

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 sufficient Denver homes and you start to acknowledge a pattern. The paint looks worn out, but the real story sits below in the drywall. Fractures around windows, nail pops telegraphing through flat walls, seams showing where a fast tape job failed a couple of freeze-thaw cycles later. By the time a property owner calls a painter, the concern usually sounds basic: "Can we simply repaint?" The appropriate response often is, "It depends what is going on behind that paint."

Deciding when you can safely repaint and when you require real drywall repair is one of the most essential judgment calls in residential painting. It impacts for how long your finish will last, how tidy it will look in Colorado's brilliant natural light, and how much you ultimately invest. Having worked on interior painting in Denver for years, I can state that the paintbrush is typically the last tool that should come out of the van.

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

Why drywall acts differently in Denver

Before choosing in between repainting and drywall repair, it helps to understand what Denver's climate 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 moisture and contract. In spring and summertime, particularly throughout wetter durations, they broaden again. This motion is little in outright terms, however at joints, corners, and fasteners it builds up. Repetitive motion worries tape joints and substance, and it amplifies any faster ways taken by the original builder.

Several issues appear routinely in residential painting in Denver due to the fact that of this cycle:

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

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

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

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

Denver's sunshine adds another complication. Intense, angled light, particularly from large south- and west-facing windows, exposes every imperfection in drywall work. A little spot that may disappear under cloudy Midwestern skies will stand apart clearly in a Cheesman Park living room at 2 p.m. That reality shapes how cautious interior painting in Denver requires to be, and why easy repainting over damaged drywall generally does not end well.

The genuine cost of "simply paint over it"

Most house owners call about paint, not drywall. The walls look drab, the color is obsoleted, or a rental turnover is showing up. Faced with a restricted budget or schedule, it is tempting to "let the painter figure it out" and assume any imperfections will disappear under a number of coats.

In practice, skipping required drywall repair in Denver homes develops a number of problems.

First, paint does not bridge motion. Hairline cracks may vanish for a couple of months, especially under flat paint, however as the structure goes through another season of growth and contraction, those fractures come right back, typically a bit bigger. I have viewed newly painted living-room establish visible fracture lines within a single winter because the underlying joint was never ever correctly repaired.

Second, texture mismatches increase. Denver homes frequently have orange peel, knockdown, or custom-made textures on ceilings and walls. When gaps, gouges, or old wall anchors get a dab of mud, a fast sand, and a coat of paint, the patched areas look smooth versus a textured field. Under the right light they stick out like polka dots. Throughout the years of repainting, these areas collect, and ultimately the only honest method to fix the room is to skim coat and retexture whole walls.

Third, adhesion can fail. In specific older residential or commercial properties in Denver, especially mid-century homes and some 70s builds, I encounter walls that have seen oil-based paint, vinyl wallcoverings, or doubtful "texture in a can" items. Repainting without appropriate priming and prep can cause brand-new paint layers to peel or flake. What appears like a color problem is in fact a substrate problem.

The least expensive job in the short-term is frequently the most costly in the long term. In residential painting in Denver, the most effective jobs are the ones where painter and house owner are honest at the start about what the walls genuinely need.

When repainting alone is reasonable

Not every wall with a flaw needs full drywall repair. There are circumstances where repainting with minimal patching is both appropriate and expense effective. Location, lighting, and use of the room all matter.

Repainting alone is normally sensible when:

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

The wall has heavy texture that disguises small defects. A well-applied knockdown or aggressive orange peel can hide minor disparities 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 minimal scrutiny. In a mechanical space, incomplete basement, or inside certain closets, you are not spending for museum-quality finishes. Practical repainting that covers and protects is frequently sufficient.

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

The secret is to set expectations. Paint can only do so much on its own. If problems will plainly stay visible after repainting, an uncomplicated professional should state so in advance.

Clear signs you require drywall repair before paint

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

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

1. Cracks that follow straight lines, particularly at seams, corners, or above doors and windows.
2. Areas where the tape edge shows up or a little raised under your fingertip.
3. Soft or crumbly spots when you press carefully near an old spot or water stain.
4. Clusters of circular bumps or shallow anxieties suggesting nail or screw pops.
5. Bulging, staining, or sagging indicative of past or ongoing wetness problems.

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

In Denver, one specific concern deserves mention: cracks that open and close seasonally. Property owners frequently inform me, "That fracture almost vanishes in July, so it can't be major." The opposite is generally real. Movement that big indicates the joint is under substantial stress. An appropriate repair may involve cutting out old tape, utilizing versatile substances, strengthening with paper tape or fiberglass fit together in particular areas, and sometimes even adding support where the initial setup was weak.

