

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 till you are the one fielding occupant complaints, gazing at a calendar filled with move-in dates, and trying to keep typical areas looking presentable. The work itself is not mystical. What separates smooth tasks from expensive, disruptive ones is timing, preparation, and reasonable expectations about how contractors operate in this market.

Property managers who handle portfolios throughout Denver currently know that vacancies seldom line up with contractor schedule, that leaks seem to appear right before peak leasing season, which an easy "patch and paint" can grow into a multi-day interruption if it is not sequenced effectively. A little planning around drywall repair and interior painting pays off in less surprises, less schedule slips, and less friction with locals and owners.

The perspective below shows what tends to work on the ground in Denver, from both the property management side and the contractor side, for whatever from single-family leasings to mid-rise business spaces.

Why drywall and paint scheduling matters more than it seems

Drywall and paint are the skin of your building. Tenants might never discover the brand-new hot water heater, but they will notice a severely covered ceiling in the living room or a mismatched touch-up over a hallway scuff. When scheduling is treated delicately, 3 predictable issues show up.

First, units stay down longer than needed. A single ceiling patch that might have been dealt with in 2 gos to drags into 4 or 5 trips due to the fact that humidity, temperature, or access windows were not considered.

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Second, you wind up paying more. When a drywall crew needs to return several times for little separated jobs, or when a painter needs to mask two times due to the fact that repairs were not prepared, the ineffectiveness shows up in your invoice.

Third, your reputation suffers. In Denver's competitive rental market, citizens anticipate a particular baseline standard. Duplicated "We are still waiting on the painter" emails throughout someone's first week in a brand-new system do not assist renewals.

Understanding how drywall repair and interior painting collaborate gives you take advantage of. You can ask for reasonable timelines, package work intelligently, and hold your vendors to requirements they can in fact meet.

Typical scopes: not all drywall repair is created equal

The expression "drywall repair" covers everything from a nail hole to a complete ceiling replacement after a sprinkler line failure. When you ask for drywall repair in Denver CO, contractors will psychologically slot your project into among a few categories, because each has its own scheduling pattern.

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

Localized water damage is more complex. Ceiling or upper wall discolorations from ice dams, roof leaks, or upstairs plumbing leaks are common in Denver's older multifamily stock. As soon as the leakage is repaired and the location has actually dried totally, a qualified drywall repair Denver crew will eliminate compromised plaster, replace it, tape, float, and texture. Depending on the square footage and wanted surface, the area might need several visits over 2 to 3 days before it is prepared for painting. This is where scheduling begins to matter, particularly when a local is still in place.

Large-scale or structural damage, for example after a fire or major flood, is more detailed to light construction than simple repair. You will often require a devoted drywall subcontractor that coordinates with your basic contractor or with business painting contractors in Denver for complete build-back. These tasks should be scheduled as their own line items, not as "maintenance," because they impact numerous trades and often involve examinations and insurance coverage adjusters.

Knowing which pail your issue belongs in helps you select the best supplier and construct a calendar that is more than a guess.



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

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

Cold weather brings another consideration. If your vacant system or business suite is not heated up to a minimum of the mid-50s Fahrenheit, joint substance and paint do not behave as intended. Teams can apply mud and guide in a cold area, but adhesion and treating will suffer, which comes back to you as callbacks later. Professional contractors who focus on drywall repair Denver usually will not schedule considerable interior work in a space that can not be reliably warmed in winter season, or they will explicitly exclude service warranty coverage.

Older homes likewise raise the concern of lead-based paint. Many Denver homes and smaller sized multifamily buildings developed before 1978 have layers of old coatings under more recent drywall or skim coats. If work will disturb painted surface areas in those structures, specifically throughout residential painting in Denver for tenant-occupied systems, you must verify that your contractor is accredited in lead-safe practices. That certification frequently affects staffing and timing due to the fact that containment and clean-up include significant time to each visit.

On the commercial side, fire-rated assemblies and sound-rated partitions are common. If your drywall repair intrudes into a rated passage wall or demising wall in an office building, the contractor may need to match particular materials and attachment approaches. That typically stretches the schedule somewhat but, more notably, needs a contractor experienced in business painting and build-back instead of a handyman-level vendor.

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

From the outside, it appears basic: repair the drywall, then paint. In practice, each phase hides smaller actions. When you see those actions, you can arrange more exactly and avoid stacking sell an unproductive way.

