

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 enough Denver homes and you begin to recognize a pattern. The paint looks exhausted, however the real story sits underneath in the drywall. Cracks around windows, nail pops telegraphing through flat walls, joints revealing where a quick tape task failed a couple of freeze-thaw cycles later on. By the time a property owner calls a painter, the question usually sounds basic: "Can we just repaint?" The right answer 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 one of the most crucial judgment calls in residential painting. It affects for how long your finish will last, how clean it will search in Colorado's brilliant natural light, and how much you eventually spend. Having actually worked on interior painting in Denver for many 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 choice with clear eyes and reasonable expectations, whether you are a house owner preparation to revitalize a bed room or a property supervisor coordinating with business painting contractors in Denver for an entire building.

Why drywall behaves differently in Denver

Before deciding in between repainting and drywall repair, it helps to comprehend what Denver's environment does to interior walls. The city's combination of elevation, sunshine, and swings in humidity makes drywall move more than many individuals expect.

Winter brings low humidity and heated indoor air. Drywall and framing lumber lose wetness and contract. In spring and summertime, especially throughout wetter durations, they broaden once again. This movement is little in absolute terms, but at joints, corners, and fasteners it adds up. Repetitive movement worries tape joints and substance, and it amplifies any shortcuts taken by the initial builder.

Several problems appear regularly in residential painting in Denver due to the fact that of this cycle:

Cracks above windows and doors. These areas sit at the crossway of framing members that move at various 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 full sun on the outside side of your home can crack inside along framing lines.

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

Tape joint failures. Where joints were not correctly filled and strengthened, seasonal motion triggers great lines initially, then noticeable ridges or perhaps lifted tape.

Denver's sunlight adds another complication. Bright, angled light, especially from large south- and west-facing windows, exposes every imperfection in drywall work. A small spot that might vanish under cloudy Midwestern skies will stand out plainly in a Cheesman Park living room at 2 p.m. That truth shapes how cautious interior painting in Denver requires to be, and why easy repainting over damaged drywall generally does not end well.

The genuine expense of "just paint over it"

Most homeowners call about paint, not drywall. The walls look drab, the color is outdated, or a rental turnover is coming up. Confronted with a minimal budget or schedule, it is appealing to "let the painter figure it out" and presume any flaws will disappear under a number of coats.

In practice, avoiding required drywall repair in Denver homes develops numerous problems.

First, paint does not bridge motion. Hairline fractures may disappear for a couple of months, particularly under flat paint, but as the structure goes through another season of growth and contraction, those cracks come right back, frequently a bit larger. I have watched recently painted living rooms develop noticeable crack lines within a single winter due to the fact that the underlying joint was never appropriately repaired.

Second, texture inequalities multiply. Denver homes frequently have orange peel, knockdown, or customized 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 spots look smooth against a textured field. Under the best light they stick out like polka dots. Throughout the years of repainting, these spots accumulate, and eventually the only honest method to repair the space is to skim coat and retexture whole walls.

Third, adhesion can stop working. In particular older homes in Denver, particularly mid-century homes and some 70s [drywall repair denver co](#) builds, I come across walls that have seen oil-based paint, vinyl wallcoverings, or doubtful "texture in a can" items. Repainting without correct priming and prep can cause brand-new paint layers to peel or flake. What appears like a color problem is actually a substrate problem.

The most inexpensive task in the short-term is frequently the most expensive in the long term. In residential painting in Denver, the most successful jobs are the ones where painter and property owner are sincere at the start about what the walls really need.

When repainting alone is reasonable

Not every wall with a flaw needs full drywall repair. There are circumstances where repainting with very little patching is both appropriate and expense effective. Area, lighting, and usage of the space all matter.

Repainting alone is usually affordable when:

The damage is cosmetic and extremely minor. A couple of shallow scratches from moving furnishings, a couple of tiny nail holes from photo hooks, or light scuffing in a corridor usually do not require what experts would call "drywall repair". Touch-up compound, proper priming, and proficient sanding are enough.

