

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 simple till you are the one fielding occupant grievances, looking at a calendar full of move-in dates, and trying to keep common locations looking presentable. The work itself is not strange. What separates smooth tasks from expensive, disruptive ones is timing, preparation, and practical expectations about how contractors operate in this market.

Property supervisors who handle portfolios throughout Denver already know that vacancies hardly ever line up with contractor schedule, that leaks appear to appear right before peak leasing season, and that a basic "spot and paint" can turn into a multi-day disruption if it is not sequenced appropriately. A little bit of preparing around drywall repair and interior painting pays off in fewer surprises, less schedule slips, and less friction with homeowners and owners.

The viewpoint listed below shows what tends to deal with the ground in Denver, from both the property management side and the contractor side, for everything 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 structure. Occupants may never see the new water heater, but they will see a terribly patched ceiling in the living room or a mismatched touch-up over a hallway scuff. When scheduling is treated delicately, 3 predictable issues reveal up.

First, units remain down longer than required. A single ceiling spot that might have been managed in two visits drags into four or 5 trips since humidity, temperature, or access windows were not considered.

Second, you wind up paying more. When a drywall team has to return multiple times for little isolated tasks, or when a painter needs to mask two times due to the fact that repairs were not ready, the inadequacy shows up in your invoice.

Third, your reputation suffers. In Denver's competitive rental market, residents anticipate a specific baseline standard. Repeated "We are still waiting on the painter" emails throughout 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 ask for reasonable timelines, package work smartly, and hold your vendors to requirements they can actually 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 ask for drywall repair in Denver CO, contractors will psychologically slot your task into among a couple of categories, because each has its own scheduling pattern.

Cosmetic or minor repairs tend to include nail pops, old television install holes, corner bead cracks, or small dents from furniture. These repairs usually match quickly with interior painting in Denver, because they can be ended up, sanded, and primed in one visit and typically painted the very same day if the products work and humidity is low. You can generally fold this level of drywall work into a standard unit repaint without interrupting the schedule.

Localized water damage is more complicated. Ceiling or upper wall discolorations from ice dams, roofing leakages, or upstairs pipes leaks prevail in Denver's older multifamily stock. Once the leakage is fixed and the location has actually dried fully, a proficient drywall repair Denver crew will cut out jeopardized plaster, replace it, tape, float, and texture. Depending on the square footage and desired finish, the area might need several check outs over two to three days before it is prepared for painting. This is where scheduling begins to matter, specifically when a local is still in place.

Large-scale or structural damage, for instance after a fire or significant flood, is closer to light building and construction than easy repair. You will frequently need a dedicated drywall subcontractor that coordinates with your general contractor or with commercial painting contractors in Denver for full build-back. These projects ought to be arranged as their own line items, not as "upkeep," because they impact multiple trades and often include assessments and insurance coverage adjusters.

Knowing which container your problem belongs in assists you pick the right supplier and construct a calendar that is more than a guess.

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

Denver's environment affects drying times, textures, and even paint selection. Low humidity helps joint substance set rapidly, however big temperature swings develop motion in framing, which can open fractures at corners and along ceilings. In older brick or block structures that have been retrofitted with drywall furred walls, you might see recurring fractures at the junctions of old and brand-new materials.

Cold weather brings another factor to consider. If your uninhabited system or commercial suite is not warmed to a minimum of the mid-50s Fahrenheit, joint substance and paint do not act as planned. Teams can use mud and primer in a cold space, however adhesion and treating will suffer, which comes back to you as callbacks later on. Expert contractors who concentrate on drywall repair Denver usually will not schedule substantial interior work in a space that can not be dependably warmed in winter season, or they will explicitly omit warranty coverage.

Older residential or commercial properties also raise the concern of lead-based paint. Many Denver homes and smaller multifamily structures developed before 1978 have layers of old coatings under newer drywall or skim coats. If work will disturb painted surface areas in those structures, particularly throughout residential painting in Denver for tenant-occupied units, you need to validate that your contractor is accredited in lead-safe practices. That accreditation often impacts staffing and timing since containment and cleanup include meaningful time to each visit.

On the commercial side, fire-rated assemblies and sound-rated partitions are common. If your drywall repair intrudes into a ranked corridor wall or demising wall in an office building, the contractor might require to match specific materials and attachment techniques. That usually extends the schedule slightly but, more notably, requires a contractor experienced in commercial painting and build-back instead of a handyman-level vendor.