For a typical moderate drywall repair in Denver, the sequence often appears like this:

First go to. The team secures floor covering and furnishings, cuts away harmed material, installs brand-new drywall if needed, and uses the first coat of joint substance. If texture is light and the location is little, the very first coat might also be the base for texture.

Second see. They use additional coats of joint substance, sand where appropriate, and bring the surface area to a paint-ready condition. Texture is matched at this phase. On larger or more intricate repairs, there might be a 3rd go to simply for touch-ups and sanding.

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

Topcoat. Once primed and fully dry, walls or ceilings are prepared for painting. For inhabited residential systems, many supervisors choose low-odor, low-VOC paints to keep grievances down. In commercial suites, especially with tight turnover windows, fast-drying items are common.

Texture and primer generally add one to two days to your calendar, not because they take that long in labor however since drying and treating exist whether anybody is on site. Planning for that gap helps prevent the classic problem of a paint team getting here to find wet mud and a room full of 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 couple of specifics. These details figure out rates, team size, and how contractors stack your work against their other projects.

- Exact areas and approximate sizes of damages or locations to be repainted
- Occupancy status of each space (vacant, occupied, commercial service hours, and so on)
- Access restraints, such as elevator constraints, parking difficulties, or limited work hours
- Desired surface level (mix with existing, repaint entire wall, repaint whole space or system)
- Deadlines tied to move-in dates, evaluations, or lease starts

Including clear images with a scale referral, such as a tape measure or piece of letter paper, can significantly improve the accuracy of remote price quotes, specifically for scattered-site homes where website visits are unwise for little jobs.



For larger common location jobs, like repainting a corridor after a pipe chase repair on numerous floors, an onsite walk-through is worth 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 worse next to fresh walls, or lighting conditions that affect color perception.

Balancing resident experience with schedule pressure

Occupied systems are the hardest environment for drywall and painting work. Tenants want minimal interruption, however your teams require time and space to carry out. The residential or commercial property supervisor's function is part diplomat, part traffic controller.

Communicate early and particularly. "The drywall contractor will get here sometime this week" is almost ensured to create friction. A useful method that operates in numerous Denver multifamily neighborhoods is to send a written notification a minimum of 48 hours beforehand with a date variety and common time window, then have the contractor verify or tighten up the window the day in the past. This gives citizens a possibility to move prized possessions, safe animals, and adjust work-from-home schedules.

Containment and tidiness likewise matter more in inhabited spaces. Ask your supplier what their standard security methods are: plastic sheeting on furnishings, dust barriers in entrances, floor protection from the entry to the workspace. When you examine drywall repair Denver companies, look beyond their patchwork and focus on whether they train teams in considerate habits around homeowners. One unpleasant check out can undo months of goodwill.

On the timing side, brief day-to-day work windows can extend a two-day task into four or five calendar days. If your structure guidelines or renter needs limitation loud work to a three-hour window in the afternoon, element that into your promises to owners and inbound homeowners. Numerous residential painting Denver contractors will be honest about how such limitations alter the timeline, however they need that details at bidding phase, not after the schedule is set.

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

Turnovers offer more liberty since teams can work longer hours and leave tools in place overnight. The difficulty is compressing numerous trades into a narrow window in between move-out and move-in while staying sane.

A practical series lots of Denver property supervisors use for basic system turns appears like this: initially, walk the system within 24 hr of move-out and file all drywall and paint concerns. 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 completed and dust has been managed, then organize cleansing as the last interior trade.

Where people get into trouble is asking the painter to "deal with a few patches" on the fly without additional budget or time. Proficient interior painting Denver teams can perform standard patching, however large or many repairs slow them down substantially. If the level of damage is foreseeable for your residential or commercial property type, consider a standing contract with a drywall repair Denver supplier to visit on set days of the week for system turns. Consistency here typically translates to discounted pricing and less last-minute scrambles.

Unusual repairs, such as replacing areas of ceiling after a leakage, should 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 among the fastest ways to miss out on move-in dates.

Commercial areas: coordination with occupants and building operations

Office, retail, and medical areas throughout Denver include another layer: business operations. In business settings, access windows are frequently over night, morning, or weekends just. This schedule affects how rapidly industrial painting contractors Denver can move your job along.

For example, repairing a 150 square foot section of corridor ceiling in a downtown workplace tower might include after-hours gain access to, freight elevator reservations, security check-ins, and coordination with janitorial schedules. Your contractor requires that map before they guarantee dates, and you need to align it with

your renter's expectations, particularly if they remain in a professional or medical setting with stringent tidiness requirements.