The wall has heavy texture that disguises small flaws. A well-applied knockdown or aggressive orange peel can conceal 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 room, unfinished basement, or inside certain closets, you are not paying for museum-quality finishes. Functional repainting that covers and secures is typically sufficient.

The budget and timeframe are really constrained. During a rushed rental turnover with renters arranged to move in within days, there is sometimes no reasonable path for extensive drying times and multi-day repair sequences. Here, a sincere conversation matters: the owner comprehends that this is a "make ready" repaint, not a top-tier interior painting project.

The secret is to set expectations. Paint can just do so much by itself. If problems will plainly stay noticeable after repainting, a straightforward expert should state so in advance.

Clear signs you require drywall repair before paint

Most people call for drywall repair Denver CO services only when damage becomes obvious, but there are earlier warning signs that the surface under your paint is starting to stop working. Catching those indications early results in cleaner results and less invasive work.

Here is a focused checklist that frequently suggests you require 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 slightly raised under your fingertip.
3. Soft or crumbly spots when you push gently near an old spot or water stain.
4. Clusters of circular bumps or shallow anxieties suggesting nail or screw pops.
5. Bulging, staining, or drooping a sign of past or continuous moisture problems.

Any of these conditions suggests that the stability of the drywall surface area has actually been jeopardized. Paint will not bring back that structure. At finest, it conceals the problem briefly; at worst, it can seal in wetness or make later repairs more complicated.

In Denver, one particular issue should have reference: fractures that open and close seasonally. Property owners frequently inform me, "That crack nearly disappears in July, so it can't be severe." The opposite is generally real. Motion that big indicates the joint is under substantial stress. An appropriate repair may include cutting out old tape, using flexible substances, reinforcing with paper tape or fiberglass mesh in specific areas, and often even including backing where the initial installation was weak.

How professionals assess walls in Denver homes

A comprehensive assessment before any interior painting in Denver starts conserves time, money, and aggravation. When I stroll a residential or commercial property, I am not just 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, but a series of similar fractures in numerous spaces can indicate framing movement, truss uplift, or inconsistent taping during building and construction. Because case, merely covering each crack as if it were unrelated is unlikely to hold.

I also pay attention to ceilings. Denver's combination of textured ceilings and strong light makes ceiling problems extremely noticeable, especially at specific times of day. Hairline fractures along ceiling joints, separation where walls meet ceilings, and drooping in areas that when had leakages all need more than paint.

Moisture history matters as well. A water stain that "has been dry for many years" typically conceals loose tape, softened plaster, or mold. Expert drywall repair in Denver homes with past roofing or pipes leakages usually includes cutting out and replacing damaged areas, not just sealing and painting over them. Skipping this action leads to peeling and bubbling later.

Finally, I consider the customer's plans. If the house owner is preparing the home for sale within months, I may advise a different scope than if they prepare to remain for a years. A long-lasting property owner investing in a major color change should understand that the best return on that investment usually comes when the surface areas below are sound.

Common repair levels and what they suggest for painting

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

At the lightest level, you have basic patching. This covers nail holes, minor damages, small anchor holes, and hairline cracks that have not yet telegraphed broader. For this work, a painter uses lightweight joint compound, applies a couple of coats, sands thoroughly, and spot-primers. This approach is proper for light wear and tear.

Next up is joint support. For repeating fractures at joints, particularly above windows and doors, the repair typically includes cutting or scraping out the old joint, setting up brand-new tape, applying numerous coats of substance, sanding, and then priming. This is more labor intensive and frequently requires 2 to 3 check outs to permit appropriate drying in between coats.

Beyond that, there is patch replacement. When you have holes from previous electrical work, impact damage, or areas jeopardized by water, we eliminated and change the damaged portion with new drywall. This may include installing backing support, taping and mudding the joints, and thoroughly matching existing texture.



Finally, there is surface repair. Some Denver homes, particularly those that have seen multiple owners, have been patched numerous times that the walls establish a "bumpy" appearance. At this point, the very best technique is frequently to skim coat entire walls or ceilings with a thin layer of compound, then retexture or smooth as preferred. This raises the cost and timeline however can change an exhausted interior into something that feels recently built.

