

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 begin to recognize a pattern. The paint looks worn out, but the real story sits underneath in the drywall. Cracks around windows, nail pops telegraphing through flat walls, joints revealing where a fast tape task failed a couple of freeze-thaw cycles later. By the time a house owner calls a painter, the question generally sounds simple: "Can we simply repaint?" The proper response typically is, "It depends what is going on behind that paint."



Deciding when you can securely repaint and when you need real drywall repair is among the most essential judgment calls in residential painting. It impacts how long your finish will last, how clean it will search in Colorado's brilliant natural light, and just how much you ultimately spend. Having actually worked on interior painting in Denver for years, I can say that the paintbrush is frequently the last tool that ought to come out of the van.

This is a guide to making that choice with clear eyes and reasonable expectations, whether you are a property owner preparation to revitalize a bedroom or a property supervisor collaborating with commercial painting contractors in Denver for a whole building.

Why drywall acts differently in Denver

Before deciding between repainting and drywall repair, it assists 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 individuals expect.

Winter brings low humidity and heated indoor air. Drywall and framing lumber lose wetness and contract. In spring and summertime, especially during wetter durations, they expand once again. This motion is small in outright terms, but at joints, corners, and fasteners it accumulates. Repeated movement stresses tape joints and substance, and it magnifies any shortcuts taken by [interior painting denver](#) the initial builder.

Several concerns show up routinely in residential painting in Denver since of this cycle:

Cracks above doors and windows. 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 especially common.

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

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

Tape joint failures. Where seams were not effectively filled and strengthened, seasonal motion causes fine lines at first, then noticeable ridges and even raised tape.

Denver's sunshine includes another problem. Bright, angled light, specifically from large south- and west-facing windows, reveals every flaw in drywall work. A little patch that might vanish under cloudy Midwestern skies will stand out clearly in a Cheesman Park living room at 2 p.m. That reality shapes how cautious interior painting in Denver needs to be, and why easy repainting over harmed drywall usually does not end well.



The genuine cost of "just paint over it"

Most homeowners call about paint, not drywall. The walls look dull, the color is dated, or a rental turnover is coming up. Confronted with a restricted spending plan 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 several problems.

First, paint does not bridge motion. Hairline fractures might vanish for a few months, particularly under flat paint, but as the structure goes through another season of expansion and contraction, those fractures come right back, often a bit bigger. I have actually seen freshly painted living rooms establish visible crack lines within a single winter season because the underlying joint was never effectively repaired.

Second, texture mismatches multiply. Denver homes typically have orange peel, knockdown, or customized textures on ceilings and walls. When spaces, 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 stand apart like polka dots. Throughout the years of repainting, these spots build up, and eventually the only truthful method to repair the space is to skim coat and retexture whole walls.

Third, adhesion can fail. In particular older properties in Denver, especially mid-century homes and some 70s builds, I come across walls that have actually seen oil-based paint, vinyl wallcoverings, or doubtful "texture in a

can" products. Repainting without appropriate priming and preparation can trigger brand-new paint layers to peel or flake. What appears like a color issue is really a substrate problem.

The most affordable job in the short term is often the most costly in the long term. In residential painting in Denver, the most successful jobs are the ones where painter and property owner are truthful at the start about what the walls really need.

When repainting alone is reasonable

Not every wall with a defect needs full drywall repair. There are scenarios where repainting with minimal patching is both appropriate and cost effective. Area, lighting, and use of the space all matter.

Repainting alone is normally sensible when:

The damage is cosmetic and very small. A couple of shallow scratches from moving furnishings, a couple of small nail holes from image hooks, or light scuffing in a hallway normally do not need what professionals would call "drywall repair". Touch-up compound, correct 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 analysis. In a mechanical room, unfinished basement, or inside particular closets, you are not paying for museum-quality surfaces. Functional repainting that covers and safeguards is typically sufficient.

The budget and timeframe are really constrained. Throughout a hurried rental turnover with renters set up to move in within days, there is sometimes no reasonable path for comprehensive drying times and multi-day repair sequences. Here, a sincere conversation matters: the owner understands that this is a "make prepared" repaint, not a top-tier interior painting project.

The key is to set expectations. Paint can only do so much by itself. If flaws will clearly stay visible after repainting, a simple expert ought to say so in advance.

Clear indications you require drywall repair before paint

Most individuals require drywall repair Denver CO services just when damage becomes obvious, but there are earlier warning signs that the surface area under your paint is beginning to fail. Capturing those indications early results in cleaner outcomes and less intrusive work.

Here is a concentrated list that typically shows you need real drywall repair before repainting:

1. Cracks that follow straight lines, especially 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 areas when you press gently near an old spot or water stain.
4. Clusters of circular bumps or shallow depressions suggesting nail or screw pops.
5. Bulging, staining, or drooping indicative of previous or ongoing wetness problems.

