

Business Name: My Denver Painter

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

Phone: (303) 720-6874

My Denver Painter

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

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1700 Lincoln St floor 17, Denver, CO 80203

Business Hours

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

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Walk into enough Denver homes and you begin to acknowledge a pattern. The paint looks worn out, however the genuine story sits below in the drywall. Cracks around windows, nail pops telegraphing through flat walls, joints showing where a quick tape task stopped working a couple of freeze-thaw cycles later. By the time a homeowner calls a painter, the question typically sounds simple: "Can we simply repaint?" The right response typically is, "It depends what is going on behind that paint."

Deciding when you can safely repaint and when you need genuine drywall repair is among the most crucial judgment calls in residential painting. It impacts how long your surface will last, how tidy it will search in Colorado's bright natural light, and just how much you eventually spend. Having dealt with interior painting in Denver for many years, I can state that the paintbrush is frequently the last tool that needs to come out of the van.

This is a guide to making that choice with clear eyes and realistic expectations, whether you are a house owner preparation to revitalize a bedroom or a home manager collaborating with business painting contractors in Denver for a whole building.

Why drywall behaves differently in Denver

Before deciding between repainting and drywall repair, it assists to comprehend what Denver's environment does to interior walls. The city's mix of altitude, sunlight, and swings in humidity makes drywall move more than lots of people expect.

Winter brings low humidity and heated indoor air. Drywall and framing lumber lose wetness and agreement. In spring and summertime, specifically throughout wetter durations, they expand again. This motion is small in outright terms, however at joints, corners, and fasteners it adds up. Repeated movement worries tape joints and substance, and it magnifies any faster ways taken by the original builder.

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

Cracks above windows and doors. These areas sit at the intersection 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 vaulted or high walls. In older homes around Denver, tall walls that get full sun on the outside side of the house can break inside along framing lines.

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

Tape joint failures. Where seams were not appropriately filled and enhanced, seasonal movement triggers great lines in the beginning, then noticeable ridges or even raised tape.

Denver's sunlight includes another issue. Bright, angled light, especially from large south- and west-facing windows, exposes every flaw in drywall work. A little patch that may vanish under cloudy Midwestern skies will stick out plainly in a Cheesman Park living room at 2 p.m. That reality shapes how cautious interior painting in Denver needs to be, and why basic repainting over damaged drywall usually does not end well.

The real cost of "simply paint over it"

Most property owners call about paint, not drywall. The walls look dull, the color is outdated, or a rental turnover is turning up. Confronted with a minimal spending plan 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, avoiding needed drywall repair in Denver homes develops numerous problems.

First, paint does not bridge movement. Hairline cracks might vanish for a couple of months, especially under flat paint, but as the structure goes through another season of expansion and contraction, those cracks come right back, typically a bit bigger. I have actually viewed recently painted living rooms establish noticeable fracture lines within a single winter since the underlying joint was never ever correctly repaired.

Second, texture mismatches multiply. Denver homes typically 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 fast sand, and a coat of paint, the patched areas look smooth against a textured field. Under the right light they stand out like polka dots. Throughout the years of repainting, these areas accumulate, and ultimately the only honest method to fix the space is to skim coat and retexture entire walls.

Third, adhesion can stop working. In certain older residential or commercial properties in Denver, especially mid-century homes and some 70s builds, I experience walls that have seen oil-based paint, vinyl wallcoverings, or doubtful "texture in a can" items. Repainting without correct priming and preparation can trigger new paint layers to peel or flake. What appears like a color issue is really a substrate problem.

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

When repainting alone is reasonable

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

Repainting alone is normally reasonable when:

The damage is cosmetic and extremely small. A few shallow scratches from moving furnishings, a number of small nail holes from picture hooks, or light scuffing in a hallway normally do not require what experts would call "drywall repair". Touch-up compound, appropriate priming, and skilled sanding are enough.

The wall has heavy texture that disguises small flaws. 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 restricted examination. In a mechanical space, unfinished basement, or inside particular closets, you are not paying for museum-quality surfaces. Practical repainting that covers and secures is frequently sufficient.

