

Business Name: My Denver Painter

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

Phone: (303) 720-6874

My Denver Painter

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

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1700 Lincoln St floor 17, Denver, CO 80203

Business Hours

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

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Coordinating drywall repair and interior painting in Denver sounds uncomplicated up until you are the one fielding tenant grievances, staring at a calendar filled with move-in dates, and trying to keep typical locations looking presentable. The work itself is not mystical. What separates smooth projects from pricey, disruptive ones is timing, preparation, and reasonable expectations about how contractors operate in this market.

Property supervisors who manage portfolios throughout Denver already know that vacancies hardly ever line up with contractor availability, that leaks seem to appear right before peak leasing season, which a simple "spot and paint" can turn into a multi-day disturbance if it is not sequenced appropriately. A little bit of planning around drywall repair and interior painting settles in fewer surprises, less schedule slips, and less friction with citizens and owners.

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

Why drywall and paint scheduling matters more than it seems

Drywall and paint are the skin of your structure. Occupants may never ever see the new water heater, but they will observe a severely patched ceiling in the living-room or a mismatched touch-up over a hallway scuff. When scheduling is dealt with casually, three predictable problems show up.

First, systems stay down longer than essential. A single ceiling patch that might have been handled in 2 visits drags into four or 5 journeys because humidity, temperature, or gain access to windows were not considered.



Second, you end up paying more. When a drywall team needs to return numerous times for small separated jobs, or when a painter has to mask twice due to the fact that repairs were not prepared, the inadequacy shows up in your invoice.

Third, your track record suffers. In Denver's competitive rental market, homeowners anticipate a particular baseline standard. Duplicated "We are still waiting on the painter" emails during somebody's first week in a new system do not help renewals.

Understanding how drywall repair and interior painting collaborate provides you utilize. You can request realistic timelines, bundle work wisely, and hold your vendors to requirements they can really meet.

Typical scopes: not all drywall repair is developed equal

The phrase "drywall repair" covers everything from a nail hole to a full ceiling replacement after a sprinkler line failure. When you request drywall repair in Denver CO, contractors will psychologically slot your job into one of a few classifications, since each has its own scheduling pattern.

Cosmetic or small repairs tend to include nail pops, old television mount holes, corner bead fractures, or small damages from furniture. These repairs generally pair quickly with interior painting in Denver, because they can be completed, sanded, and primed in one check out and often painted the very same day if the products are compatible and humidity is low. You can normally fold this level of drywall work into a basic unit repaint without interrupting the schedule.

Localized water damage is more complex. Ceiling or upper wall stains from ice dams, roofing leaks, or upstairs pipes leaks prevail in Denver's older multifamily stock. As soon as the leakage is repaired and the location has dried completely, a competent drywall repair Denver crew will cut out jeopardized gypsum, change it, tape, float, and texture. Depending on the square video footage and wanted surface, the area might require numerous gos to over 2 to 3 days before it is all set for painting. This is where scheduling starts to matter, particularly when a resident is still in place.

Large-scale or structural damage, for instance after a fire or significant flood, is more detailed to light construction than easy repair. You will frequently need a dedicated drywall subcontractor that coordinates with your basic contractor or with industrial painting contractors in Denver for full build-back. These projects need to be arranged as their own line products, not as "upkeep," since they impact numerous trades and often involve inspections and insurance adjusters.

Knowing which bucket your issue belongs in assists you choose the ideal supplier and develop a calendar that is more than a guess.

The Denver context: environment, developing stock, and code considerations

Denver's climate impacts drying times, textures, and even paint selection. Low humidity assists joint compound set quickly, but large temperature level swings create movement in framing, which can open fractures at corners and along ceilings. In older brick or block structures that have actually been retrofitted with drywall furred walls, you might see recurring cracks at the junctions of old and new materials.

Cold weather brings another factor to consider. If your vacant unit or commercial suite is not heated up to at least the mid-50s Fahrenheit, joint compound and paint do not behave as planned. Crews can use mud and primer in a cold area, however adhesion and curing will suffer, which comes back to you as callbacks later on. Expert contractors who focus on drywall repair Denver normally will not set up considerable interior operate in a space that can not be dependably heated up in winter season, or they will explicitly omit guarantee coverage.

Older residential or commercial properties likewise raise the concern of lead-based paint. Many Denver homes and smaller sized multifamily structures constructed before 1978 have layers of old finishes under newer drywall or skim coats. If work will interrupt painted surfaces in those structures, particularly throughout residential painting in Denver for tenant-occupied systems, you must validate that your contractor is certified in lead-safe practices. That certification frequently affects staffing and timing due to the fact that containment and cleanup include significant time to each visit.

