

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 renter problems, looking at a calendar loaded with move-in dates, and trying to keep common locations looking nice. The work itself is not strange. What separates smooth tasks from pricey, disruptive ones is timing, preparation, and practical expectations about how contractors operate in this market.

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

The perspective listed 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 rentals to mid-rise industrial spaces.

Why drywall and paint scheduling matters more than it seems

Drywall and paint are the skin of your building. Renters might never see the new water heater, however they will see a badly patched ceiling in the living-room or a mismatched touch-up over a hallway scuff. When scheduling is treated casually, 3 predictable problems reveal up.

First, units stay down longer than essential. A single ceiling spot that might have been dealt with in 2 sees drags into four or 5 trips due to the fact that 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 needs to mask two times because repairs were not all set, the inadequacy appears in your invoice.

Third, your track record suffers. In Denver's competitive rental market, residents expect a certain baseline requirement. Repeated "We are still waiting on the painter" e-mails during someone's first week in a brand-new system do not assist renewals.

Understanding how drywall repair and interior painting interact offers you leverage. You can ask for reasonable timelines, package work smartly, and hold your vendors to standards they can really meet.



Typical scopes: not all drywall repair is developed equal

The expression "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 mentally slot your project into among a couple of categories, due to the fact that each has its own scheduling pattern.

Cosmetic or small repairs tend to include nail pops, old TV mount holes, corner bead fractures, or small damages from furnishings. These repairs generally combine easily with interior painting in Denver, since they can be ended up, sanded, and primed in one see and frequently 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 interfering with the schedule.

Localized water damage is more complicated. Ceiling or upper wall stains from ice dams, roof leakages, or upstairs pipes leaks prevail in Denver's older multifamily stock. As soon as the leak is repaired and the area has actually dried totally, a skilled drywall repair Denver team will cut out jeopardized plaster, replace it, tape, float, and texture. Depending on the square video footage and preferred surface, the area may need numerous sees over two to three days before it is all set for painting. This is where scheduling begins to matter, especially when a resident is still in place.

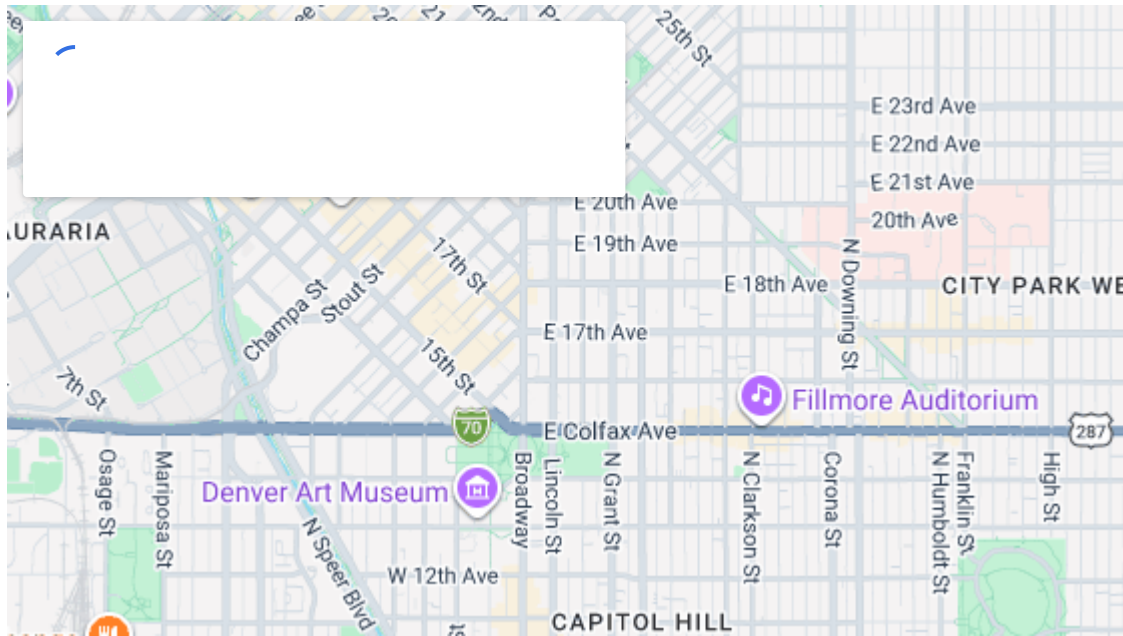
Large-scale or structural damage, for example after a fire or significant flood, is more detailed to light building and construction than simple repair. You will frequently need a devoted drywall subcontractor that coordinates with your basic contractor or with industrial painting contractors in Denver for complete build-back. These tasks ought to be scheduled as their own line items, not as "upkeep," since they affect several trades and typically involve evaluations and insurance coverage adjusters.

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

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

Denver's environment impacts drying times, textures, and even paint choice. Low humidity assists joint compound set rapidly, however big temperature swings develop motion in framing, which can open up 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 fractures at the junctions of old and new materials.

