

**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 straightforward up until you are the one fielding tenant grievances, looking at a calendar loaded with move-in dates, and trying to keep common areas looking presentable. The work itself is not mysterious. What separates smooth jobs from costly, disruptive ones is timing, preparation, and sensible expectations about how contractors run in this market.

Property supervisors who handle portfolios across Denver currently understand that jobs seldom line up with contractor schedule, that leakages seem to appear right before peak leasing season, which a simple "patch and paint" can turn into a multi-day disruption if it is not sequenced correctly. A little bit of preparing around drywall repair and interior painting settles in less surprises, fewer schedule slips, and less friction with residents 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 everything from single-family leaseings to mid-rise business spaces.

## Why drywall and paint scheduling matters more than it seems

Drywall and paint are the skin of your structure. Renters may never notice the brand-new hot water heater, however they will discover a terribly patched ceiling in the living-room or a mismatched touch-up over a hallway scuff. When scheduling is dealt with casually, three foreseeable issues show up.

First, systems stay down longer than necessary. A single ceiling patch that could have been managed in 2 sees drags into four or 5 journeys since humidity, temperature, or gain access to windows were not considered.

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

Third, your reputation suffers. In Denver's competitive rental market, residents expect a particular baseline standard. Repeated "We are still waiting on the painter" emails throughout somebody's first week in a new unit do not help renewals.

Understanding how drywall repair and interior painting collaborate gives you leverage. You can request sensible timelines, package work wisely, and hold your vendors to standards they can in fact meet.

## **Typical scopes: not all drywall repair is produced equal**

The phrase "drywall repair" covers whatever 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 few classifications, due to the fact that each has its own scheduling pattern.

Cosmetic or minor repairs tend to involve nail pops, old television install holes, corner bead cracks, or small damages from furnishings. These repairs generally match quickly with interior painting in Denver, because they can be ended up, sanded, and primed in one visit and typically painted the exact same day if the items are compatible and humidity is low. You can normally 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 stains from ice dams, roofing system leakages, or upstairs pipes leakages are common in Denver's older multifamily stock. As soon as the leak is fixed and the location has dried fully, a competent drywall repair Denver crew will eliminate jeopardized gypsum, replace it, tape, float, and texture. Depending upon the square video footage and preferred surface, the location might need multiple sees over 2 to 3 days before it is prepared for painting. This is where scheduling starts to matter, especially when a resident is still in place.

Large-scale or structural damage, for example after a fire or major flood, is better to light building and construction than easy repair. You will often need a dedicated drywall subcontractor that coordinates with your basic contractor or with business painting contractors in Denver for complete build-back. These jobs must be set up as their own line products, not as "maintenance," due to the fact that they impact numerous trades and often include evaluations and insurance coverage adjusters.

Knowing which container your issue belongs in helps you choose the right vendor and develop a calendar that is more than a guess.

## **The Denver context: environment, building stock, and code considerations**

Denver's environment impacts drying times, textures, and even paint choice. Low humidity helps joint compound set rapidly, however big temperature swings develop motion 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 might see recurring fractures at the junctions of old and brand-new materials.



Cold weather brings another consideration. If your uninhabited unit or industrial suite is not heated up to at least the mid-50s Fahrenheit, joint substance and paint do not behave as meant. Crews can use mud and guide in a cold space, but adhesion and treating will suffer, which comes back to you as callbacks later on. Expert contractors who concentrate on drywall repair Denver generally will not arrange significant interior operate in a space that can not be reliably heated in winter, or they will clearly leave out guarantee coverage.

Older homes likewise raise the concern of lead-based paint. Numerous Denver homes and smaller sized multifamily structures developed before 1978 have layers of old finishings under more recent drywall or skim coats. If work will disrupt painted surface areas in those structures, especially throughout residential painting in Denver for tenant-occupied systems, you should confirm that your contractor is certified in lead-safe practices. That accreditation often affects staffing and timing because containment and clean-up add significant time to each visit.

On the business side, fire-rated assemblies and sound-rated partitions prevail. If your drywall repair intrudes into a ranked passage wall or demising wall in an office complex, the contractor may require to match specific materials and attachment methods. That normally stretches the schedule somewhat but, more notably, 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 truly works**

From the outdoors, it seems easy: repair the drywall, then paint. In practice, each stage conceals smaller actions. When you see those steps, you can schedule more exactly and avoid stacking trades in an ineffective way.

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

First see. The crew secures floor covering and home furnishings, cuts away damaged product, sets up new drywall if required, and uses the first coat of joint compound. If texture is light and the location is little, the very first coat may also be the base for texture.

Second go to. They use extra 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 may be a 3rd go to simply for touch-ups and sanding.

Prime and seal. Stained locations, especially from water or nicotine, get a stain-blocking guide. Avoiding this action to "save time" usually costs more later on when yellow or brown shadows bleed through new paint. In some cases, your interior painting Denver contractor will handle this; in others, the drywall crew does it.