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

In Denver, one specific concern is worthy of mention: cracks that open and close seasonally. Property owners frequently tell me, "That fracture nearly vanishes in July, so it can't be serious." The reverse is usually true. Movement that big suggests the joint is under considerable stress. A correct repair might involve cutting out old tape, using versatile compounds, reinforcing with paper tape or fiberglass fit together in certain locations, and often even including support where the initial installation was weak.

How experts examine walls in Denver homes

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

Cracking patterns tell a story. A single diagonal fracture from the corner of a door might be a one-off, however a series of identical cracks in numerous spaces can indicate framing movement, truss uplift, or inconsistent taping during building and construction. In that case, merely patching each fracture as if it were unassociated is not likely to hold.

I likewise pay very close attention to ceilings. Denver's combination of textured ceilings and strong light makes ceiling flaws really noticeable, especially at particular times of day. Hairline fractures along ceiling joints, separation where walls satisfy ceilings, and drooping in locations that as soon as had leakages all need more than paint.

Moisture history matters too. A water stain that "has actually been dry for several years" typically hides loose tape, softened gypsum, or mold. Expert drywall repair in Denver homes with previous roof or pipes leakages usually includes cutting out and replacing damaged sections, not simply sealing and painting over them. Skipping this action results in peeling and bubbling later.

Finally, I think about the client's strategies. If the homeowner is preparing the residential or commercial property for sale within months, I might advise a different scope than if they prepare to remain for a years. A long-lasting property owner investing in a major color change ought to know that the very best return on that financial investment normally comes when the surface areas underneath are sound.

Common repair levels and what they imply for painting

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

At the lightest level, you have standard patching. This covers nail holes, small dents, little anchor holes, and hairline fractures that have actually not yet telegraphed broader. For this work, a painter uses light-weight joint substance, uses one or two coats, sands thoroughly, and spot-primers. This technique is suitable for light wear and tear.

Next up is joint reinforcement. For repeating cracks at seams, particularly above doors and windows, the repair normally includes cutting or scraping out the old joint, installing brand-new tape, applying several coats of compound, sanding, and then priming. This is more labor extensive and often requires two to three check outs to allow proper drying in between coats.

Beyond that, there is spot replacement. When you have holes from previous electrical work, effect damage, or areas compromised by water, we eliminated and replace the damaged portion with brand-new drywall. This may involve installing backing assistance, taping and mudding the joints, and carefully matching existing texture.

Finally, there is surface restoration. Some Denver homes, particularly those that have seen several owners, have been patched many times that the walls establish a "lumpy" appearance. At this moment, the best method is typically 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 transform a tired interior into something that feels newly built.

Your painting quote ought to make clear which level of repair is included. When somebody provides a remarkably low price for a large interior, drywall repair usually is not part of that number or is limited to the most standard patching.

The role of primers and products in Denver interiors

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

In dry environments like Denver, joint compound and brand-new drywall are extremely absorbent. If you use finish paint straight over them, particularly with darker or glossier colors, you often wind up with "flashing" where repaired areas show light in a different way. The wall might look covered even though it feels smooth.

Professional interior painting in Denver generally involves a minimum of one of 2 approaches. For small isolated spots on otherwise sound painted walls, spot-priming with a quality bonding primer is frequently enough. For bigger repairs, skim-coated walls, brand-new drywall, or heavy spots, we normally use a complete guide coat throughout the entire surface.

Moisture- and stain-blocking primers are especially essential 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 correct primer saves duplicated repainting later.

Paint sheen also connects with surface area quality. Flat and matte paints hide small disparities much better than eggshell or satin. When a client wants greater shine on walls to improve washability, specifically in families with kids or pets, I change the level of drywall repair appropriately. A wall that looks flawless in flat paint may show faint lines and spots with eggshell under Denver's strong natural light.

How expert standards differ in between residential and business work

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

In many commercial settings, function and durability outrank excellence. Office corridors, warehouse walls, stairwells, and mechanical areas require finishings that safeguard surface areas and allow cleaning, however they do not require the very same level of visual refinement as a custom home theater or front entry in a residence.

That does not suggest drywall repair is overlooked in commercial jobs. Structural fractures, safety-related damage, and failing tape joints still need attention. However, the finish level is typically more forgiving. For example, a meeting room may receive more extensive repair and a smoother surface than a back-of-house storage location in the same building.

In residential painting in Denver, the standard is usually greater because people live inches from these surface areas every day. They stare at bed room ceilings from their pillows, notification wall flaws while resting on the

sofa, and see the very same corridor in multiple lighting conditions. Homeowners also rely more on natural daylight than industrial residential or commercial properties, which typically use more uniform artificial light.