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

From the outside, it appears simple: repair the drywall, then paint. In practice, each phase hides smaller steps. As soon as you see those actions, you can arrange more specifically and prevent stacking sell an unproductive way.

For a common moderate drywall repair in Denver, the sequence frequently appears like this:

First see. The crew safeguards floor covering and home furnishings, cuts away harmed product, installs brand-new drywall if required, and applies the very first coat of joint substance. If texture is light and the area is little, the first coat might likewise be the base for texture.

Second check out. They use extra coats of joint substance, sand where suitable, and bring the surface to a paint-ready condition. Texture is matched at this stage. On bigger or more complex repairs, there may be a 3rd see simply for touch-ups and sanding.

Prime and seal. Stained locations, especially from water or nicotine, get a stain-blocking primer. Skipping this step to "conserve time" almost always costs more later when yellow or brown shadows bleed through brand-new paint. In some cases, 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 prepared for painting. For occupied residential systems, lots of managers prefer low-odor, low-VOC paints to keep grievances down. In commercial suites, specifically with tight turnover windows, fast-drying products are common.

Texture and primer typically add one to two days to your calendar, not due to the fact that they take that long in labor but because drying and treating exist whether or not anybody is on site. Preparation for that space helps avoid the classic problem of a [interior painting denver](#) paint team showing up to find damp mud and a space full of dust.

Key details to lock down before you request bids

Before you get the phone or send out an e-mail blast for drywall repair Denver CO quotes, collect a couple of specifics. These details figure out prices, team size, and how contractors stack your work against their other projects.

- Exact locations and approximate sizes of damages or areas to be repainted
- Occupancy status of each space (vacant, occupied, commercial organization hours, etc)
- Access restrictions, such as elevator limitations, parking difficulties, or limited work hours

- Desired surface level (blend with existing, repaint whole wall, repaint entire room or unit)
- Deadlines tied to move-in dates, assessments, or lease commencements

Including clear images with a scale referral, such as a measuring tape or piece of letter paper, can considerably improve the accuracy of remote price quotes, particularly for scattered-site homes where site check outs are impractical for small jobs.

For larger typical location jobs, like repainting a corridor after a pipeline chase repair on several floorings, an onsite walk-through deserves the time. Great business painting contractors Denver will observe things you may not see, such as stopping working caulk at door frames, baseboard scuffs that will look worse beside fresh walls, or lighting conditions that impact color perception.

Balancing resident experience with schedule pressure

Occupied systems are the hardest environment for drywall and painting work. Occupants desire minimal disruption, however your teams require time and area to perform. The residential or commercial property supervisor's function is part diplomat, part traffic controller.

Communicate early and particularly. "The drywall contractor will arrive at some point today" is almost guaranteed to create friction. A useful method that operates in numerous Denver multifamily neighborhoods is to send out a written notice at least 2 days in advance with a date variety and normal time window, then have the contractor confirm or tighten up the window the day previously. This offers citizens an opportunity to move valuables, safe pets, and adjust work-from-home schedules.

Containment and cleanliness likewise matter more in occupied spaces. Ask your vendor what their standard protection methods are: plastic sheeting on furnishings, dust barriers in entrances, flooring security from the entry to the workspace. When you assess drywall repair Denver companies, look beyond their patchwork and focus on whether they train teams in respectful behavior around citizens. One untidy visit can reverse months of goodwill.

On the timing side, short everyday work windows can stretch a two-day task into four or five calendar days. If your building rules or occupant needs limitation loud work to a three-hour window in the afternoon, factor that into your pledges to owners and inbound residents. Numerous residential painting Denver contractors will be honest about how such limitations change the timeline, however they need that info at bidding phase, not after the schedule is set.

Vacant unit turns: integrating drywall and paint with cleaning and maintenance

Turnovers offer more liberty because crews can work longer hours and leave tools in location overnight. The obstacle is compressing a number of trades into a narrow window between move-out and move-in while staying sane.

A useful series many Denver property supervisors utilize for standard system turns appears like this: initially, walk the system within 24 hours of move-out and document all drywall and paint problems. Second, schedule drywall repair for the earliest possible slot, even if paint colors are still being completed. Third, schedule painting after the drywall work is fully completed and dust has been managed, then organize cleansing as the final interior trade.