Topcoat. When primed and totally dry, walls or ceilings are all set for painting. For occupied residential systems, many managers prefer low-odor, low-VOC paints to keep complaints down. In business suites, particularly with tight turnover windows, fast-drying items are common.

Texture and guide generally include one to two days to your calendar, not due to the fact that they take that long in labor but due to the fact that drying and treating exist whether or not anybody is on website. Planning for that gap assists avoid the traditional problem of a paint team arriving to find wet mud and a space filled with dust.

## Key details to lock down before you request bids

Before you pick up the phone or send an e-mail blast for drywall repair Denver CO quotes, gather a few specifics. These details determine pricing, crew size, and how contractors stack your work versus their other projects.

- Exact places and approximate sizes of damages or areas to be repainted
- Occupancy status of each space (uninhabited, occupied, commercial business hours, etc)
- Access restrictions, such as elevator constraints, parking obstacles, or restricted work hours
- Desired surface level (blend with existing, repaint entire wall, repaint entire room or system)
- Deadlines tied to move-in dates, inspections, or lease starts

Including clear photos with a scale referral, such as a measuring tape or piece of letter paper, can significantly improve the accuracy of remote price quotes, particularly for scattered-site houses where website visits are unwise for small jobs.

For larger common area jobs, like repainting a passage after a pipe chase repair on numerous floors, an onsite walk-through is worth the time. Excellent commercial painting contractors Denver will observe things you might not see, such as stopping working 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 desire very little disturbance, but your crews require time and space to perform. The residential or commercial property supervisor's role is part diplomat, part traffic controller.

Communicate early and specifically. "The drywall contractor will get here sometime this week" is nearly guaranteed to develop friction. A practical method that works in lots of Denver multifamily communities is to send a written notice a minimum of two days in advance with a date range and common time window, then have the contractor validate or tighten the window the day previously. This provides locals an opportunity to move belongings, safe and secure pets, and adjust work-from-home schedules.

Containment and tidiness likewise matter more in inhabited areas. Ask your supplier what their basic defense methods are: plastic sheeting on furnishings, dust barriers in entrances, flooring defense from the entry to the workspace. When you examine drywall repair Denver companies, look beyond their patchwork and focus on whether they train crews in considerate behavior around homeowners. One unpleasant go to 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 occupant requires limitation loud work to a three-hour window in the afternoon, element that into your promises to owners and inbound residents. Numerous residential painting Denver contractors will be candid about how such limitations alter the timeline, however they require that details at bidding stage, not after the schedule is set.

## Vacant unit turns: incorporating drywall and paint with cleansing 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 staying sane.

A useful sequence many Denver property supervisors utilize for basic unit turns looks like this: first, stroll the unit within 24 hr of move-out and file all drywall and paint issues. Second, schedule drywall repair for the earliest possible slot, even if paint colors are still being finalized. Third, schedule painting after the drywall work is fully completed and dust has actually been controlled, then set up cleansing as the last interior trade.

Where individuals enter into problem is asking the painter to "deal with a few spots" on the fly without extra spending plan or time. Skilled interior painting Denver crews can carry out fundamental patching, however large or numerous repairs slow them down significantly. If the level of damage is predictable for your property type, consider a standing contract with a drywall repair Denver vendor to check out on set days of the week for unit turns. Consistency here typically equates to reduced prices and less last-minute scrambles.

Unusual repairs, such as changing 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 standard 3 to 5 day turn is among the fastest methods to miss move-in dates.

## **Commercial areas: coordination with tenants and structure operations**

Office, retail, and medical spaces throughout Denver add another layer: business operations. In business settings, access windows are typically over night, morning, or weekends just. This schedule affects how rapidly business painting contractors Denver can move your task along.

For example, repairing a 150 square foot section of corridor ceiling in a downtown office tower might involve after-hours access, freight elevator bookings, 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, especially if they remain in an expert or medical setting with strict cleanliness requirements.

One practical way to simplify is to bundle work. If numerous suites on a flooring have small drywall problems, arrange them together with one passage or lobby repaint instead of piecemeal. Contractors can then leave dust barriers and security in place and sequence sanding and painting more efficiently, which usually yields much better rates per square foot and a shorter total disruption period.

Remember that commercial property supervisors likewise should think about constructing systems. Sprinkler heads, exit signs, and smoke alarm devices near drywall repairs might need to be bagged or momentarily secured, and some structure engineers will want to be present. Adding a day for coordination is rarely lost time; it prevents costly false alarms and tenant frustration.

## **Choosing the best kind of contractor for the job**

Not every drywall and paint task calls for the same level of contractor. As a home manager, you ought to build a stable of vendors, each matched to a certain band of task size and complexity.

For little, regular repairs in occupied systems, a reliable handyman or little drywall repair Denver CO professional with strong customer service skills can be perfect, specifically if they are currently knowledgeable about your building layouts and access procedures. The key is consistency and responsiveness instead of the most affordable per-visit rate.

