

Business Name: My Denver Painter

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

Phone: (303) 720-6874

My Denver Painter

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

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1700 Lincoln St floor 17, Denver, CO 80203

Business Hours

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

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Walk into enough Denver homes and you start to recognize a pattern. The paint looks worn out, however the genuine story sits beneath in the drywall. Cracks around windows, nail pops telegraphing through flat walls, seams showing where a quick 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 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 crucial judgment calls in residential painting. It affects how long your finish will last, how clean it will search in Colorado's intense natural light, and just how much you ultimately spend. Having worked on interior painting in Denver for many years, I can say that the paintbrush is frequently the last tool that should come out of the van.

This is a guide to making that decision with clear eyes and practical expectations, whether you are a homeowner planning to refresh a bed room or a residential or commercial property supervisor coordinating with industrial painting contractors in Denver for a whole building.

Why drywall acts in a different way in Denver

Before choosing 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 people expect.

Winter brings low humidity and heated indoor air. Drywall and framing lumber lose moisture and agreement. In spring and summer, specifically throughout wetter periods, they broaden again. This movement is small in absolute terms, but at joints, corners, and fasteners it builds up. Repetitive movement stresses tape joints and compound, and it amplifies any shortcuts taken by the initial builder.

Several concerns show up frequently in residential painting in Denver because of this cycle:

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

Vertical fractures on vaulted or high walls. In older homes around Denver, tall walls that get full sun on the exterior side of your home can break inside along framing lines.

Nail pops and screw pops. As framing shifts, fasteners back out somewhat, pushing versus the drywall surface. Painters often see clusters of small circles or bumps, especially on ceilings.

Tape joint failures. Where seams were not appropriately filled and enhanced, seasonal movement triggers fine lines at first, then visible ridges and even raised tape.

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

The real cost of "just paint over it"

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

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

First, paint does not bridge motion. Hairline cracks might disappear for a few months, particularly under flat paint, however as the structure goes through another season of growth and contraction, those fractures come right back, frequently a bit larger. I have actually viewed newly painted living-room establish noticeable fracture lines within a single winter season because the underlying joint was never effectively repaired.

Second, texture mismatches increase. Denver homes often have orange peel, knockdown, or custom-made 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 right light they stick out like polka dots. Over the years of repainting, these spots build up, and ultimately the only honest way 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 experience walls that have actually seen oil-based paint, vinyl wallcoverings, or doubtful "texture in a can" items. Repainting without proper priming and prep can trigger new paint layers to peel or flake. What looks like a color problem is really a substrate problem.

The least expensive task in the short-term is often the most expensive in the long term. In residential painting in Denver, the most effective jobs are the ones where painter and homeowner are truthful at the start about what the walls truly need.

When repainting alone is reasonable

Not every wall with a flaw needs complete drywall repair. There are scenarios where repainting with very little patching is both appropriate and expense reliable. Place, lighting, and usage of the space all matter.

Repainting alone is normally affordable when:

The damage is cosmetic and extremely minor. A couple of shallow scratches from moving furnishings, a number of small nail holes from picture hooks, or light scuffing in a corridor typically do not need what specialists would call "drywall repair". Touch-up substance, correct priming, and knowledgeable sanding are enough.

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

The area sees minimal examination. In a mechanical space, unfinished basement, or inside certain closets, you are not paying for museum-quality finishes. Practical repainting that covers and secures is often sufficient.

The budget and timeframe are really constrained. Throughout a rushed rental turnover with tenants set up to move in within days, there is sometimes no reasonable course for substantial drying times and multi-day repair sequences. Here, a truthful discussion matters: the owner comprehends 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 flaws will clearly remain visible after repainting, an uncomplicated expert should say so in advance.

Clear indications you need drywall repair before paint

Most people require drywall repair Denver CO services only when damage ends up being obvious, however there are earlier indication that the surface area under your paint is starting to stop working. [My Denver Painter drywall repair denver](#) Catching those indications early leads to cleaner results and less invasive work.