The budget and timeframe are really constrained. Throughout a hurried rental turnover with renters scheduled to move in within days, there is often no reasonable path for substantial drying times and multi-day repair sequences. Here, an honest discussion matters: the owner understands that this is a "make ready" repaint, not a top-tier interior painting project.

The key is to set expectations. Paint can just do so much by itself. If problems will plainly remain noticeable after repainting, a simple professional should say so in advance.

Clear signs you need drywall repair before paint

Most individuals call for drywall repair Denver CO services just when damage becomes obvious, however there are earlier warning signs that the surface area under your paint is beginning to stop working. Capturing those indications early causes cleaner results and less invasive work.

Here is a concentrated checklist that often shows you need real drywall repair before repainting:



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

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

In Denver, one specific issue should have reference: cracks that open and close seasonally. House owners typically tell me, "That fracture practically vanishes in July, so it can't be major." The opposite is usually real. Motion that big means the joint is under considerable stress. An appropriate repair may include cutting out old tape, using

flexible compounds, strengthening with paper tape or fiberglass mesh in certain locations, and in some cases even adding backing where the original installation was weak.

How professionals assess walls in Denver homes

A thorough evaluation before any interior painting in Denver starts saves time, cash, and disappointment. When I walk a home, I am not simply glancing for apparent holes. I am trying to find patterns.

Cracking patterns narrate. A single diagonal fracture from the corner of a door might be a one-off, but a series of identical cracks in several spaces can indicate framing movement, truss uplift, or inconsistent taping during construction. Because case, just covering each fracture 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 defects really visible, especially at specific times of day. Hairline fractures along ceiling joints, separation where walls fulfill ceilings, and sagging in areas that when had leakages all require more than paint.

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

Finally, I think about the client's plans. If the house owner is preparing the home for sale within months, I might advise a different scope than if they prepare to remain for a years. A long-lasting property owner investing in a significant color modification should understand that the best return on that financial investment typically comes when the surfaces underneath are sound.

Common repair levels and what they suggest for painting

Not all drywall repair is the exact same. The repair technique 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 cracks that have not yet telegraphed wider. For this work, a painter uses light-weight joint compound, uses one or two coats, sands carefully, and spot-primers. This technique is appropriate for light wear and tear.

Next up is joint reinforcement. For recurring fractures at joints, specifically above windows and doors, the repair typically involves cutting or scraping out the old joint, installing brand-new tape, using numerous coats of substance, sanding, and then priming. This is more labor extensive and frequently needs 2 to 3 visits to enable correct drying in between coats.

Beyond that, there is spot replacement. When you have holes from past electrical work, [commercial painting contractors denver](#) effect damage, or sections jeopardized by water, we eliminated and change the broken portion with new drywall. This might include setting up backing support, taping and mudding the joints, and carefully matching existing texture.

Finally, there is surface area repair. Some Denver homes, particularly those that have seen several owners, have actually been patched numerous times that the walls establish a "bumpy" appearance. At this moment, the best method is often to skim coat whole walls or ceilings with a thin layer of substance, then retexture or smooth as desired. This raises the expense and timeline but can transform a worn out interior into something that feels recently built.

Your painting quote must explain which level of repair is consisted of. When someone uses a surprisingly low cost for a large interior, drywall repair normally is not part of that number or is limited to one of the most basic patching.

The function of primers and products in Denver interiors

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

In dry climates like Denver, joint substance and new drywall are extremely absorbent. If you use surface paint directly over them, especially with darker or glossier colors, you often end up with "flashing" where fixed areas reflect light in a different way. The wall might look patched although it feels smooth.

Professional interior painting in Denver usually includes at least one of two techniques. For small isolated spots on otherwise sound painted walls, spot-priming with a quality bonding primer is often enough. For larger repairs, skim-coated walls, new drywall, or heavy spots, we normally apply a full primer coat across the whole surface.

Moisture- and stain-blocking guides are especially important over older water damage. Even if the location has been dry for several years, tannins, rust, or smoke residues can bleed through routine paint. Utilizing the appropriate primer saves repeated repainting later.