Cold weather condition brings another consideration. If your vacant unit or industrial suite is not heated up to at least the mid-50s Fahrenheit, joint substance and paint do not act as meant. Crews can apply mud and guide in a cold area, but adhesion and treating will suffer, which returns to you as callbacks later on. Expert contractors who focus on drywall repair Denver normally will not schedule considerable interior operate in an area that can not be dependably heated in winter, or they will clearly leave out warranty coverage.



Older homes likewise raise the question of lead-based paint. Numerous Denver homes and smaller sized multifamily structures constructed before 1978 have layers of old coatings under more recent drywall or skim coats. If work will interrupt painted surfaces in those structures, specifically throughout residential painting in Denver for tenant-occupied systems, you should verify that your contractor is licensed in lead-safe practices. That certification frequently impacts 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 prevail. If your drywall repair intrudes into a rated corridor wall or demising wall in an office complex, the contractor may require to match particular products and accessory techniques. That normally stretches the schedule somewhat however, more importantly, needs 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 basic: fix the drywall, then paint. In practice, each stage conceals smaller sized steps. Once you see those steps, you can set up more specifically and avoid stacking trades in an unproductive way.

For a typical moderate drywall repair in Denver, the sequence frequently looks like this:

First visit. The team secures flooring and home furnishings, cuts away damaged product, installs new drywall if needed, and uses the very first coat of joint compound. If texture is light and the location is little, the very first coat may likewise be the base for texture.

Second go to. They apply additional coats of joint substance, sand where suitable, and bring the surface to a paint-ready condition. Texture is matched at this phase. On larger or more complicated repairs, there might be a third visit simply for touch-ups and sanding.

Prime and seal. Stained areas, particularly from water or nicotine, get a stain-blocking guide. Avoiding this action to "conserve time" generally costs more later on when yellow or brown shadows bleed through new paint. In

many cases, your interior painting Denver contractor will manage this; in others, the drywall crew does it.

Topcoat. When primed and completely dry, walls or ceilings are ready for painting. For occupied residential units, many managers prefer low-odor, low-VOC paints to keep problems down. In business suites, specifically with tight turnover windows, fast-drying products are common.

Texture and guide normally add one to 2 days to your calendar, not since they take that long in labor however due to the fact that drying and treating exist whether anybody is on website. Preparation for that space helps prevent the timeless problem of a paint team showing up to find damp mud and a space full of dust.

Key details to lock down before you ask for bids

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

- Exact locations and approximate sizes of damages or locations to be repainted
- Occupancy status of each area (uninhabited, occupied, commercial company hours, etc)
- Access restrictions, such as elevator restrictions, parking challenges, or limited work hours
- Desired finish level (blend with existing, repaint whole wall, repaint entire room or system)
- Deadlines connected to move-in dates, evaluations, or lease beginnings

Including clear images with a scale referral, such as a tape measure or piece of letter paper, can considerably enhance the precision of remote estimates, particularly for scattered-site residential properties where site sees are impractical for small jobs.

For bigger common area projects, 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 discover things you may not see, such as failing caulk at door frames, baseboard scuffs that will look even 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. Renters want minimal disruption, however your crews need 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 get here at some point today" is almost ensured to develop friction. A practical technique that operates in numerous Denver multifamily communities is to send a composed notice a minimum of 2 days beforehand with a date range and normal time window, then have the contractor verify or tighten the window the day before. This gives citizens a possibility to move valuables, protected family pets, and change work-from-home schedules.

Containment and cleanliness likewise matter more in occupied areas. Ask your vendor what their standard protection methods are: plastic sheeting on furnishings, dust barriers in doorways, 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 behavior around residents. One messy see can undo months of goodwill.

On the timing side, short day-to-day work windows can extend a two-day job into 4 or five calendar days. If your structure guidelines or renter requires limit noisy work to a three-hour window in the afternoon, element that into your promises to owners and inbound residents. Lots of residential painting Denver contractors will be candid about how such restrictions change the timeline, however they need that info at bidding stage, not after the schedule is set.

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

Turnovers use more flexibility because crews can work longer hours and leave tools in location overnight. The challenge is compressing a number of trades into a narrow window between move-out and move-in while remaining sane.

A useful series lots of Denver residential or commercial property managers utilize for standard system turns looks like this: initially, stroll the unit within 24 hr 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 completely completed and dust has been managed, then organize cleaning as the final interior trade.

Where individuals get into difficulty is asking the painter to "deal with a few patches" on the fly without additional budget plan or time. Proficient interior painting Denver teams can carry out standard patching, but big or numerous repairs slow them down substantially. If the level of damage is foreseeable for your property type, consider a standing contract with a drywall repair Denver supplier to visit on set days of the week for unit turns. Consistency here often equates to affordable rates and less last-minute scrambles.

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

Commercial spaces: coordination with occupants and building operations

Office, retail, and medical areas across Denver include another layer: company operations. In industrial settings, access windows are often overnight, early morning, or weekends just. This schedule impacts how quickly industrial painting contractors Denver can move your task along.



For example, fixing a 150 square foot section of hallway ceiling in a downtown office tower might involve after-hours access, freight elevator reservations, security check-ins, and coordination with janitorial schedules. Your contractor needs that map before they assure dates, and you require to align it with your occupant's expectations, especially if they remain in a professional or medical setting with stringent tidiness requirements.