Here is a concentrated checklist that typically shows you require genuine drywall repair before repainting:

1. Cracks that follow straight lines, specifically at joints, corners, or above doors and windows.
2. Areas where the tape edge is visible or slightly raised under your fingertip.
3. Soft or crumbly spots when you press carefully near an old spot or water stain.
4. Clusters of circular bumps or shallow depressions suggesting nail or screw pops.
5. Bulging, staining, or sagging a sign of previous or continuous wetness problems.

Any of these conditions recommends that the integrity 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 particular concern should have reference: cracks that open and close seasonally. Property owners typically tell me, "That fracture practically vanishes in July, so it can't be serious." The opposite is usually true. Motion that large suggests the joint is under considerable tension. A correct repair may involve cutting out old tape, utilizing flexible compounds, strengthening with paper tape or fiberglass fit together in certain areas, and often even adding support where the initial installation was weak.



How specialists evaluate walls in Denver homes

A comprehensive assessment before any interior painting in Denver starts saves time, money, and disappointment. When I walk a property, I am not just glancing for obvious holes. I am trying to find patterns.

Cracking patterns narrate. A single diagonal fracture from the corner of a door may be a one-off, but a series of identical fractures in multiple rooms can indicate framing motion, truss uplift, or irregular taping throughout building. Because case, simply covering each crack as if it were unassociated is not likely to hold.

I likewise pay attention to ceilings. Denver's combination of textured ceilings and strong light makes ceiling flaws very obvious, particularly at particular times of day. Hairline fractures along ceiling joints, separation where walls fulfill ceilings, and sagging in locations that when had leaks all need more than paint.

Moisture history matters too. A water stain that "has actually been dry for years" typically hides loose tape, softened gypsum, or mold. Expert drywall repair in Denver homes with past roof or pipes leaks normally involves eliminating and replacing broken areas, not simply sealing and painting over them. Avoiding this step leads to peeling and bubbling later.

Finally, I consider the customer's strategies. If the homeowner is preparing the residential or commercial property for sale within months, I might suggest a various scope than if they prepare to remain for a years. A long-term homeowner investing in a major color modification should know that the best return on that investment normally comes when the surface areas below are sound.

Common repair levels and what they suggest for painting

Not all drywall repair is the same. The repair technique should match the damage and the expectations for the final finish.

At the lightest level, you have basic patching. This covers nail holes, small damages, little anchor holes, and hairline fractures that have not yet telegraphed larger. For this work, a painter uses lightweight joint substance, applies a couple of coats, sands carefully, and spot-primers. This approach is suitable for light wear and tear.

Next up is joint reinforcement. For recurring cracks at joints, specifically above windows and doors, the repair typically includes cutting or scraping out the old joint, setting up new tape, applying numerous coats of compound, sanding, and after that priming. This is more labor intensive and typically needs two to three visits to permit proper drying in 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 change the damaged portion with brand-new drywall. This may include installing backing support, taping and mudding the joints, and thoroughly matching existing texture.

Finally, there is surface area restoration. Some Denver homes, especially those that have actually seen multiple owners, have been patched so many times that the walls establish a "lumpy" appearance. At this point, the best method is typically to skim coat whole walls or ceilings with a thin layer of compound, then retexture or smooth as preferred. This raises the expense and timeline however can transform a worn out interior into something that feels recently built.

Your painting quote ought to explain which level of repair is consisted of. When someone offers a surprisingly low rate for a large interior, drywall repair usually is not part of that number or is restricted to the most basic patching.

The function of primers and products in Denver interiors

Once repairs are complete, the transition from mud to paint go through one essential action that numerous do-it-yourselfers skip: proper priming.

In dry climates like Denver, joint compound and new drywall are highly absorbent. If you use surface paint straight over them, particularly with darker or glossier colors, you typically end up with "flashing" where fixed locations reflect light in a different way. The wall might look patched although it feels smooth.