Your painting quote must explain which level of repair is consisted of. When somebody uses a surprisingly low cost for a big interior, drywall repair generally is not part of that number or is restricted to one of the most standard patching.

The role of primers and items in Denver interiors

Once repairs are total, the transition from mud to paint travel through one important action that many do-it-yourselfers avoid: appropriate priming.

In dry climates like Denver, joint compound and brand-new drywall are extremely absorbent. If you apply finish paint directly over them, particularly with darker or glossier colors, you often end up with "flashing" where fixed locations show light differently. The wall may look covered although it feels smooth.

Professional interior painting in Denver typically involves at least one of two approaches. For little separated spots on otherwise sound painted walls, spot-priming with a quality bonding primer is frequently adequate. For larger repairs, skim-coated walls, brand-new drywall, or heavy stains, we usually apply a full primer coat throughout the whole surface.

Moisture- and stain-blocking primers are particularly crucial over older water damage. Even if the area has been dry for many years, tannins, rust, or smoke residues can bleed through regular paint. Utilizing the appropriate guide saves repeated repainting later.

Paint shine also interacts with surface quality. Flat and matte paints conceal minor inconsistencies better than eggshell or satin. When a client wants higher shine on walls to enhance washability, specifically in households with kids or family pets, I change the level of drywall repair accordingly. A wall that looks flawless in flat paint might reveal faint lines and patches with eggshell under Denver's strong natural light.

How expert standards differ between residential and business work

The phrase "commercial painting contractors Denver" can imply anything from a two-person team managing a little office to big firms that repaint hospitals, schools, and high-rises. The requirements and concerns in business spaces often differ from those in personal homes.

In many commercial settings, function and resilience outrank excellence. Workplace passages, storage facility walls, stairwells, and mechanical areas require finishings that safeguard surface areas and permit cleaning, however they do not require the exact same level of visual improvement as a custom home theater or front entry in a residence.

That does not indicate drywall repair is overlooked in business tasks. Structural cracks, safety-related damage, and failing tape joints still require attention. Nevertheless, the finish level is often more flexible. For example, a conference room may get more thorough repair and a smoother surface than a back-of-house storage area in the exact same building.

In residential painting in Denver, the standard is generally greater since individuals live inches from these surface areas every day. They look at bedroom ceilings from their pillows, notification wall flaws while resting on the sofa, and see the same hallway in numerous lighting conditions. Property owners likewise rely more on natural daylight than business properties, which frequently utilize more consistent synthetic light.

If you are responsible for a mixed-use home or multifamily structure, it assists to clarify expectations space by area. Systems planned for premium rental or sale will gain from more careful drywall repair, while garages and utility rooms can be more utilitarian.

Budgeting for drywall repair in a repaint project

Cost surprises typically 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 substantial temperature level swings.

From experience, I normally encourage property owners to mentally allocate a portion of their interior painting spending plan to potential drywall repair. The percentage varies, but on a typical full-interior repaint in a 2,000 to 3,000 square foot home, it prevails for 10 to 25 percent of the labor cost to reflect patching, joint repair, and surface area preparation, presuming your house is in average condition.

Several aspects push that number higher:

Age of the home. Properties from the 50s through 70s in some cases utilized materials or approaches that do not age with dignity. Knocking on the walls, checking for plaster over lath, and taking a look at past repairs offers clues.

History of leaks or foundation shifts. Even if current wetness concerns have actually been solved, old damage frequently needs attention before painting.

Desire for finish level. A property owner who desires perfectly smooth walls with higher-sheen paint will require more substantial preparation than somebody comfy with modest imperfections and flat paint.

Scope of color modification. Going from dark to extremely light, or vice versa, tends to reveal more defects. When a client chooses a crisp white or deep navy, I prepare for and prepare for additional joint and surface correction.