One practical method to improve is to bundle work. If numerous suites on a flooring have minor drywall issues, arrange them together with one passage or lobby repaint rather than piecemeal. Contractors can then leave dust barriers and security in location and sequence sanding and painting more effectively, which typically yields better prices per square foot and a much shorter overall disturbance period.

Remember that business home supervisors likewise need to think about constructing systems. Sprinkler heads, exit signs, and smoke alarm devices near drywall repairs may require to be bagged or temporarily secured, and some building engineers will want to be present. Adding a day for coordination is seldom lost time; it avoids pricey false alarms and renter frustration.

Choosing the right kind of contractor for the job

Not every drywall and paint job requires the same level of contractor. As a residential or commercial property supervisor, you need to develop a stable of suppliers, each matched to a particular band of task size and complexity.

For little, frequent repairs in occupied systems, a reliable handyman or little drywall repair Denver CO professional with strong customer service abilities can be perfect, particularly if they are currently acquainted with your structure layouts and access protocols. The key is consistency and responsiveness rather than the most inexpensive per-visit rate.

For complete unit repaints, specifically when combined with modest patch work, established residential painting Denver business are normally the better option. They bring enough staffing to complete several rooms in one or two days, comprehend rental-grade surfaces, and typically can suggest durable products that lower long-lasting maintenance.

For sizable common location projects, high-visibility areas, or anything involving specialized surfaces, industrial painting contractors Denver are worth their greater mobilization expense. They are used to working within HOA guidelines, coordinating around security and building engineering, and providing an expert look that satisfies boards and asset managers.

On big loss or build-back projects including major drywall restoration in addition to painting, lean towards basic contractors or repair companies that can oversee several trades. Attempting to self-coordinate framing, insulation, drywall, texture, priming, and painting across different vendors can quickly become an intense side job for your staff.

Pricing, allowances, and working with owners

Owners and possession managers frequently underestimate the time and cost of proper drywall and interior painting work. That gap creates tension if you do not communicate it early.

When you prepare spending plans, especially for capital jobs like passage repainting or lobby revitalizes, consist of practical line products for substrate repair. As a guideline of thumb, older buildings in Denver typically 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. Providing that as a different allowance provides you room to deal with issues without constant modification orders.

For routine make-ready budgets, track the average expense of drywall repair per unit type on your residential or commercial properties. Over a couple of months, you will see patterns: maybe one structure regularly has \$150 of repair per turn due to settling fractures, while another averages just patching nail holes. Sharing those sensible figures with owners supports your case for preventive work, such as addressing moisture sources, instead of consistently covering the same areas.

When owners request "simply touch up" to conserve expense, discuss the compromises. Touch-up over an entire wall or ceiling that has actually aged or chalked usually looks worse than leaving the acne, especially with low-sheen paints. An honest explanation, backed by photos from previous tasks, 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 typical scenario in Denver: an uninhabited one-bedroom system with a 3 foot by 4 foot living room ceiling repair from a now-resolved plumbing leakage, plus a complete repaint.

A reasonable schedule might appear like this.

- Day 1: Drywall crew gets rid of damaged product, sets up new board, tapes joints, applies very first coat of joint substance, and sets preliminary drying fans if required.
- Day 2: 2nd coat of substance, sanding of earlier work, application of texture to match existing, fundamental site clean-up.
- Day 3: Guide and stain blocker over repaired area, spot guide on other spot areas, last sanding as needed.
- Day 4: Painting crew completes ceiling and wall repaint throughout the unit, trims and doors as defined, and carries out standard touch-ups.
- Day 5: Final walkthrough, detail touch-ups, and cleaning personnel prepares the system for move-in.

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

Common pitfalls and how to prevent them

Seasoned home supervisors in Denver tend to discover the exact same lessons the difficult way. A few of the most frequent problems:



Assuming painters will "just fix the drywall" at no extra cost. Great painters can handle little patches, however medium and large repairs are not incidental work. Clarify in the scope who owns each task.

Underestimating prep time in older structures. Numerous layers of paint, previous unequal repairs, and textured surfaces typically demand more sanding and skim finishing before new paint can look acceptable. If a quote appears dramatically lower than others, ask just how much prep is included.