Professional interior painting in Denver usually involves a minimum of one of two methods. For little separated patches on otherwise sound painted walls, spot-priming with a quality bonding primer is frequently sufficient. For larger repairs, skim-coated walls, brand-new drywall, or heavy stains, we typically use a complete primer coat across the whole surface.

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

Paint sheen also interacts with surface area quality. Flat and matte paints hide minor inconsistencies better than eggshell or satin. When a customer desires higher shine on walls to improve washability, especially in households with kids or family pets, I adjust the level of drywall repair accordingly. A wall that looks perfect in flat paint may show faint lines and spots with eggshell under Denver's strong natural light.

How professional requirements differ between residential and commercial work

The expression "industrial painting contractors Denver" can indicate anything from a two-person team dealing with a small workplace to large companies that repaint health centers, schools, and high-rises. The requirements and priorities in industrial spaces in some cases vary from those in personal homes.

In lots of business settings, function and durability outrank excellence. Workplace passages, storage facility walls, stairwells, and mechanical spaces require finishings that secure surface areas and allow cleaning, however they do not require the exact same level of visual refinement as a custom-made home theater or front entry in a residence.

That does not suggest drywall repair is neglected in business jobs. Structural fractures, safety-related damage, and failing tape joints still need attention. However, the finish level is often more flexible. For example, a conference room may receive more comprehensive repair and a smoother finish than a back-of-house storage location in the exact same building.

In residential painting in Denver, the standard is normally higher due to the fact that individuals live inches from these surfaces every day. They gaze at bed room ceilings from their pillows, notice wall imperfections while sitting on the sofa, and see the same hallway in multiple lighting conditions. Homeowners also rely more on natural daylight than business properties, which frequently utilize more consistent artificial light.

If you are accountable for a mixed-use residential or commercial property or multifamily structure, it helps to clarify expectations area by space. Units intended for premium rental or sale will take advantage of more meticulous drywall repair, while garages and energy rooms can be more utilitarian.

Budgeting for drywall repair in a repaint project

Cost surprises typically arise 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 level swings.

From experience, I generally motivate property owners to psychologically allocate a portion of their interior painting budget plan to possible drywall repair. The percentage differs, but on a typical full-interior repaint in a 2,000 to 3,000 square foot home, it prevails for 10 to 25 percent of the labor cost to reflect patching, joint repair, and surface preparation, presuming the house remains in typical condition.

Several aspects press that number higher:

Age of the home. Residence from the 50s through 70s sometimes used products 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 leaks or structure shifts. Even if present wetness concerns have been solved, old damage frequently needs attention before painting.

Desire for surface level. A house owner who desires perfectly smooth walls with higher-sheen paint will need more substantial preparation than someone comfy with modest imperfections and flat paint.

Scope of color change. Going from dark to extremely light, or vice versa, tends to expose more flaws. When a client selects a crisp white or deep navy, I expect and plan for additional joint and surface correction.

The most transparent contractors in residential and industrial painting in Denver describe these variables in advance. They may supply a base rate for painting with an allowance for drywall repair, to be completed after a more in-depth assessment. While that might feel less "neat" than a single complete number, it avoids aggravation later when formerly concealed issues appear.

Deciding between repaint, repair, or complete resurfacing

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

The choice generally comes down to a contrast of 3 courses:

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 comfortable with some remaining subtle flaws. It is common in rentals, secondary rooms, and budget-conscious projects.

2. Targeted drywall repair followed by repainting

This method addresses particular issue areas: repeating fractures, failed tape joints, harmed corners, and localized holes. It includes time and expense but dramatically improves the look and longevity of the paint. This is the most typical course for quality residential painting in Denver.

3. Full resurfacing or partial remodelling of wall systems

Here we discuss skim finish entire rooms, retexturing ceilings, and even replacing considerable drywall areas. The objective is to rejuvenate surfaces that have actually seen years of spots, texture experiments, and color changes. This alternative makes sense throughout larger remodels, when upgrading lighting, or when preparing a high-value property for sale.

