not months. If you expect to enjoy your brand-new colors and finishes for seven to 10 years, spending a bit more now to stabilize the walls makes good sense. Quality drywall repair and thoughtful interior painting in Denver homes typically last that long or longer when done properly, barring significant structural or moisture events.

Fresh paint can absolutely transform an area, but it is only as excellent as what lies beneath. When you respect that relationship, and when you select contractors who do the exact same, your walls will look cleaner, feel more strong, and age more gracefully in Denver's demanding climate.

My Denver Painter is a Painting Company

My Denver Painter is located in Denver Colorado

My Denver Painter was founded in 2019

My Denver Painter is owned by Blake Wilson

My Denver Painter is a limited liability company

My Denver Painter provides Interior Painting

My Denver Painter provides Exterior Painting

My Denver Painter provides Cabinet Painting

My Denver Painter offers Kitchen Cabinet Painting

My Denver Painter offers Bathroom Cabinet Painting

My Denver Painter serves the Denver Metro Area

My Denver Painter serves residential clients

My Denver Painter serves homeowners

My Denver Painter has a five star rating
My Denver Painter has over fifty customer reviews
My Denver Painter is known for professionalism
My Denver Painter is known for strong communication
My Denver Painter is known for quality workmanship
My Denver Painter focuses on customer service
My Denver Painter emphasizes a personalized client experience
My Denver Painter uses skilled professionals
My Denver Painter uses high quality materials
My Denver Painter aims to exceed industry standards
My Denver Painter operates in the painting and wall covering industry
My Denver Painter has approximately five employees
My Denver Painter has been in business for over five years
My Denver Painter has a phone number of (303) 720-6874
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My Denver Painter has Facebook page <https://www.facebook.com/profile.php?id=100057091525195>
My Denver Painter has Instagram <https://www.instagram.com/mydenverpainter/>
My Denver Painter won Top Drywall Repair Denver Company 2025
My Denver Painter earned Best Interior Painting Denver Award 2024
My Denver Painter was awarded Best Residential Painting Denver 2026

People Also Ask about My Denver Painter

What is the process for interior painting?

The first step to any project is to survey the room and the walls that we will be painting and then moving the furniture according to what makes sense. We then go through and take all the décor and pictures off the walls. Once everything has been arranged, we then cover all the furniture and flooring to make sure that everything is protected to the maximum degree. After this process has been completed, we then start to prep the walls. Included in this is fixing any cracks in the walls as well as holes and nail pops. Now the painting can begin! With a full interior painting job, the process is very simple. We start with the ceiling trim and then the wall to be able to "cut in" and give you the cleanest lines possible.

What is the process for exterior painting?

Safety is our main concern. The first thing we must do is remove any items that are adjacent to the work site. Depending on the need, we then power wash the home before painting. The next step of the prep work is to lay down the drop cloths where we see it is needed. Having a smooth surface to paint on is crucial which is why we start the process out with scraping any paint that is peeling or flaking. These spots are then cleaned and primed. The smooth surface allows for the paint to adhere properly. After all of this has been completed, we then paint

the exterior of your home to the number of recommended coats that will give the most protection and durability to your home. The final step to exterior painting is clean up. We remove all the plastic and drop cloths, clean up the drips, and then we clean up the debris and equipment in your yard.

What prep do I need to do before the crew arrives?

The most important prep work that a homeowner or business owner can do is to finalize the paint color beforehand. This will help us to make sure we have the paint order correct and ready for the project.

Interior Painting: When it comes to interior painting there are several things that you need to do in order to get the space ready for us. The first step is to remove any breakables out of the room and to a safe location. This would also include removing any picture or hanging décor. Our crew will move any and all big furniture and objects. Once we have them moved to the center of the room, we then cover them to ensure that no paint gets on any of your furniture.

Exterior Painting: The same applies with exterior painting. We just need the same items around the home or building to be picked up. We will move any large items around the house that need to be. This includes your porch or patio furniture.