One useful method to improve is to bundle work. If numerous suites on a flooring have small drywall problems, schedule them together with one corridor or lobby repaint rather than piecemeal. Contractors can then leave dust barriers and defense in location and series sanding and painting more efficiently, which generally yields better rates per square foot and a shorter total disruption period.

Remember that industrial property supervisors also must think about building systems. Sprinkler heads, exit signs, and fire alarm gadgets near drywall repairs might require to be bagged or temporarily secured, and some structure engineers will want to exist. Including a day for coordination is rarely lost time; it prevents expensive false alarms and renter frustration.

Choosing the right type of contractor for the job

Not every drywall and paint task calls for the exact same level of contractor. As a residential or commercial property supervisor, you need to build a stable of vendors, each matched to a certain band of task size and complexity.

For little, frequent repairs in occupied systems, a reputable handyman or little drywall repair Denver CO specialist with strong customer service abilities can be ideal, especially if they are already familiar with your structure layouts and access procedures. The secret is consistency and responsiveness instead of the least expensive per-visit rate.

For complete system repaints, particularly when integrated with modest spot work, established residential painting Denver companies are normally the better option. They bring enough staffing to complete numerous rooms in a couple of days, understand rental-grade surfaces, and frequently can recommend long lasting products that decrease long-lasting maintenance.

For large typical location tasks, high-visibility spaces, or anything including specialized finishes, commercial painting contractors Denver are worth their greater mobilization cost. They are utilized to working within HOA rules, collaborating around security and building engineering, and delivering a professional look that pleases boards and possession managers.

On big loss or build-back jobs involving significant drywall reconstruction along with painting, lean toward basic contractors or repair companies that can manage several trades. Trying to self-coordinate framing, insulation, drywall, texture, priming, and painting across separate vendors can rapidly end up being an intense side job for your staff.

Pricing, allowances, and working with owners

Owners and property managers regularly undervalue the time and expense of correct drywall and interior painting work. That space creates tension if you do not communicate it early.

When you prepare budgets, particularly for capital jobs like corridor repainting or lobby revitalizes, consist of sensible line products for substrate repair. As a guideline of thumb, older structures in Denver typically require 10 to 20 percent of the paint spending plan once again in wall and ceiling preparation, particularly where there are hairline cracks, old fastener pops, or failing previous repairs. Providing that as a separate allowance provides you space to attend to problems without constant modification orders.

For routine make-ready budgets, track the typical expense of drywall repair per system type on your properties. Over a few months, you will see patterns: perhaps one structure regularly has \$150 of repair work per turn due to settling cracks, while another averages just patching nail holes. Sharing those practical figures with owners supports your case for preventive work, such as addressing wetness sources, instead of repeatedly patching the exact same areas.

When owners demand "just retouch" to conserve expense, explain the trade-offs. Touch-up over an entire wall or ceiling that has aged or chalked typically looks even worse than leaving the blemish, specifically with low-sheen

paints. A candid description, backed by photos from prior tasks, secures you from being blamed when a cut-rate service looks cut-rate.

A practical multi-day timeline example

To connect the concepts together, consider a common circumstance 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 full repaint.

A realistic schedule might appear like this.

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

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

Common risks and how to prevent them

Seasoned residential or commercial property managers in Denver tend to discover the exact same lessons the hard way. A few of the most frequent problems:

Assuming painters will "just fix the drywall" at no additional expense. Good 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. Several layers of paint, previous uneven repairs, and textured surfaces frequently demand more sanding and skim covering before brand-new paint can look appropriate. If a quote appears significantly lower than others, ask just how much prep is included.

Ignoring moisture sources. Painting over an area that has actually not completely dried, or where a leak is just temporarily resolved, ensures a return go to. For recurring spots, consider bringing in a structure envelope expert or plumbing professional before authorizing cosmetic work.

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

Relying exclusively on touch-up paint in high-traffic common locations. Hallways, elevator lobbies, and stairwells in active residential or commercial properties build up scuffs and dings. At a particular point, separated touch-ups produce a patchwork effect. Planning regular complete repaints by industrial painting contractors Denver offers you a reset that is both more attractive and easier to maintain.

Using relationships, not just bids, to keep schedules predictable

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

Consider developing master service agreements or chosen vendor lists with a few drywall repair Denver and interior painting Denver partners who comprehend your portfolio. Share your awaited annual volume, common unit sizes, and peak turnover seasons. In return, request for target response times for emergencies, standard scheduling windows for non-emergency work, and after-hours rates when necessary.

Over time, these relationships let you make a phone call in April for July passage repainting, or secure a crew for an unforeseen early move-in without paying crisis rates. Contractors, for their part, can prepare staffing and product [drywall repair denver](#) purchases around your foreseeable needs.



Scheduling drywall repair and interior painting will never ever be entirely effortless, particularly in a hectic market. With a clear sense of how the work actually unfolds, practical regard for drying and treating times, and the right mix of specialized suppliers, Denver residential or commercial property supervisors can turn what is frequently a source of stress into a manageable, repeatable process that keeps both owners and residents 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:3037206874) 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:3037206874), 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.