The right option depends not just on present damage, however also on for how long you plan to remain, your tolerance for future minor cracking, and whether nearby upgrades are planned. If you are replacing floor covering, trimming windows, or setting up new lighting that will highlight walls differently, it can be wise to lean further toward more extensive repair or resurfacing.

Working effectively with painters and drywall repair specialists

Once you have selected the basic method, the next step is picking who will do the work. In Denver, lots of reputable painting contractors likewise provide drywall repair in-house, a minimum of approximately a specific level. Larger or more intricate damage might involve specialist drywall repair Denver CO teams, especially when structural issues or major water damage exists.



Communication is essential. Before work starts, walk the area together and explain locations that concern you. A good contractor will likewise mention issues you might not have discovered, such as subtle ceiling fractures or bowed walls. Request for explanation about:

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

How texture will be matched, especially on ceilings.

What primers and items will be used to shift from fixed areas to end up paint.

What restrictions they anticipate, such as cracks that might reappear with time even with correct repair because of ongoing structural movement.

For occupied homes, likewise talk about dust control. Major drywall repair creates great dust that travels quickly, specifically in forced-air homes. Professional teams use plastic containment, vacuum sanding where proper, and extensive clean-up to keep disturbance manageable.

If you manage or own commercial property, coordinate with your business painting contractors in Denver about access times, noise, and security of home furnishings and equipment. Repair work in workplaces, schools, or retail areas frequently needs to happen in staged phases or off-hours, which affects scheduling and cost.

A practical method to think about your own walls

Homeowners often request a basic guideline about when to repaint and when to repair. There is no formula that covers every case, however there is a practical way to take a look at your walls.

First, stand in the area at various times of day, particularly when natural light angles across the surface areas. Look from multiple perspective, not just directly 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 carefully on suspect locations. Softness, movement, or collapsing points to much deeper problems than paint can fix.

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

Finally, think in years, not months. If you expect to enjoy your brand-new colors and surfaces for 7 to ten years, spending a bit more now to support the walls makes good sense. Quality drywall repair and thoughtful interior

painting in Denver homes normally last that long or longer when done properly, barring significant structural or moisture events.

Fresh paint can absolutely change an area, but it is only as good as what lies below. When you respect that relationship, and when you pick contractors who do the same, your walls will look cleaner, feel more solid, and age more gracefully in Denver's demanding climate.

My Denver Painter is a Painting Company

My Denver Painter is located in Denver Colorado

My Denver Painter was founded in 2019

My Denver Painter is owned by Blake Wilson

My Denver Painter is a limited liability company

My Denver Painter provides Interior Painting

My Denver Painter provides Exterior Painting

My Denver Painter provides Cabinet Painting

My Denver Painter offers Kitchen Cabinet Painting

My Denver Painter offers Bathroom Cabinet Painting

My Denver Painter serves the Denver Metro Area

My Denver Painter serves residential clients

My Denver Painter serves homeowners

My Denver Painter has a five star rating

My Denver Painter has over fifty customer reviews

My Denver Painter is known for professionalism

My Denver Painter is known for strong communication

My Denver Painter is known for quality workmanship

My Denver Painter focuses on customer service

My Denver Painter emphasizes a personalized client experience

My Denver Painter uses skilled professionals

My Denver Painter uses high quality materials

My Denver Painter aims to exceed industry standards

My Denver Painter operates in the painting and wall covering industry

My Denver Painter has approximately five employees

My Denver Painter has been in business for over five years

My Denver Painter has a phone number of (303) 720-6874

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My Denver Painter has 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](#) Monday through Sunday 24 hours a day

How can I contact My Denver Painter?

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

After touring the [Molly Brown House Museum](#), many Denver clients reach out to My Denver Painter for drywall repair denver, interior painting denver, residential painting denver, commercial painting contractors denver, and drywall repair denver co work.