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

Budgeting for drywall repair in a repaint project

Cost surprises frequently occur from what is concealing under old paint. Smart budgeting acknowledges that a minimum of some drywall work is likely, particularly in older Denver housing stock or in structures that have experienced significant temperature swings.

From experience, I generally motivate property owners to mentally designate a part of their interior painting budget plan to potential drywall repair. The percentage differs, but on a normal 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 show patching, joint repair, and surface area preparation, assuming the house remains in typical condition.

Several aspects push that number higher:

Age of the home. Characteristic from the 50s through 70s sometimes utilized materials or approaches that do not age gracefully. Knocking on the walls, checking for plaster over lath, and looking at past repairs provides clues.

History of leakages or structure shifts. Even if current wetness issues have actually been dealt with, old damage typically requires attention before painting.

Desire for surface level. A property owner who wants completely smooth walls with higher-sheen paint will need more extensive prep than somebody comfy with modest imperfections and flat paint.

Scope of color modification. Going from dark to very light, or vice versa, tends to reveal more defects. When a customer picks a crisp white or deep navy, I expect and plan for additional joint and surface area correction.

The most transparent contractors in residential and business painting in Denver explain these variables upfront. They may supply a base price for painting with an allowance for drywall repair, to be settled after a more comprehensive inspection. While that might feel less "neat" than a single all-encompassing number, it avoids frustration later on when previously concealed problems appear.

Deciding in 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 devote to a bigger reset of the walls?

The option usually boils down to a contrast of three paths:



1. Simple repaint with spot patching

This is the least expensive and fastest choice. It works well if the walls are fundamentally sound and you are comfy with some sticking around subtle imperfections. It is common in leasings, secondary rooms, and budget-conscious projects.

2. Targeted drywall repair followed by repainting

This method addresses particular problem areas: repeating cracks, stopped working tape joints, damaged corners, and localized holes. It adds time and cost however significantly improves the look and durability of the paint. This is the most typical path for quality residential painting in Denver.

3. Full resurfacing or partial renovation of wall systems

Here we speak about skim covering entire spaces, retexturing ceilings, and even replacing considerable drywall sections. The objective is to revitalize surfaces that have actually seen decades of patches, texture experiments, and color changes. This option makes sense throughout bigger remodels, when upgrading lighting, or when preparing a high-value home for sale.

The best choice depends not just on current damage, however also on how long you plan to remain, your tolerance for future small splitting, and whether surrounding upgrades are planned. If you are changing floor covering, cutting windows, or installing brand-new lighting that will highlight walls differently, it can be smart to lean further toward more thorough repair or resurfacing.

Working successfully with painters and drywall repair specialists

Once you have actually picked the basic approach, the next action is selecting who will do the work. In Denver, many respectable painting contractors also offer drywall repair in-house, at least up to a particular level. Larger or more complicated damage may involve professional drywall repair Denver CO crews, especially when structural concerns or significant water damage exists.

Communication is key. Before work begins, stroll the area together and explain locations that worry you. A good contractor will likewise mention problems you might not have observed, such as subtle ceiling cracks or bowed walls. Ask for explanation about:

Which areas will get standard patching only, and which will be fully repaired.

How texture will be matched, especially on ceilings.

What primers and items will be utilized to transition from fixed locations to complete paint.

What limitations they anticipate, such as cracks that might reappear gradually even with appropriate repair because of ongoing structural movement.

For occupied homes, likewise discuss dust control. Severe drywall repair produces fine dust that travels quickly, especially in forced-air homes. Expert crews utilize plastic containment, vacuum sanding where proper, and comprehensive clean-up to keep disturbance manageable.

If you manage or own business residential or commercial property, coordinate with your commercial painting contractors in Denver about access times, noise, and security of furnishings and devices. Repair work in offices, schools, or retail spaces often needs to happen in staged stages or off-hours, which impacts scheduling and cost.

A practical method to consider your own walls

Homeowners often request for an easy guideline about when to repaint and when to repair. There is no formula that covers every case, but there is a useful way to 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 numerous perspective, not simply straight on. If you can see more than a handful of lines, bulges, or mismatched patches, you are most likely in "repair before repaint" territory.

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

Third, consider how much attention the room receives. Entranceways, primary living-room, kitchen areas, and primary bedrooms should have a higher standard than closets, utility spaces, or low-use basements.

Finally, believe in years, not months. If you expect to enjoy your new colors and surfaces for 7 to ten 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 correctly, barring major structural or moisture events.

Fresh paint can definitely transform an area, however it is just as great as what lies beneath. When you appreciate that relationship, and when you choose contractors who do the very same, your walls will look cleaner, feel more strong, and age more with dignity 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

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 remove, 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:3037206874) 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 dining at [City O' City](#), many locals turn to My Denver Painter for drywall repair denver, interior painting denver, residential painting denver, commercial painting contractors denver, and drywall repair denver co needs.