On the industrial side, fire-rated assemblies and sound-rated partitions are common. If your drywall repair intrudes into a rated passage wall or demising wall in an office complex, the contractor may need to match particular products and accessory methods. That normally stretches the schedule a little but, more notably, requires a contractor experienced in industrial painting and build-back instead of a handyman-level vendor.

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

From the outside, it seems simple: repair the drywall, then paint. In practice, each phase hides smaller sized actions. Once you see those actions, you can arrange more exactly and avoid stacking sell an ineffective way.

For a normal moderate drywall repair in Denver, the series often appears like this:

First check out. The crew secures flooring and home furnishings, cuts away damaged material, sets up brand-new drywall if needed, and uses the very first coat of joint compound. If texture is light and the area is little, the first coat might likewise be the base for texture.

Second check out. They use additional coats of joint substance, sand where suitable, and bring the surface area to a paint-ready condition. Texture is matched at this stage. On larger or more complicated repairs, there may be a third check out just for touch-ups and sanding.

Prime and seal. Stained areas, especially from water or nicotine, get a stain-blocking primer. Avoiding this step to "save time" usually costs more later when yellow or brown shadows bleed through brand-new paint. Sometimes, your interior painting Denver contractor will manage this; in others, the drywall team does it.

Topcoat. When primed and fully dry, walls or ceilings are all set for painting. For inhabited residential units, many supervisors prefer low-odor, low-VOC paints to keep problems down. In industrial suites, particularly with tight turnover windows, fast-drying products are common.

Texture and guide typically include one to two days to your calendar, not since they take that long in labor but since drying and curing exist whether anybody is on site. Preparation for that space helps prevent the timeless problem of a paint team getting here to discover wet mud and a space filled with dust.

Key details to lock down before you ask for bids

Before you get the phone or send an email blast for drywall repair Denver CO bids, gather a few specifics. These details identify pricing, crew size, and how contractors stack your work versus their other projects.

- Exact areas and approximate sizes of damages or locations to be repainted

- Occupancy status of each area (vacant, occupied, industrial business hours, etc)
- Access restraints, such as elevator constraints, parking obstacles, or limited work hours
- Desired finish level (blend with existing, repaint whole wall, repaint whole room or unit)
- Deadlines connected to move-in dates, inspections, or lease beginnings

Including clear photos with a scale reference, such as a tape measure or piece of letter paper, can substantially improve the precision of remote price quotes, especially for scattered-site residential properties where website photos to are not practical for small jobs.

For larger typical location jobs, like repainting a corridor after a pipe chase repair on several floorings, an onsite walk-through deserves the time. Great industrial painting contractors Denver will notice things you might not see, such as failing caulk at door frames, baseboard scuffs that will look even worse beside fresh walls, or lighting conditions that affect color perception.

Balancing resident experience with schedule pressure

Occupied units are the hardest environment for drywall and painting work. Occupants want very little disruption, but your crews need time and space to perform. The home supervisor's function is part diplomat, part traffic controller.

Communicate early and particularly. "The drywall contractor will arrive sometime today" is practically guaranteed to create friction. A practical approach that operates in lots of Denver multifamily communities is to send out a written notice a minimum of 2 days ahead of time with a date range and typical time window, then have the contractor validate or tighten up the window the day previously. This gives homeowners a chance to move prized possessions, protected pets, and adjust work-from-home schedules.



Containment and tidiness also matter more in inhabited areas. Ask your vendor what their standard protection techniques are: plastic sheeting on furnishings, dust barriers in entrances, flooring protection from the entry to the workspace. When you examine drywall repair Denver providers, look beyond their patchwork and concentrate on whether they train teams in respectful habits around citizens. One messy see can reverse months of goodwill.

On the timing side, brief day-to-day work windows can extend a two-day task into four or 5 calendar days. If your building rules or tenant needs limit loud work to a three-hour window in the afternoon, aspect that into your pledges to owners and inbound citizens. Numerous residential painting Denver contractors will be candid about how such limitations change the timeline, however they require that information at bidding phase, not after the schedule is set.

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

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

A practical sequence many Denver residential or commercial property managers use for standard unit turns appears like this: initially, stroll the unit within 24 hr of move-out and file all drywall and paint problems. Second, schedule drywall repair for the earliest possible slot, even if paint colors are still being settled. Third, schedule

painting after the drywall work is completely finished and dust has been managed, then set up cleansing as the final interior trade.

Where individuals get into problem is asking the painter to "deal with a few spots" on the fly without additional budget plan or time. Knowledgeable interior painting Denver crews can carry out basic patching, but large or many repairs slow them down significantly. [interior painting denver](#) If the level of damage is predictable for your property type, consider a standing agreement with a drywall repair Denver vendor to check out on set days of the week for system turns. Consistency here often translates to discounted rates and less last-minute scrambles.