Where people enter trouble is asking the painter to "deal with a couple of spots" on the fly without extra spending plan or time. Competent interior painting Denver crews can carry out fundamental patching, however big or various repairs slow them down significantly. If the level of damage is foreseeable for your home type, consider a standing contract with a drywall repair Denver vendor to visit on set days of the week for system turns. Consistency here often equates to discounted rates and less last-minute scrambles.

Unusual repairs, such as changing areas of ceiling after a leakage, ought to be processed as different work orders with their own timeline. Trying to fold major drywall work into a basic 3 to 5 day turn is among the fastest methods to miss move-in dates.

Commercial spaces: coordination with tenants and structure operations

Office, retail, and medical areas across Denver include another layer: organization operations. In business settings, gain access to windows are frequently overnight, early morning, or weekends just. This schedule affects how quickly commercial painting contractors Denver can move your job along.

For example, fixing a 150 square foot area of hallway ceiling in a downtown workplace tower might include after-hours access, freight elevator reservations, security check-ins, and coordination with janitorial schedules. Your contractor needs that map before they promise dates, and you require to align it with your occupant's expectations, particularly if they are in a professional or medical setting with rigorous cleanliness requirements.

One useful method to improve is to bundle work. If numerous suites on a floor have small drywall problems, schedule them together with one passage or lobby repaint rather than piecemeal. Contractors can then leave dust barriers and protection in place and sequence sanding and painting more efficiently, which normally yields better rates per square foot and a shorter overall interruption period.

Remember that business property managers likewise must think about building systems. Sprinkler heads, exit indications, and smoke alarm gadgets near drywall repairs might need to be bagged or temporarily protected, and some building engineers will want to be present. Adding a day for coordination is rarely wasted time; it avoids pricey false alarms and tenant frustration.

Choosing the ideal type of contractor for the job

Not every drywall and paint task calls for the very same level of contractor. As a home supervisor, you should develop a stable of suppliers, each matched to a certain band of task size and complexity.

For small, regular repairs in occupied systems, a trusted handyman or little drywall repair Denver CO professional with strong customer service skills can be perfect, particularly if they are currently familiar with your building designs and gain access to procedures. The secret is consistency and responsiveness rather than the most inexpensive per-visit rate.



For complete system repaints, especially when integrated with modest patch work, established residential painting Denver companies are normally the better choice. They bring enough staffing to complete numerous rooms in a couple of days, comprehend rental-grade finishes, and often can suggest durable products that minimize long-lasting maintenance.

For substantial common location projects, high-visibility areas, or anything involving specialized surfaces, commercial painting contractors Denver are worth their greater mobilization cost. They are used to working within HOA guidelines, collaborating around security and structure engineering, and delivering an expert look that satisfies boards and possession managers.

On large loss or build-back jobs involving major drywall reconstruction along with painting, lean towards general contractors or repair companies that can manage several trades. Trying to self-coordinate framing, insulation, drywall, texture, priming, and painting across different vendors can rapidly end up being 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 stress if you do not communicate it early.

When you prepare spending plans, specifically for capital projects like passage repainting or lobby refreshes, consist of reasonable line products for substrate repair. As a guideline of thumb, older buildings in Denver typically require 10 to 20 percent of the paint budget again in wall and ceiling preparation, particularly where there are hairline cracks, old fastener pops, or failing previous repairs. Presenting that as a different allowance provides you space to address problems without continuous change orders.

For routine make-ready budgets, track the average cost of drywall repair per system type on your homes. Over a few months, you will see patterns: maybe one building regularly has \$150 of repair work per turn due to settling cracks, while another averages only covering nail holes. Sharing those realistic figures with owners supports your case for preventive work, such as addressing wetness sources, instead of consistently patching the same areas.



When owners demand "just touch up" to save expense, explain the compromises. Touch-up over a whole wall or ceiling that has aged or chalked normally looks worse than leaving the acne, specifically with low-sheen paints. An honest explanation, backed by photos from previous jobs, secures you from being blamed when a cut-rate service looks cut-rate.

A practical multi-day timeline example

To connect the ideas together, think about a typical situation in Denver: an uninhabited one-bedroom unit 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 appear like this.