How professionals assess walls in Denver homes

An extensive evaluation before any interior painting in Denver begins conserves time, cash, and disappointment. When I walk a home, I am not simply glancing for obvious holes. I am trying to find patterns.



Cracking patterns narrate. A single diagonal crack from the corner of a door might be a one-off, but a series of similar cracks in several rooms can suggest framing movement, truss uplift, or irregular taping during construction. In that case, just covering each crack as if it were unassociated is unlikely to hold.

I likewise pay close attention to ceilings. Denver's mix of textured ceilings and strong light makes ceiling flaws very obvious, especially at particular times of day. Hairline fractures along ceiling joints, separation where walls meet ceilings, and drooping in areas that when had leakages all require more than paint.

Moisture history matters as well. A water stain that "has 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 normally includes cutting out and replacing damaged areas, not simply sealing and painting over them. Avoiding this action results in peeling and bubbling later.

Finally, I think about the customer's strategies. If the homeowner is preparing the property for sale within months, I may suggest a various scope than if they plan to stay for a years. A long-term property owner investing in a significant color change must know that the best return on that investment usually comes when the surfaces underneath are sound.

Common repair levels and what they mean for painting

Not all drywall repair is the 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 not yet telegraphed wider. For this work, a painter utilizes light-weight joint compound, applies one or two coats, sands thoroughly, and spot-primers. This technique is appropriate for light wear and tear.

Next up is joint reinforcement. For recurring fractures at seams, particularly above windows and doors, the repair normally includes cutting or scraping out the old joint, setting up brand-new tape, applying multiple coats of compound, sanding, and after that priming. This is more labor extensive and often requires two to three check outs to permit correct drying between coats.

Beyond that, there is spot replacement. When you have holes from past electrical work, impact damage, or sections compromised by water, we eliminated and replace the damaged part with new drywall. This may involve installing backing assistance, taping and mudding the joints, and thoroughly matching existing texture.

Finally, there is surface area restoration. Some Denver homes, especially those that have seen several owners, have actually been covered a lot of times that the walls develop a "lumpy" appearance. At this point, the very best method is often to skim coat whole walls or ceilings with a thin layer of substance, then retexture or smooth as wanted. This raises the cost and timeline however can change a tired interior into something that feels freshly built.



Your painting quote need to make clear which level of repair is included. When someone offers a surprisingly low cost for a large interior, drywall repair generally is not part of that number or is restricted to the most fundamental patching.

The role of guides and items in Denver interiors

Once repairs are total, the transition from mud to paint go through one important step that lots of do-it-yourselfers avoid: proper priming.

In dry climates like Denver, joint substance and new drywall are extremely absorbent. If you apply finish paint straight over them, particularly with darker or glossier colors, you typically end up with "flashing" where repaired locations reflect light in a different way. The wall may look patched even though it feels smooth.

Professional interior painting in Denver typically includes at least one of 2 methods. For little separated spots on otherwise sound painted walls, spot-priming with a quality bonding guide is often adequate. For bigger repairs, skim-coated walls, brand-new drywall, or heavy spots, we generally use a full guide coat across the whole surface.

Moisture- and stain-blocking primers are especially important over older water damage. Even if the location has actually been dry for years, tannins, rust, or smoke residues can bleed through regular paint. Utilizing the correct primer conserves duplicated repainting later.

Paint shine likewise connects with surface quality. Flat and matte paints conceal small inconsistencies better than eggshell or satin. When a client desires greater sheen on walls to improve washability, particularly in households with kids or family pets, I adjust the level of drywall repair appropriately. A wall that looks flawless in flat paint might show faint lines and patches with eggshell under Denver's strong natural light.

How expert requirements differ between residential and industrial work

The phrase "commercial painting contractors Denver" can imply anything from a two-person team dealing with a little office to big firms that repaint healthcare facilities, schools, and high-rises. The standards and priorities in business spaces in some cases differ from those in personal homes.

In lots of commercial settings, function and sturdiness outrank perfection. Workplace passages, storage facility walls, stairwells, and mechanical areas need coatings that safeguard surfaces and permit cleaning, however they do not need the very same level of visual improvement as a custom-made home theater or front entry in a residence.

That does not indicate drywall repair is ignored in commercial jobs. Structural cracks, safety-related damage, and stopping working tape joints still require attention. However, the finish level is frequently more flexible. For instance, a meeting room might receive more comprehensive repair and a smoother finish than a back-of-house storage location in the very same building.

In residential painting in Denver, the standard is typically greater due to the fact that people live inches from these surfaces every day. They gaze at bed room ceilings from their pillows, notification wall flaws while sitting on the couch, and see the very same corridor in multiple lighting conditions. Property owners also rely more on natural daytime than business homes, which frequently use more uniform artificial light.