Paint sheen also engages with surface area quality. Flat and matte paints conceal small disparities better than eggshell or satin. When a customer desires higher shine on walls to improve washability, especially in families with kids or animals, I adjust the level of drywall repair accordingly. A wall that looks perfect in flat paint may reveal faint lines and spots with eggshell under Denver's strong natural light.

How professional requirements differ in between residential and business work

The phrase "business painting contractors Denver" can imply anything from a two-person crew managing a little office to big companies that repaint health centers, schools, and high-rises. The requirements and priorities in commercial areas often vary from those in private homes.

In numerous commercial settings, function and sturdiness outrank perfection. Workplace passages, storage facility walls, stairwells, and mechanical spaces require finishings that safeguard surfaces and allow cleansing, but they do not need the same level of visual improvement as a customized home theater or front entry in a residence.

That does not indicate drywall repair is overlooked in industrial jobs. Structural fractures, safety-related damage, and failing tape joints still require attention. However, the finish level is often more flexible. For instance, a meeting room may receive more comprehensive repair and a smoother finish than a back-of-house storage area in the exact same building.

In residential painting in Denver, the standard is usually higher since people live inches from these surface areas every day. They gaze at bedroom ceilings from their pillows, notification wall imperfections while resting on the sofa, and see the exact same hallway in numerous lighting conditions. Property owners likewise rely more on natural daytime than business properties, which typically utilize more consistent artificial light.

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

Budgeting for drywall repair in a repaint project

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

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

Several factors press that number higher:

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

History of leaks or foundation shifts. Even if existing wetness concerns have actually been resolved, old damage often requires attention before painting.

Desire for surface level. A property owner who desires perfectly smooth walls with higher-sheen paint will require 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 defects. When a customer picks a crisp white or deep navy, I expect and prepare 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 detailed examination. While that might feel less "neat" than a single all-encompassing number, it avoids aggravation later on when previously concealed problems appear.

Deciding between repaint, repair, or complete resurfacing

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

The option generally comes down to a contrast of 3 paths:

1. Simple repaint with spot patching

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

2. Targeted drywall repair followed by repainting

This approach addresses particular issue locations: recurring cracks, failed tape joints, damaged corners, and localized holes. It includes time and expense but drastically enhances the look and longevity of the paint. This is the most common path for quality residential painting in Denver.

3. Full resurfacing or partial restoration of wall systems

Here we talk about skim finishing whole spaces, retexturing ceilings, or perhaps replacing significant drywall areas. The goal is to rejuvenate surfaces that have seen years of spots, texture experiments, and color changes. This alternative makes good sense during bigger remodels, when updating lighting, or when preparing a high-value property for sale.

The ideal choice depends not only on existing damage, however also on how long you prepare to remain, your tolerance for future small breaking, and whether nearby upgrades are planned. If you are changing flooring, trimming windows, or installing new lighting that will highlight walls in a different way, it can be a good idea to lean further towards more thorough repair or resurfacing.

Working successfully with painters and drywall repair specialists

Once you have actually decided on the general approach, the next step is choosing who will do the work. In Denver, many reliable painting contractors likewise use drywall repair in-house, at least as much as a certain level. Larger or more complicated damage may include expert drywall repair Denver CO teams, specifically when structural issues or significant water damage exists.



Communication is crucial. Before work starts, walk the space together and point out locations that concern you. A good contractor will likewise point out concerns you may not have noticed, such as subtle ceiling cracks or bowed walls. Request for explanation about:

Which locations will get standard patching just, and which will be fully repaired.

How texture will be matched, particularly on ceilings.

What guides and items will be utilized to shift from fixed areas to finished paint.

What constraints they predict, such as fractures that might come back with time even with correct repair because of ongoing structural movement.

For inhabited homes, likewise talk about dust control. Serious drywall repair generates fine dust that travels easily, particularly in forced-air homes. Professional teams utilize plastic containment, vacuum sanding where suitable, and extensive cleanup to keep interruption manageable.

