

PRESTIGIOUS PAINTING



WHAT DOES INTERIOR HOUSE PAINTING COST?

Painting the inside of a home takes great attention to detail, neatness, skill, and a great Team! Interior custom painting is a specialty that takes lots of training and a different set of skills than new construction painting, exterior painting, staining, or commercial painting provides. Unfortunately, it is also a skill that many painters and companies believe they can do well, but often miss the mark when it comes to the details of doing the job properly.

Every home is different, and there are very many things that can affect the cost of interior custom painting. While several variables are involved, we have tried our best to give you a ruberic to compare to common rooms in your home. Bear in mind that painting with oil-based paints as opposed to latex, covering or applying deep colors, and working in occupied spaces can affect pricing, as well as more extensive prep that may be required like involved drywall repairs, extensive caulking, sanding trim or walls, and etc.

Some of the Major Variables to consider that impact the cost of interior painting are:

- The Height of the Ceilings – there can be a significant difference in labor between 8’ ceilings and 12’ ceilings, not to mention more drywall to paint.
- The current colors and the new colors you have chosen – this can affect how many coats are required, and even what type of paint will produce the best results.
- The Prep involved – is the drywall evenly textured, are there anchor & nail holes to patch? Does the trim need sanding, caulking, or puttying? Prep is typically assessed through an on-site inspection of your home when we provide the estimate, and is based upon the knowledge and expertise of the contractor.

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- The environment we will be working in – are the rooms empty, or will they have furniture in the middle? What type of floors are there? Will they need special coverings to protect them? Occupied or furnished rooms allow less space, which slow the production of the painter. Masking or covering new and sensitive flooring can take more time, compared to using drop cloths as the painter works throughout the job.
- What kind of doors or trim do you have – are the doors paneled or flat? Do you have single or double layered crown? Will the colors change or stay the same? Are they painted with oil or latex? Painting with oil is a more labor-intensive process, as it requires a special brushing skill and a patient hand. It is also more messy and MUCH more difficult to clean up, so the painter must take their time compared to working with latex-based paints.

These are just a handful of the factors we take into consideration when pricing interior painting for our customers. This is why when customers sometimes ask our “Price per Square foot,” the answer just isn’t that simple. We provide custom painting proposals that fit your home exactly, as opposed to applying a cookie cutter price and hoping it fits the job.

Here are some sample prices that you can use to help budget for interior painting. All pricing examples are based on 2 coats of a professional-grade latex zero-VOC paint. That is typical for many, but not all interior painting projects:

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Small Room 8x6	Wall Surface	252 Sq Ft	\$155.00
	Prep & Masking	Varies	\$65.00
	Ceiling Surface	36 Sq Ft	\$50.00
	Doors and Casings	Per Side	\$30.00
	Baseboard	28 Ln Ft	\$30.00

Small Room 10 x 12	Wall Surface	396 Sq ft	\$225.00
	Prep & Masking	Varies	\$85.00
	Ceiling Surface	120 Sq ft	\$100.00
	Doors and Casings	Per Side	\$30.00
	Baseboard	44 Ln Ft	\$40.00

Medium Room 12 x 15	Wall Surface	486 Sq Ft	\$325.00
	Prep & Masking	Varies	\$125.00
	Ceiling Surface	180 Sq Ft	\$120.00
	Doors and Casings	Per Side	\$30.00
	Baseboard	54 Ln Ft	\$50.00

Large Room 15 x 20	Wall Surface	630 Sq Ft	\$450.00
	Prep & Masking	Varies	\$190.00
	Ceiling Surface	300 Sq Ft	\$160.00
	Doors and Casings	Per Side	\$30.00
	Baseboard	70 Ln Ft	\$50.00

All Wall Surfaces are figured for 9' high ceilings.

If you have 10' high ceilings then add 25%.

If you have 12' high ceilings then add 50%.

If you have 14' high ceilings then add 75%.

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