What are the typical products that My Painter recommends using?

We work closely with several local suppliers, most commonly Benjamin Moore and Sherwin Williams vendors. However, we are always happy to accommodate our customers' product preferences, and can use whichever brand of paint you prefer. We can also recommend a variety of zero-VOC and low-VOC paints to eliminate fumes and toxicity in your home. We are happy to provide information on the various product lines each brand makes, as well as make recommendations for the best products for every type of project. Different surfaces call for different kinds of paint. Whether your project entails drywall, plaster, wood, vinyl, brick, concrete, metal, etc., we have experience with every type of surface and can help you make the right decision for the best adhesion, coverage and protection possible!

What form of payment can I use?

We accept cash, check, and most major credit cards. On credit card transactions, a 3.5-4% processing fee will be added to the final invoice. We do not accept American Express.

How should I prepare for my estimate?

When it comes to an estimate, the ideal situation is for all the decision makers to be there during it. My Denver Painter understands though if that's not possible. When it's not possible for all the decision makers to be there, we ask that you converse ahead of time to agree on the scope of work so that there aren't any miscommunications or needless delays.

Additionally, we want to hear about what you liked or didn't like about your last painting job. This will help us to be aware of what is important to you and help us to exceed past your expectations. We want to make sure that

we can eliminate any disappointment from the outset. What will also help everything run smoothly is when a budget has been decided on beforehand. Your home is an investment and painting it will help to protect your investment. We understand though that everyone has a budget, deciding what your budget is will help us to tailor our recommendations to your needs.

Consider what paint colors you're wanting in your home. If possible, make your decision ahead of time but if you're needing help regarding this, then don't worry. My Denver Painter can help you to make the right decisions. Come prepared to ask us questions, we want you to benefit as much as possible from our expertise.

When it comes to an estimate, we like to make sure that there is enough time to go over the entire project and answer any questions that you may have. A typical inspection will only take 30 minutes or less. If the project is of considerable size though we make sure not to rush anything and let it take as long as it needs to for you to feel confident. Our number one priority is to make sure you are happy with our work from start to finish. That starts with giving you the best guidance and information through the entire process.

Do you offer commercial painting and residential painting?

No matter what type of building or material we offer both commercial and residential painting all year round whether interior or exterior.

What services does My Denver Painter offer?

My Denver Painter offers a range of residential painting services including interior painting exterior painting and cabinet painting to improve the look and value of your home.

Is My Denver Painter a good choice for interior painting?

My Denver Painter is known for high quality interior painting with strong attention to detail clean finishes and excellent customer service making it a reliable choice for homeowners.

Does My Denver Painter provide cabinet painting services?

Yes My Denver Painter specializes in cabinet painting including kitchen and bathroom cabinets helping homeowners update their spaces without full renovations.

How much does My Denver Painter charge for painting services?

The cost of services from My Denver Painter depends on the size of the project surface preparation and materials but they typically provide custom quotes after evaluating your home.

What makes My Denver Painter different from other painters?

My Denver Painter stands out for its focus on customer experience communication and high quality workmanship which has helped build a strong reputation in the Denver area.

Where is My Denver Painter located?

The My Denver Painter is conveniently located at 1700 Lincoln St floor 17, Denver, CO 80203. You can easily find directions on [Google Maps](#) or call at [\(303\) 720-6874](tel:(303)720-6874) Monday through Sunday 24 hours a day

How can I contact My Denver Painter?

You can contact My Denver Painter by phone at: [\(303\) 720-6874](tel:(303)720-6874), visit their website at <https://mydenverpainter.com/> or connect on social media via [Facebook](#) or on [Instagram](#)

After catching a show at [Paramount Theatre](#), property owners nearby often rely on My Denver Painter for drywall repair denver, interior painting denver, residential painting denver, commercial painting contractors denver, and drywall repair denver co work.