If you manage or own industrial residential or commercial property, coordinate with your business painting contractors in Denver about access times, sound, and defense of home furnishings and devices. Repair in offices, schools, or retail areas typically needs to take place in staged phases or off-hours, which affects scheduling and cost.

A practical method to think of your own walls

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

First, stand in the area at different times of day, specifically when natural light angles throughout the surfaces. Look from multiple vantage points, not just straight on. If you can see more than a handful of lines, bulges, or mismatched patches, you are likely in "repair before repaint" territory.

Second, press gently on suspect areas. Softness, motion, or collapsing indicate much deeper issues than paint can fix.



Third, consider just how much attention the space gets. Entryways, main living-room, cooking areas, and main bedrooms are worthy of a greater requirement than closets, utility rooms, or low-use basements.

Finally, believe in years, not months. If you expect to enjoy your new colors and surfaces for seven to ten years, investing a bit more now to stabilize the walls makes good sense. Quality drywall repair and thoughtful interior painting in Denver homes generally last that long or longer when done properly, barring significant structural or moisture events.

Fresh paint can absolutely change an area, however it is only as great as what lies beneath. When you respect that relationship, and when you choose contractors who do the same, your walls will look cleaner, feel more strong, and age more with dignity in Denver's demanding climate.

My Denver Painter is a Painting Company

My Denver Painter is located in Denver Colorado

My Denver Painter was founded in 2019

My Denver Painter is owned by Blake Wilson

My Denver Painter is a limited liability company

My Denver Painter provides Interior Painting

My Denver Painter provides Exterior Painting

My Denver Painter provides Cabinet Painting

My Denver Painter offers Kitchen Cabinet Painting

My Denver Painter offers Bathroom Cabinet Painting

My Denver Painter serves the Denver Metro Area

My Denver Painter serves residential clients

My Denver Painter serves homeowners

My Denver Painter has a five star rating

My Denver Painter has over fifty customer reviews

My Denver Painter is known for professionalism

My Denver Painter is known for strong communication

My Denver Painter is known for quality workmanship

My Denver Painter focuses on customer service

My Denver Painter emphasizes a personalized client experience

My Denver Painter uses skilled professionals

My Denver Painter uses high quality materials

My Denver Painter aims to exceed industry standards

My Denver Painter operates in the painting and wall covering industry

My Denver Painter has approximately five employees

My Denver Painter has been in business for over five years

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

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

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

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

My Denver Painter has Facebook page <https://www.facebook.com/profile.php?id=100057091525195>

My Denver Painter has Instagram <https://www.instagram.com/mydenverpainter/>

My Denver Painter won Top Drywall Repair Denver Company 2025

My Denver Painter earned Best Interior Painting Denver Award 2024

My Denver Painter was awarded Best Residential Painting Denver 2026

What is the process for interior painting?

The first step to any project is to survey the room and the walls that we will be painting and then moving the furniture according to what makes sense. We then go through and take all the décor and pictures off the walls. Once everything has been arranged, we then cover all the furniture and flooring to make sure that everything is protected to the maximum degree. After this process has been completed, we then start to prep the walls. Included in this is fixing any cracks in the walls as well as holes and nail pops. Now the painting can begin! With a full interior painting job, the process is very simple. We start with the ceiling trim and then the wall to be able to "cut in" and give you the cleanest lines possible.

What is the process for exterior painting?

Safety is our main concern. The first thing we must do is remove any items that are adjacent to the work site. Depending on the need, we then power wash the home before painting. The next step of the prep work is to lay down the drop cloths where we see it is needed. Having a smooth surface to paint on is crucial which is why we start the process out with scraping any paint that is peeling or flaking. These spots are then cleaned and primed. The smooth surface allows for the paint to adhere properly. After all of this has been completed, we then paint the exterior of your home to the number of recommended coats that will give the most protection and durability to your home. The final step to exterior painting is clean up. We remove all the plastic and drop cloths, clean up the drips, and then we clean up the debris and equipment in your yard.

What prep do I need to do before the crew arrives?

