

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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Coordinating drywall repair and interior painting in Denver sounds simple up until you are the one fielding renter complaints, gazing at a calendar full of move-in dates, and attempting to keep common locations looking presentable. The work itself is not mystical. What separates smooth projects from costly, disruptive ones is timing, preparation, and practical expectations about how contractors operate in this market.

Property supervisors who handle portfolios across Denver currently know that jobs seldom line up with contractor accessibility, that leaks seem to appear right before peak leasing season, which an easy "spot and paint" can turn into a multi-day disruption if it is not sequenced properly. A little preparing around drywall repair and interior painting pays off in fewer surprises, less schedule slips, and less friction with locals and owners.

The point of view listed below reflects what tends to work on the ground in Denver, from both the property management side and the contractor side, for whatever from single-family rentals to mid-rise commercial spaces.

Why drywall and paint scheduling matters more than it seems

Drywall and paint are the skin of your structure. Tenants may never observe the brand-new water heater, but they will notice a badly patched ceiling in the living room or a mismatched touch-up over a hallway scuff. When scheduling is dealt with casually, three foreseeable issues show up.

First, units remain down longer than essential. A single ceiling spot that could have been dealt with in two visits drags into four or 5 journeys since humidity, temperature, or access windows were not considered.

Second, you wind up paying more. When a drywall team needs to return several times for small separated tasks, or when a painter has to mask twice because repairs were not ready, the ineffectiveness shows up in your invoice.

Third, your track record suffers. In Denver's competitive rental market, residents anticipate a certain baseline requirement. Repeated "We [residential painting denver mydenverpainter.com](https://mydenverpainter.com) are still waiting on the painter" emails throughout somebody's very first week in a new unit do not help renewals.

Understanding how drywall repair and interior painting collaborate offers you leverage. You can ask for reasonable timelines, package work wisely, and hold your suppliers to standards they can in fact meet.

Typical scopes: not all drywall repair is developed equal

The expression "drywall repair" covers whatever from a nail hole to a complete ceiling replacement after a sprinkler line failure. When you request drywall repair in Denver CO, contractors will mentally slot your task into among a few classifications, because each has its own scheduling pattern.

Cosmetic or minor repairs tend to involve nail pops, old television install holes, corner bead fractures, or little damages from furniture. These repairs usually pair quickly with interior painting in Denver, since they can be finished, sanded, and primed in one go to and frequently painted the exact same day if the items are compatible and humidity is low. You can typically fold this level of drywall work into a basic system repaint without disrupting the schedule.

Localized water damage is more complicated. Ceiling or upper wall stains from ice dams, roofing system leaks, or upstairs plumbing leakages prevail in Denver's older multifamily stock. When the leakage is fixed and the location has dried completely, a proficient drywall repair Denver crew will cut out jeopardized gypsum, change it, tape, float, and texture. Depending on the square video and wanted surface, the location might require several visits over 2 to 3 days before it is all set for painting. This is where scheduling starts to matter, particularly when a homeowner is still in place.

Large-scale or structural damage, for example after a fire or major flood, is better to light building and construction than basic repair. You will often need a devoted drywall subcontractor that collaborates with your general contractor or with industrial painting contractors in Denver for full build-back. These projects ought to be arranged as their own line items, not as "maintenance," due to the fact that they affect numerous trades and often involve examinations and insurance coverage adjusters.

Knowing which bucket your issue belongs in helps you pick the right supplier and build a calendar that is more than a guess.

The Denver context: climate, building stock, and code considerations

Denver's climate affects drying times, textures, and even paint selection. Low humidity assists joint compound set quickly, however large temperature swings develop motion in framing, which can open fractures at corners and along ceilings. In older brick or block buildings that have actually been retrofitted with drywall furred walls, you might see repeating fractures at the junctions of old and brand-new materials.

Cold weather brings another consideration. If your uninhabited system or business suite is not heated up to a minimum of the mid-50s Fahrenheit, joint compound and paint do not act as meant. Teams can use mud and guide in a cold space, but adhesion and curing will suffer, which comes back to you as callbacks later on. Professional contractors who focus on drywall repair Denver generally will not schedule significant interior work in a space that can not be reliably heated in winter season, or they will explicitly omit service warranty coverage.