If you are responsible for a mixed-use home or multifamily building, it helps to clarify expectations area by area. Systems planned for premium rental or sale will take advantage of more careful drywall repair, while garages and utility rooms can be more utilitarian.

Budgeting for drywall repair in a repaint project

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

From experience, I normally encourage house owners to mentally designate a portion of their interior painting budget to prospective drywall repair. The percentage differs, however 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 reflect patching, joint repair, and surface area preparation, presuming your house is in typical condition.

Several factors push that number higher:

Age of the home. Residence from the 50s through 70s sometimes utilized materials or methods that do not age with dignity. Knocking on the walls, looking for plaster over lath, and taking a look at past repairs gives clues.

History of leakages or structure shifts. Even if existing wetness problems have been fixed, old damage often needs attention before painting.

Desire for finish level. A house owner who desires completely smooth walls with higher-sheen paint will require more substantial prep than someone comfy with modest flaws and flat paint.

Scope of color modification. Going from dark to really light, or vice versa, tends to expose more defects. When a client picks a crisp white or deep navy, I prepare for and plan for extra joint and surface correction.

The most transparent contractors in residential and commercial painting in Denver discuss these variables in advance. They may offer a base rate for painting with an allowance for drywall repair, to be settled after a more comprehensive inspection. While that might feel less "tidy" than a single all-encompassing number, it avoids frustration later when previously hidden concerns appear.

Deciding between repaint, repair, or full resurfacing

At some mydenverpainter.com [drywall repair denver co](#) point, specifically in long-occupied homes, you reach a crossroads. Do you keep patching and repainting, or is it time to commit to a larger reset of the walls?

The option typically comes down to a comparison of three courses:

1. Simple repaint with spot patching

This is the least costly and fastest option. It works well if the walls are basically sound and you are comfy with some remaining subtle flaws. It is common in leasings, secondary rooms, and budget-conscious projects.

2. Targeted drywall repair followed by repainting

This technique addresses specific problem areas: repeating cracks, failed tape joints, harmed corners, and localized holes. It includes time and cost however significantly enhances the look and durability of the paint. This is the most common path for quality residential painting in Denver.

3. Full resurfacing or partial remodelling of wall systems

Here we talk about skim finishing entire rooms, retexturing ceilings, or perhaps replacing considerable drywall sections. The goal is to rejuvenate surfaces that have actually seen decades of patches, texture experiments, and color changes. This option makes sense throughout bigger remodels, when updating lighting, or when preparing a high-value residential or commercial property for sale.

The best option depends not only on existing damage, however also on the length of time you prepare to stay, your tolerance for future small cracking, and whether nearby upgrades are prepared. If you are replacing flooring, trimming windows, or installing new lighting that will highlight walls in a different way, it can be smart to lean even more toward more comprehensive repair or resurfacing.

Working effectively with painters and drywall repair specialists

Once you have selected the basic method, the next action is selecting who will do the work. In Denver, numerous trustworthy painting contractors likewise use drywall repair in-house, at least as much as a certain level. Larger or more complicated damage might include specialist drywall repair Denver CO crews, specifically when structural issues or significant water damage exists.

Communication is crucial. Before work begins, stroll the space together and mention areas that concern you. A good contractor will likewise explain problems you might not have seen, such as subtle ceiling cracks or bowed walls. Request for explanation about:

Which areas will receive fundamental patching only, and which will be totally repaired.



How texture will be matched, especially on ceilings.

What guides and products will be utilized to transition from fixed areas to finished paint.

What restrictions they foresee, such as fractures that may come back with time even with appropriate repair due to the fact that of ongoing structural movement.

For inhabited homes, also go over dust control. Severe drywall repair creates great dust that takes a trip quickly, particularly in forced-air homes. Expert crews use plastic containment, vacuum sanding where appropriate, and extensive clean-up to keep disturbance manageable.

If you manage or own business property, coordinate with your business painting contractors in Denver about access times, sound, and security of home furnishings and devices. Repair in workplaces, schools, or retail spaces frequently needs to take place in staged phases or off-hours, which affects scheduling and cost.

A practical way to think about 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 practical method to take a look at your walls.

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

Second, press carefully on suspect areas. Softness, movement, or collapsing points to much deeper issues than paint can fix.

Third, consider just how much attention the space gets. Entryways, main living rooms, kitchens, and main bed rooms should have a greater requirement than closets, energy spaces, or low-use basements.

Finally, believe in years, not months. If you expect to enjoy your new colors and finishes for seven 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 properly, disallowing significant structural or moisture events.

Fresh paint can absolutely transform an area, however it is only as good as what lies underneath. When you respect that relationship, and when you pick contractors who do the exact same, your walls will look cleaner, feel more strong, and age more gracefully in Denver's requiring 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

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.