The most important prep work that a homeowner or business owner can do is to finalize the paint color beforehand. This will help us to make sure we have the paint order correct and ready for the project.

Interior Painting: When it comes to interior painting there are several things that you need to do in order to get the space ready for us. The first step is to remove any breakables out of the room and to a safe location. This would also include removing any picture or hanging décor. Our crew will move any and all big furniture and objects. Once we have them moved to the center of the room, we then cover them to ensure that no paint gets on any of your furniture.

Exterior Painting: The same applies with exterior painting. We just need the same items around the home or building to be picked up. We will move any large items around the house that need to be. This includes your porch or patio furniture.

What are the typical products that My Painter recommends using?

We work closely with several local suppliers, most commonly Benjamin Moore and Sherwin Williams vendors. However, we are always happy to accommodate our customers' product preferences, and can use whichever

brand of paint you prefer. We can also recommend a variety of zero-VOC and low-VOC paints to eliminate fumes and toxicity in your home. We are happy to provide information on the various product lines each brand makes, as well as make recommendations for the best products for every type of project. Different surfaces call for different kinds of paint. Whether your project entails drywall, plaster, wood, vinyl, brick, concrete, metal, etc., we have experience with every type of surface and can help you make the right decision for the best adhesion, coverage and protection possible!

What form of payment can I use?

We accept cash, check, and most major credit cards. On credit card transactions, a 3.5-4% processing fee will be added to the final invoice. We do not accept American Express.

How should I prepare for my estimate?

When it comes to an estimate, the ideal situation is for all the decision makers to be there during it. My Denver Painter understands though if that's not possible. When it's not possible for all the decision makers to be there, we ask that you converse ahead of time to agree on the scope of work so that there aren't any miscommunications or needless delays.

Additionally, we want to hear about what you liked or didn't like about your last painting job. This will help us to be aware of what is important to you and help us to exceed past your expectations. We want to make sure that we can eliminate any disappointment from the outset. What will also help everything run smoothly is when a budget has been decided on beforehand. Your home is an investment and painting it will help to protect your investment. We understand though that everyone has a budget, deciding what your budget is will help us to tailor our recommendations to your needs.

Consider what paint colors you're wanting in your home. If possible, make your decision ahead of time but if you're needing help regarding this, then don't worry. My Denver Painter can help you to make the right decisions. Come prepared to ask us questions, we want you to benefit as much as possible from our expertise.

When it comes to an estimate, we like to make sure that there is enough time to go over the entire project and answer any questions that you may have. A typical inspection will only take 30 minutes or less. If the project is of considerable size though we make sure not to rush anything and let it take as long as it needs to for you to feel confident. Our number one priority is to make sure you are happy with our work from start to finish. That starts with giving you the best guidance and information through the entire process.

Do you offer commercial painting and residential painting?

No matter what type of building or material we offer both commercial and residential painting all year round whether interior or exterior.

What services does My Denver Painter offer?

My Denver Painter offers a range of residential painting services including interior painting exterior painting and cabinet painting to improve the look and value of your home.

Is My Denver Painter a good choice for interior painting?

My Denver Painter is known for high quality interior painting with strong attention to detail clean finishes and excellent customer service making it a reliable choice for homeowners.

Does My Denver Painter provide cabinet painting services?

Yes My Denver Painter specializes in cabinet painting including kitchen and bathroom cabinets helping homeowners update their spaces without full renovations.

How much does My Denver Painter charge for painting services?

The cost of services from My Denver Painter depends on the size of the project surface preparation and materials but they typically provide custom quotes after evaluating your home.

What makes My Denver Painter different from other painters?

My Denver Painter stands out for its focus on customer experience communication and high quality workmanship which has helped build a strong reputation in the Denver area.

Where is My Denver Painter located?

The My Denver Painter is conveniently located at 1700 Lincoln St floor 17, Denver, CO 80203. You can easily find directions on [Google Maps](#) or call at [\(303\) 720-6874](#) Monday through Sunday 24 hours a day

How can I contact My Denver Painter?

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

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