Older properties also raise the question of lead-based paint. Numerous Denver homes and smaller sized multifamily structures constructed before 1978 have layers of old finishes under more recent drywall or skim coats. If work will disrupt painted surface areas in those structures, particularly during residential painting in Denver for tenant-occupied units, you ought to validate that your contractor is licensed in lead-safe practices. That certification typically impacts staffing and timing because containment and cleanup include meaningful time to each visit.

On the commercial side, fire-rated assemblies and sound-rated partitions are common. If your drywall repair intrudes into a rated passage wall or demising wall in an office building, the contractor might require to match specific products and attachment methods. That typically stretches the schedule a little but, more significantly, requires a contractor experienced in commercial painting and build-back instead of a handyman-level vendor.

Sequencing drywall repair and interior painting: how the calendar truly works

From the outside, it appears easy: fix the drywall, then paint. In practice, each phase conceals smaller sized steps. Once you see those steps, you can set up more exactly and prevent stacking sell an ineffective way.

For a normal moderate drywall repair in Denver, the sequence typically appears like this:

First check out. The crew secures flooring and home furnishings, cuts away harmed product, sets up new drywall if required, and applies the very first coat of joint substance. If texture is light and the location is little, the first coat might likewise be the base for texture.

Second visit. They apply extra coats of joint compound, sand where appropriate, and bring the surface area to a paint-ready condition. Texture is matched at this phase. On bigger or more complex repairs, there might be a 3rd visit simply for touch-ups and sanding.

Prime and seal. Stained areas, particularly from water or nicotine, get a stain-blocking guide. Avoiding this action to "conserve time" almost always costs more later on when yellow or brown shadows bleed through new paint. In some cases, your interior painting Denver contractor will manage this; in others, the drywall team does it.

Topcoat. When primed and totally dry, walls or ceilings are prepared for painting. For occupied residential systems, lots of supervisors prefer low-odor, low-VOC paints to keep grievances down. In industrial suites, especially with tight turnover windows, fast-drying items are common.

Texture and guide normally add one to two days to your calendar, not because they take that long in labor but due to the fact that drying and curing exist whether or not anyone is on site. Preparation for that gap assists avoid the classic problem of a paint team showing up to discover moist mud and a room filled with dust.

Key details to lock down before you ask for bids

Before you get the phone or send out an email blast for drywall repair Denver CO quotes, collect a few specifics. These details figure out rates, crew size, and how contractors stack your work against their other projects.

- Exact areas and approximate sizes of damages or locations to be repainted
- Occupancy status of each space (vacant, occupied, industrial company hours, etc)
- Access restrictions, such as elevator restrictions, parking obstacles, or limited work hours
- Desired surface level (blend with existing, repaint whole wall, repaint whole space or system)
- Deadlines tied to move-in dates, evaluations, or lease commencements

Including clear images with a scale reference, such as a measuring tape or piece of letter paper, can substantially improve the accuracy of remote price quotes, particularly for scattered-site residential properties where site visits are not practical for small jobs.

For bigger typical area jobs, like repainting a corridor after a pipeline chase repair on several floors, an onsite walk-through deserves the time. Good business painting contractors Denver will notice things you might not see, such as stopping working caulk at door frames, baseboard scuffs that will look even worse next to fresh walls, or lighting conditions that impact color perception.

Balancing resident experience with schedule pressure

Occupied units are the hardest environment for drywall and painting work. Occupants want very little disturbance, however your teams require time and space to perform. The property manager's function is part diplomat, part traffic controller.

Communicate early and specifically. "The drywall contractor will get here sometime today" is almost ensured to produce friction. A practical approach that works in lots of Denver multifamily communities is to send a written notification at least two days in advance with a date range and normal time window, then have the contractor verify or tighten up the window the day previously. This provides residents a chance to move valuables, secure pets, and change work-from-home schedules.

Containment and tidiness also matter more in occupied areas. Ask your vendor what their standard security techniques are: plastic sheeting on furniture, dust barriers in entrances, floor defense from the entry to the workspace. When you examine drywall repair Denver service providers, look beyond their patchwork and concentrate on whether they train crews in considerate behavior around residents. One unpleasant visit can undo months of goodwill.