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

Commercial areas: coordination with tenants and structure operations

Office, retail, and medical spaces across Denver include another layer: business operations. In business settings, gain access to windows are often over night, morning, or weekends just. This schedule impacts how rapidly commercial painting contractors Denver can move your task along.

For example, fixing a 150 square foot area of corridor ceiling in a downtown office tower may include after-hours access, freight elevator bookings, security check-ins, and coordination with janitorial schedules. Your contractor needs that map before they guarantee dates, and you need to align it with your renter's expectations, particularly if they are in an expert or medical setting with rigorous cleanliness requirements.

One practical method to enhance is to bundle work. If several suites on a flooring have small drywall concerns, schedule them together with one corridor or lobby repaint rather than piecemeal. Contractors can then leave dust barriers and defense in location and sequence sanding and painting more effectively, which usually yields better prices per square foot and a shorter overall interruption period.

Remember that industrial home supervisors also should consider building systems. Sprinkler heads, exit indications, and emergency alarm devices near drywall repairs may require to be bagged or momentarily safeguarded, and some structure engineers will wish to exist. Adding a day for coordination is hardly ever wasted time; it prevents costly incorrect alarms and occupant frustration.

Choosing the right kind of contractor for the job

Not every drywall and paint job calls for the very same level of contractor. As a property manager, you must construct a stable of vendors, each matched to a particular band of job size and complexity.

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

For full unit repaints, particularly when integrated with modest patch work, established residential painting Denver business are generally the better choice. They bring enough staffing to complete several spaces in one or two days, understand rental-grade surfaces, and typically can suggest resilient items that lower long-lasting maintenance.

For large common area tasks, high-visibility areas, or anything involving specialized surfaces, industrial painting contractors Denver are worth their greater mobilization cost. They are used to working within HOA rules,

collaborating around security and structure engineering, and providing a professional look that satisfies boards and property managers.

On big loss or build-back projects involving major drywall restoration along with painting, lean towards basic contractors or remediation companies that can oversee several trades. Attempting to self-coordinate framing, insulation, drywall, texture, priming, and painting throughout separate vendors can rapidly become an intense side job for your staff.

Pricing, allowances, and dealing with owners

Owners and asset supervisors frequently undervalue the time and cost of proper drywall and interior painting work. That gap produces tension if you do not communicate it early.

When you prepare budgets, particularly for capital tasks like corridor repainting or lobby refreshes, consist of realistic line products for substrate repair. As a guideline of thumb, older buildings in Denver frequently require 10 to 20 percent of the paint spending plan again in wall and ceiling preparation, particularly where there are hairline cracks, old fastener pops, or failing previous repairs. Presenting that as a separate allowance gives you space to resolve issues without consistent change orders.



For regular make-ready budgets, track the typical cost of drywall repair per unit type on your homes. Over a couple of months, you will see patterns: perhaps one building consistently has \$150 of repair work per turn due to settling fractures, while another averages only patching nail holes. Sharing those sensible figures with owners supports your case for preventive work, such as attending to wetness sources, instead of consistently covering the very same areas.

When owners request "just touch up" to save expense, discuss the trade-offs. Touch-up over an entire wall or ceiling that has aged or chalked usually looks even worse than leaving the imperfection, specifically with low-sheen paints. An honest description, backed by images from previous jobs, safeguards you from being blamed when a cut-rate option looks low-cost.

A practical multi-day timeline example

To connect the ideas together, consider a common situation in Denver: a vacant one-bedroom system with a 3 foot by 4 foot living room ceiling repair from a now-resolved plumbing leak, plus a full repaint.

A practical schedule may look like this.

- Day 1: Drywall crew removes damaged product, installs brand-new board, tapes joints, uses first coat of joint substance, and sets initial drying fans if required.
- Day 2: 2nd coat of substance, sanding of earlier work, application of texture to match existing, fundamental website cleanup.
- Day 3: Guide and stain blocker over repaired area, spot primer on other spot areas, last sanding as needed.
- Day 4: Painting team completes ceiling and wall repaint throughout the unit, trims and doors as specified, and carries out standard touch-ups.
- Day 5: Final walkthrough, detail touch-ups, and cleaning up staff prepares the unit for move-in.

In practice, you might compress or stretch this depending upon access hours and contractor staffing, however this layout respects drying times and sequencing. If you attempt to collapse that schedule into 2 days, something will offer, generally quality.

Common pitfalls and how to avoid them

Seasoned home supervisors in Denver tend to find out the very same lessons the hard way. A few of the most frequent problems:

Assuming painters will "simply fix the drywall" at no extra cost. Good painters can manage small patches, but medium and large repairs are not incidental work. Clarify in the scope who owns each task.

Underestimating prep time in older buildings. Numerous layers of paint, previous uneven repairs, and textured surface areas frequently require more sanding and skim covering before brand-new paint can look acceptable. If a quote appears drastically lower than others, ask just how much prep is included.