- Day 1: Drywall team removes damaged material, installs brand-new board, tapes joints, applies first coat of joint compound, and sets initial drying fans if required.
- Day 2: Second coat of substance, sanding of earlier work, application of texture to match existing, standard site clean-up.
- Day 3: Guide and stain blocker over fixed area, spot guide on other patch places, last sanding as required.
- Day 4: Painting crew completes ceiling and wall repaint throughout the system, trims and doors as defined, and carries out basic touch-ups.
- Day 5: Final walkthrough, detail touch-ups, and cleaning personnel prepares the system for move-in.

In practice, you may compress or stretch this depending on gain access to hours and contractor staffing, however this design appreciates drying times and sequencing. If you attempt to collapse that schedule into two days, something will provide, generally quality.

Common pitfalls and how to prevent them

Seasoned home managers in Denver tend to find out the same lessons the difficult way. A few of the most regular problems:

Assuming painters will "just fix the drywall" at no extra cost. Good painters can handle small spots, but medium and big repairs are not incidental work. Clarify in the scope who owns each task.



Underestimating prep time in older buildings. Numerous layers of paint, previous irregular repairs, and textured surfaces typically require more sanding and skim coating before brand-new paint can look acceptable. If a quote seems dramatically lower than others, ask just how much preparation is included.

Ignoring moisture sources. Painting over an area that has actually not fully dried, or where a leakage is just briefly addressed, ensures a return visit. For recurring discolorations, consider bringing in a structure envelope expert or plumbing technician before licensing cosmetic work.

Stacking trades too firmly. Arranging cleaners, carpet installers, and painters in the very same system on the exact same day to "conserve time" generally backfires. Dust, damp surfaces, and foot traffic do not blend well with fresh paint.

Relying exclusively on touch-up paint in high-traffic typical locations. Hallways, elevator lobbies, and stairwells in active properties build up scuffs and dings. At a particular point, separated touch-ups develop a patchwork impact. Preparation regular complete repaints by commercial painting contractors Denver offers 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 clients who communicate plainly, pay on time, and supply repeat work. As a property supervisor, you can use that vibrant to stabilize your scheduling.

Consider establishing master service arrangements or chosen vendor lists with a few drywall repair Denver and interior painting Denver partners who comprehend your portfolio. Share your anticipated annual volume, normal system sizes, and peak turnover seasons. In return, request 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 call in April for July passage repainting, or protect a crew for an unexpected early move-in without paying crisis pricing. Contractors, for their part, can plan staffing and material purchases around your predictable needs.

Scheduling drywall repair and interior painting will never be totally simple and easy, particularly in a hectic market. With a clear sense of how the work in fact unfolds, realistic regard for drying and curing times, and the right mix of specialized vendors, Denver property managers can turn what is frequently a source of stress into a manageable, repeatable process 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/>
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My Denver Painter has Facebook page <https://www.facebook.com/profile.php?id=100057091525195>
My Denver Painter has Instagram <https://www.instagram.com/mydenverpainter/>
My Denver Painter won Top Drywall Repair Denver Company 2025
My Denver Painter earned Best Interior Painting Denver Award 2024
My Denver Painter was awarded Best Residential Painting Denver 2026

People Also Ask about My Denver Painter

What is the process for interior painting?

The first step to any project is to survey the room and the walls that we will be painting and then moving the furniture according to what makes sense. We then go through and take all the décor and pictures off the walls. Once everything has been arranged, we then cover all the furniture and flooring to make sure that everything is

protected to the maximum degree. After this process has been completed, we then start to prep the walls. Included in this is fixing any cracks in the walls as well as holes and nail pops. Now the painting can begin! With a full interior painting job, the process is very simple. We start with the ceiling trim and then the wall to be able to “cut in” and give you the cleanest lines possible.

What is the process for exterior painting?

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

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

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

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

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

What are the typical products that My Painter recommends using?

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

What form of payment can I use?

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

How should I prepare for my estimate?

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

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

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

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

Do you offer commercial painting and residential painting?

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

What services does My Denver Painter offer?

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

Is My Denver Painter a good choice for interior painting?

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

Does My Denver Painter provide cabinet painting services?

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

How much does My Denver Painter charge for painting services?

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

What makes My Denver Painter different from other painters?

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

Where is My Denver Painter located?

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

How can I contact My Denver Painter?

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

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