On the timing side, brief everyday work windows can stretch a two-day task into four or five calendar days. If your structure guidelines or occupant needs limit noisy work to a three-hour window in the afternoon, factor that into your pledges to owners and inbound homeowners. Many residential painting Denver contractors will be honest about how such constraints alter the timeline, but they require that information at bidding phase, not after the schedule is set.

Vacant unit turns: incorporating drywall and paint with cleaning and maintenance

Turnovers offer more flexibility because teams can work longer hours and leave tools in location overnight. The obstacle is compressing several trades into a narrow window between move-out and move-in while remaining sane.

A useful sequence lots of Denver property supervisors utilize for standard unit turns looks like this: initially, stroll the system within 24 hr of move-out and document all drywall and paint issues. Second, schedule drywall repair for the earliest possible slot, even if paint colors are still being finalized. Third, schedule painting after the drywall work is completely finished and dust has actually been controlled, then organize cleansing as the final interior trade.



Where people enter into trouble is asking the painter to "handle a few patches" on the fly without additional spending plan or time. Competent interior painting Denver teams can perform basic patching, however big or various repairs slow them down substantially. If the level of damage is foreseeable for your home type, consider a standing contract with a drywall repair Denver supplier to check out on set days of the week for system turns. Consistency here frequently equates to affordable rates and fewer last-minute scrambles.

Unusual repairs, such as changing areas of ceiling after a leak, ought to be processed as separate work orders with their own timeline. Trying to fold significant drywall work into a standard 3 to 5 day turn is one of the fastest ways to miss move-in dates.

Commercial areas: coordination with renters and building operations

Office, retail, and medical spaces throughout Denver add another layer: business operations. In commercial settings, access windows are often overnight, morning, or weekends just. This schedule impacts how rapidly business painting contractors Denver can move your job along.

For example, repairing a 150 square foot area of hallway ceiling in a downtown office tower might include after-hours access, freight elevator bookings, security check-ins, and coordination with janitorial schedules. Your contractor requires that map before they assure dates, and you need to align it with your renter's expectations, especially if they remain in a professional or medical setting with rigorous tidiness requirements.

One useful way to improve is to bundle work. If several suites on a floor have small drywall concerns, schedule them together with one corridor or lobby repaint instead of piecemeal. Contractors can then leave dust barriers and defense in place and sequence sanding and painting more efficiently, which usually yields better pricing per square foot and a shorter overall disruption period.

Remember that business residential or commercial property supervisors likewise must think about constructing systems. Sprinkler heads, exit indications, and emergency alarm gadgets near drywall repairs may need to be bagged or temporarily secured, and some structure engineers will want to exist. Including a day for coordination is seldom wasted time; it avoids costly incorrect alarms and occupant frustration.

Choosing the best type of contractor for the job

Not every drywall and paint task requires the very same level of contractor. As a home supervisor, you must construct a stable of suppliers, each matched to a certain band of job size and complexity.

For little, frequent repairs in occupied units, a reliable handyman or little drywall repair Denver CO expert with strong customer service skills can be ideal, specifically if they are already acquainted with your structure designs and gain access to protocols. The secret is consistency and responsiveness rather than the most inexpensive per-visit rate.

For full unit repaints, particularly when integrated with modest spot work, developed residential painting Denver companies are normally the much better choice. They bring enough staffing to finish numerous rooms in one or two days, understand rental-grade finishes, and typically can suggest long lasting items that reduce long-term maintenance.

For substantial typical location jobs, high-visibility spaces, or anything including specialized finishes, industrial painting contractors Denver deserve their greater mobilization expense. They are used to working within HOA guidelines, coordinating around security and building engineering, and providing a professional look that satisfies boards and possession managers.

On big loss or build-back projects involving major drywall restoration along with painting, lean towards basic contractors or repair companies that can supervise multiple trades. Attempting to self-coordinate framing, insulation, drywall, texture, priming, and painting throughout separate suppliers can rapidly end up being an all-consuming side job for your staff.

Pricing, allowances, and working with owners

Owners and asset managers regularly undervalue the time and cost of proper drywall and interior painting work. That space produces tension if you do not interact it early.

When you prepare budgets, specifically for capital projects like passage repainting or lobby revitalizes, include sensible line items for substrate repair. As a rule of thumb, older buildings in Denver typically require 10 to 20 percent of the paint budget again in wall and ceiling preparation, especially where there are hairline fractures, old fastener pops, or failing previous repairs. Presenting that as a different allowance gives you room to address issues without constant change orders.