For complete unit repaints, especially when combined with modest patch work, developed residential painting Denver companies are usually the better choice. They bring enough staffing to complete numerous spaces in one or two days, understand rental-grade finishes, and frequently can suggest resilient products that decrease long-lasting maintenance.

For large common area tasks, high-visibility spaces, or anything including specialized surfaces, industrial painting contractors Denver are worth their greater mobilization cost. They are used to working within HOA guidelines, collaborating around security and building engineering, and delivering a professional look that satisfies boards and property managers.

On large loss or build-back jobs including major drywall reconstruction together with painting, lean toward general contractors or remediation firms that can oversee multiple trades. Attempting to self-coordinate framing, insulation, drywall, texture, priming, and painting across separate vendors can rapidly become an all-consuming side job for your staff.

## **Pricing, allowances, and dealing with owners**

Owners and possession managers frequently ignore 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 spending plans, especially for capital tasks like passage repainting or lobby revitalizes, include reasonable line products for substrate repair. As a guideline of thumb, older structures in Denver typically require 10 to 20 percent of the paint budget once again in wall and ceiling preparation, particularly where there are hairline fractures, old fastener pops, or failing previous repairs. Presenting that as a different allowance provides you space to attend to problems without continuous change orders.

For regular make-ready budgets, track the average expense of drywall repair per unit type on your homes. Over a few months, you will see patterns: perhaps one structure consistently has \$150 of repair work per turn due to settling fractures, while another averages only patching nail holes. Sharing those sensible figures with owners supports your case for preventive work, such as addressing moisture sources, rather than repeatedly patching the same areas.

When owners demand "simply retouch" to conserve expense, describe the compromises. Touch-up over an entire wall or ceiling that has aged or chalked generally looks even worse than leaving the acne, specifically with low-sheen paints. A candid description, backed by photos from prior tasks, secures you from being blamed when a cut-rate option looks low-cost.

## **A practical multi-day timeline example**

To connect the concepts together, think about a common situation in Denver: an uninhabited one-bedroom system with a 3 foot by 4 foot living-room ceiling repair from a now-resolved pipes leakage, plus a complete repaint.

A sensible schedule might look like this.

- Day 1: Drywall team gets rid of harmed product, sets up new board, tapes joints, applies first coat of joint compound, and sets preliminary drying fans if needed.
- Day 2: 2nd coat of substance, sanding of earlier work, application of texture to match existing, fundamental website clean-up.
- Day 3: Primer and stain blocker over fixed area, spot guide on other spot locations, final sanding as needed.
- Day 4: Painting crew completes ceiling and wall repaint throughout the unit, trims and doors as specified, and carries out fundamental touch-ups.
- Day 5: Final walkthrough, detail touch-ups, and cleaning staff prepares the system for move-in.

In practice, you may compress or stretch this depending on access hours and contractor staffing, however this layout respects drying times and sequencing. If you try to collapse that schedule into two days, something will offer, typically quality.

## Common mistakes and how to prevent them

Seasoned property supervisors in Denver tend to learn the exact same lessons the tough way. A few of the most frequent issues:

Assuming painters will "just fix the drywall" at no additional cost. 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 buildings. Multiple layers of paint, previous uneven repairs, and textured surfaces typically demand more sanding and skim finish before new paint can look acceptable. If a quote appears dramatically lower than others, ask just how much preparation is included.

Ignoring wetness sources. Painting over an area that has not completely dried, or where a leakage is just momentarily addressed, guarantees a return check out. For repeating spots, consider bringing in a building envelope expert or plumbing before licensing cosmetic work.

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

Relying entirely on touch-up paint in high-traffic typical areas. Hallways, elevator lobbies, and stairwells in active homes build up scuffs and dings. At a particular point, separated touch-ups create a patchwork impact. Preparation periodic complete repaints by industrial painting contractors Denver offers you a reset that is both more attractive and easier to maintain.

## Using relationships, not simply quotes, to keep schedules predictable

Drywall repair and interior painting are relationship-driven trades. Contractors focus on clients who communicate clearly, pay on time, and provide repeat work. As a property supervisor, you can utilize that dynamic to support your scheduling.

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

Over time, these relationships let you make a telephone call in April for July corridor repainting, or protect a crew for an unexpected early move-in without paying crisis prices. Contractors, for their part, can prepare staffing and product purchases around your predictable needs.

Scheduling drywall repair and interior painting will never ever be totally simple and easy, particularly in a busy market. With a clear sense of how the work actually unfolds, sensible regard for drying and treating times, and the best mix of specialized vendors, Denver home managers can turn what is [commercial painting contractors denver](#) often a source of stress 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?

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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?**

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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?**

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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?**

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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?**

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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?

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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?

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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?

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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?

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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?

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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?

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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?

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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?

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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?

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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.