Ignoring wetness sources. Painting over a location that has not totally dried, or where a leakage is just briefly addressed, ensures a return check out. For repeating spots, consider generating a building envelope expert or plumbing professional before authorizing cosmetic work.

Stacking trades too tightly. Setting up cleaners, carpet installers, and painters in the very same unit on the very same day to "save time" usually backfires. Dust, damp surfaces, and foot traffic do not mix well with fresh paint.

Relying entirely on touch-up paint in high-traffic common locations. Hallways, elevator lobbies, and stairwells in active residential or commercial properties collect scuffs and dings. At a certain point, isolated touch-ups develop a patchwork impact. Preparation routine full repaints by business painting contractors Denver offers you a reset that is both more attractive and much easier to maintain.

Using relationships, not simply quotes, to keep schedules predictable

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

Consider establishing master service arrangements or chosen supplier lists with a couple of drywall repair Denver and interior painting Denver partners who understand your portfolio. Share your anticipated annual volume, typical unit sizes, and peak turnover seasons. In return, ask for target action 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 call in April for July passage repainting, or secure a team for an unanticipated early move-in without paying crisis rates. Contractors, for their part, can plan staffing and product purchases around your foreseeable needs.

Scheduling drywall repair and interior painting will never be entirely simple and easy, particularly in a hectic market. With a clear sense of how the work really unfolds, sensible respect for drying and curing times, and the ideal mix of specialized vendors, Denver residential or commercial property supervisors can turn what is frequently a source of tension into a manageable, repeatable procedure that keeps both owners and citizens satisfied.

My Denver Painter is a Painting Company

My Denver Painter is located in Denver Colorado

My Denver Painter was founded in 2019

My Denver Painter is owned by Blake Wilson

My Denver Painter is a limited liability company

My Denver Painter provides Interior Painting

My Denver Painter provides Exterior Painting

My Denver Painter provides Cabinet Painting

My Denver Painter offers Kitchen Cabinet Painting

My Denver Painter offers Bathroom Cabinet Painting

My Denver Painter serves the Denver Metro Area

My Denver Painter serves residential clients

My Denver Painter serves homeowners

My Denver Painter has a five star rating

My Denver Painter has over fifty customer reviews

My Denver Painter is known for professionalism

My Denver Painter is known for strong communication

My Denver Painter is known for quality workmanship

My Denver Painter focuses on customer service

My Denver Painter emphasizes a personalized client experience

My Denver Painter uses skilled professionals
My Denver Painter uses high quality materials
My Denver Painter aims to exceed industry standards
My Denver Painter operates in the painting and wall covering industry
My Denver Painter has approximately five employees
My Denver Painter has been in business for over five years
My Denver Painter has a phone number of (303) 720-6874
My Denver Painter has an address of 1700 Lincoln St floor 17, Denver, CO 80203
My Denver Painter has a website <https://mydenverpainter.com/>
My Denver Painter has Google Maps listing <https://maps.app.goo.gl/gwTuJeP29uEnw3yM9>
My Denver Painter has Facebook page <https://www.facebook.com/profile.php?id=100057091525195>
My Denver Painter has Instagram <https://www.instagram.com/mydenverpainter/>
My Denver Painter won Top Drywall Repair Denver Company 2025
My Denver Painter earned Best Interior Painting Denver Award 2024
My Denver Painter was awarded Best Residential Painting Denver 2026

People Also Ask about My Denver Painter

What is the process for interior painting?

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

What is the process for exterior painting?

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

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

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

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

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

What are the typical products that My Painter recommends using?

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

What form of payment can I use?

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

How should I prepare for my estimate?

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

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

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

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

Do you offer commercial painting and residential painting?

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

What services does My Denver Painter offer?

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

Is My Denver Painter a good choice for interior painting?

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

Does My Denver Painter provide cabinet painting services?

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

How much does My Denver Painter charge for painting services?

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

What makes My Denver Painter different from other painters?

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

Where is My Denver Painter located?

The My Denver Painter is conveniently located at 1700 Lincoln St floor 17, Denver, CO 80203. You can easily find directions on [Google Maps](#) or call at [\(303\) 720-6874](tel:(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](tel:(303) 720-6874), visit their website at <https://mydenverpainter.com/> or connect on social media via [Facebook](#) or on [Instagram](#)

After shopping at [Denver Pavilions](#), Denver residents frequently contact My Denver Painter for drywall repair denver, interior painting denver, residential painting denver, commercial painting contractors denver, and drywall repair denver co updates.