For regular make-ready budget plans, track the average cost of drywall repair per unit type on your residential or commercial properties. Over a couple of months, you will see patterns: possibly one building regularly has \$150 of repair per turn due to settling cracks, while another averages just patching nail holes. Sharing those reasonable figures with owners supports your case for preventive work, such as attending to wetness sources, rather than consistently patching the exact same areas.

When owners demand "just retouch" to save cost, explain the compromises. Touch-up over a whole wall or ceiling that has actually aged or chalked normally looks even worse than leaving the imperfection, especially with low-sheen paints. An honest description, backed by images from prior tasks, secures you from being blamed when a low-cost option looks low-cost.

A practical multi-day timeline example

To connect the concepts together, consider a typical scenario in Denver: a vacant one-bedroom unit with a 3 foot by 4 foot living room ceiling repair from a now-resolved pipes leakage, plus a full repaint.

A reasonable schedule may appear like this.

- Day 1: Drywall crew gets rid of harmed material, installs brand-new board, tapes joints, applies first coat of joint substance, and sets initial drying fans if needed.
- Day 2: 2nd coat of compound, sanding of earlier work, application of texture to match existing, basic website cleanup.
- Day 3: Guide and stain blocker over repaired area, spot guide on other spot areas, last sanding as needed.
- Day 4: Painting crew completes ceiling and wall repaint throughout the system, trims and doors as specified, and carries out basic touch-ups.
- Day 5: Last walkthrough, detail touch-ups, and cleaning personnel prepares the system for move-in.

In practice, you might compress or extend this depending upon gain access to hours and contractor staffing, but this design appreciates drying times and sequencing. If you attempt to collapse that schedule into 2 days, something will provide, usually quality.

Common risks and how to prevent them

Seasoned property managers in Denver tend to discover the exact same lessons the difficult method. A few of the most regular issues:

Assuming painters will "just repair the drywall" at no extra expense. Excellent painters can handle small patches, but medium and large repairs are not incidental work. Clarify in the scope who owns each task.

Underestimating prep time in older buildings. Multiple layers of paint, previous irregular repairs, and textured surface areas often require more sanding and skim finishing before brand-new paint can look acceptable. If a bid seems dramatically lower than others, ask just how much preparation is included.



Ignoring wetness sources. Painting over an area that has not totally dried, or where a leak is only briefly resolved, ensures a return go to. For repeating spots, consider bringing in a structure envelope expert or plumbing professional before licensing cosmetic work.

Stacking trades too securely. Scheduling cleaners, carpet installers, and painters in the very same unit on the exact same day to "conserve time" almost always backfires. Dust, wet surface areas, and foot traffic do not mix well with fresh paint.

Relying entirely on touch-up paint in high-traffic common areas. Hallways, elevator lobbies, and stairwells in active residential or commercial properties accumulate scuffs and dings. At a particular point, separated touch-ups develop a patchwork effect. Preparation regular full repaints by commercial painting contractors Denver provides you a reset that is both more attractive and much easier to maintain.

Using relationships, not just bids, to keep schedules predictable

Drywall repair and interior painting are relationship-driven trades. Contractors prioritize customers who interact clearly, pay on time, and supply repeat work. As a property manager, you can use that dynamic to support your scheduling.

Consider establishing master service agreements or chosen vendor lists with a few drywall repair Denver and interior painting Denver partners who comprehend your portfolio. Share your anticipated yearly volume, typical unit sizes, and peak turnover seasons. In return, request for target action times for emergency situations, basic scheduling windows for non-emergency work, and after-hours rates when necessary.

Over time, these relationships let you make a telephone call in April for July passage repainting, or secure a crew for an unforeseen early move-in without paying crisis pricing. Contractors, for their part, can prepare staffing and material purchases around your predictable needs.

Scheduling drywall repair and interior painting will never be entirely effortless, specifically in a busy market. With a clear sense of how the work in fact unfolds, realistic respect for drying and treating times, and the best mix of specialized vendors, Denver property supervisors can turn what is typically a source of stress into a workable, repeatable procedure that keeps both owners and homeowners satisfied.

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

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: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:3037206874), 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.