The most transparent contractors in residential and business painting in Denver discuss these variables upfront. They may supply a base price for painting with an allowance for drywall repair, to be completed after a more comprehensive inspection. While that may feel less "neat" than a single complete number, it prevents aggravation later on when formerly concealed problems appear.

Deciding between repaint, repair, or full resurfacing

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

The option normally boils down to a contrast of 3 courses:

1. Simple repaint with spot patching

This is the least expensive and fastest option. It works well if the walls are essentially sound and you are comfy with some remaining subtle imperfections. It prevails in rentals, secondary rooms, and budget-conscious projects.

2. Targeted drywall repair followed by repainting

This approach addresses specific issue areas: recurring cracks, failed tape joints, harmed corners, and localized holes. It includes 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 renovation of wall systems



Here we discuss skim finishing whole spaces, retexturing ceilings, or even changing significant drywall areas. The objective is to revitalize surfaces that have actually seen decades of spots, texture experiments, and color changes. This choice makes good sense throughout larger remodels, when updating lighting, or when preparing a high-value residential or commercial property for sale.

The ideal choice depends not only on existing damage, but likewise on how long you plan to stay, your tolerance for future minor breaking, and whether adjacent upgrades are prepared. If you are replacing floor covering, cutting windows, or setting up brand-new lighting that will highlight walls in a different way, it can be a good idea to lean further towards more thorough repair or resurfacing.

Working successfully with painters and drywall repair specialists

Once you have actually picked the basic approach, the next step is picking who will do the work. In Denver, numerous trustworthy painting contractors also provide drywall repair in-house, a minimum of up to a specific level. Larger or more complex damage might involve expert drywall repair Denver CO teams, especially when structural issues or significant water damage exists.

Communication is crucial. Before work starts, stroll the area together and explain locations that concern you. A good contractor will likewise mention concerns you might not have actually observed, such as subtle ceiling fractures or bowed walls. Request information about:

Which locations will get fundamental patching only, and which will be completely repaired.

How texture will be matched, especially on ceilings.

What primers and products will be utilized to transition from repaired locations to finished paint.

What limitations they visualize, such as cracks that might come back gradually even with appropriate repair since of continuous structural movement.

For occupied homes, likewise talk about dust control. Severe drywall repair generates great dust that takes a trip quickly, specifically in forced-air homes. Professional teams use plastic containment, vacuum sanding where suitable, and thorough cleanup to keep interruption manageable.

If you manage or own commercial residential or commercial property, coordinate with your commercial painting contractors in Denver about gain access to times, noise, and security of furnishings and devices. Repair work in workplaces, schools, or retail areas often requires to take place in staged phases or off-hours, which affects scheduling and cost.

A practical way to consider your own walls

Homeowners frequently request a basic rule about when to repaint and when to repair. There is no formula that covers every case, but there is a useful method to look at your walls.

First, stand in the area at various times of day, especially when natural light angles across the surfaces. Look from numerous perspective, not simply straight on. If you can see more than a handful of lines, bulges, or mismatched patches, you are likely in "repair before repaint" territory.



Second, press gently on suspect locations. Softness, motion, or collapsing points to deeper issues than paint can fix.

Third, think about just how much attention the room receives. Entrances, main living rooms, cooking areas, and primary bed rooms are worthy of a higher requirement than closets, utility rooms, or low-use basements.

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

Fresh paint can absolutely transform an area, but it is just as excellent as what lies below. When you appreciate that relationship, and when you pick contractors who do the 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

My Denver Painter has an address of 1700 Lincoln St floor 17, Denver, CO 80203

My Denver Painter has a website <https://mydenverpainter.com/>

My Denver Painter has Google Maps listing <https://maps.app.goo.gl/gwTuJeP29uEnw3yM9>

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

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](#) 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](#), visit their website at <https://mydenverpainter.com/> or connect on social media via [Facebook](#) or on [Instagram](#)

After spending time at the [History Colorado Center](#), local owners often schedule My Denver Painter for drywall repair denver, interior painting denver, residential painting denver, commercial painting contractors denver, and drywall repair denver co improvements.