Ignoring wetness sources. Painting over a location that has actually not fully dried, or where a leakage is only briefly resolved, guarantees a return see. For recurring discolorations, think about bringing in a structure envelope specialist or plumbing technician before authorizing cosmetic work.

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

Relying entirely on touch-up paint in high-traffic typical areas. Hallways, elevator lobbies, and stairwells in active residential or commercial properties build up scuffs and dings. At a specific point, separated touch-ups create a patchwork effect. Planning regular complete repaints by commercial painting contractors Denver gives you a reset that is both more attractive and much easier to maintain.

Using relationships, not simply bids, to keep schedules predictable

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

Consider developing master service contracts or preferred supplier lists with a couple of drywall repair Denver and interior painting Denver partners who understand your portfolio. Share your anticipated annual volume, common system sizes, and peak turnover seasons. In return, ask for target reaction times for emergency situations, standard scheduling windows for non-emergency work, and after-hours rates when necessary.

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

Scheduling drywall repair and interior painting will never ever be completely simple and easy, especially in a busy market. With a clear sense of how the work in fact unfolds, sensible regard for drying and curing times, and the best mix of specialized suppliers, Denver home supervisors can turn what is frequently a source of stress into a manageable, repeatable procedure that keeps both owners and locals satisfied.

My Denver Painter is a Painting Company

My Denver Painter is located in Denver Colorado

My Denver Painter was founded in 2019

My Denver Painter is owned by Blake Wilson

My Denver Painter is a limited liability company
My Denver Painter provides Interior Painting
My Denver Painter provides Exterior Painting
My Denver Painter provides Cabinet Painting
My Denver Painter offers Kitchen Cabinet Painting
My Denver Painter offers Bathroom Cabinet Painting
My Denver Painter serves the Denver Metro Area
My Denver Painter serves residential clients
My Denver Painter serves homeowners
My Denver Painter has a five star rating
My Denver Painter has over fifty customer reviews
My Denver Painter is known for professionalism
My Denver Painter is known for strong communication
My Denver Painter is known for quality workmanship
My Denver Painter focuses on customer service
My Denver Painter emphasizes a personalized client experience
My Denver Painter uses skilled professionals
My Denver Painter uses high quality materials
My Denver Painter aims to exceed industry standards
My Denver Painter operates in the painting and wall covering industry
My Denver Painter has approximately five employees
My Denver Painter has been in business for over five years
My Denver Painter has a phone number of (303) 720-6874
My Denver Painter has an address of 1700 Lincoln St floor 17, Denver, CO 80203
My Denver Painter has a website <https://mydenverpainter.com/>
My Denver Painter has Google Maps listing <https://maps.app.goo.gl/gwTuJeP29uEnw3yM9>
My Denver Painter has Facebook page <https://www.facebook.com/profile.php?id=100057091525195>
My Denver Painter has Instagram <https://www.instagram.com/mydenverpainter/>
My Denver Painter won Top Drywall Repair Denver Company 2025
My Denver Painter earned Best Interior Painting Denver Award 2024
My Denver Painter was awarded Best Residential Painting Denver 2026

People Also Ask about My Denver Painter

What is the process for interior painting?

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

What is the process for exterior painting?

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

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

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

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

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

What are the typical products that My Painter recommends using?

We work closely with several local suppliers, most commonly Benjamin Moore and Sherwin Williams vendors. However, we are always happy to accommodate our customers' product preferences, and can use whichever brand of paint you prefer. We can also recommend a variety of zero-VOC and low-VOC paints to eliminate fumes and toxicity in your home. We are happy to provide information on the various product lines each brand makes, as well as make recommendations for the best products for every type of project. Different surfaces call for different kinds of paint. Whether your project entails drywall, plaster, wood, vinyl, brick, concrete, metal, etc., we have experience with every type of surface and can help you make the right decision for the best adhesion, coverage and protection possible!

What form of payment can I use?

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

How should I prepare for my estimate?

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

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

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

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

Do you offer commercial painting and residential painting?

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

What services does My Denver Painter offer?

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

Is My Denver Painter a good choice for interior painting?

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

Does My Denver Painter provide cabinet painting services?

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

How much does My Denver Painter charge for painting services?

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

What makes My Denver Painter different from other painters?

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

Where is My Denver Painter located?

The My Denver Painter is conveniently located at 1700 Lincoln St floor 17, Denver, CO 80203. You can easily find directions on [Google Maps](#) or call at [\(303\) 720-6874](#) 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 catching a show at [Paramount Theatre](#), property owners nearby often rely on My Denver Painter for drywall repair denver, interior painting denver, residential painting denver, commercial painting contractors denver, and drywall repair denver co work.