

Coeur d'Alene Painting Co.

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Exterior painting in Coeur d'Alene, ID

Prices, the North Idaho season, and how to read a bid

WHAT IT RUNS HERE

Exterior painting in Coeur d'Alene, ID runs \$3,850 to \$10,400 for the average home, with pricing that starts at \$2.75 per square foot. Most repaints take 3 to 7 days. The spread comes from house height, siding condition, and how much scraping, caulking and priming happens before the first topcoat. Coeur d'Alene has a short outdoor season, roughly late May through early October.

Free estimate, written scope

<https://coeurdalenepainters.com/guides/exterior-painting>

(208) 551-1546

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What matters most

- An average Coeur d'Alene exterior repaint runs \$3,850 to \$10,400, starting at \$2.75 per square foot.
- The reliable outdoor window is late May through early October, and the average first fall freeze lands around October 9.
- Sherwin-Williams rates Duration down to 35F surface temperature, and Benjamin Moore publishes 35F to 100F for exterior work.
- Housing built before 1978 falls under the federal RRP lead rule once more than 20 square feet of exterior paint gets disturbed.
- Idaho requires contractor registration through DOPL on any job over \$2,000, backed by at least \$300,000 in general liability.

THE NUMBERS

Exterior painting prices in Coeur d'Alene, ID

SCOPE	WHAT IT COVERS	COEUR D'ALENE RANGE
Full exterior repaint, average home	Wash, scrape, sand, spot prime, caulk, two coats on body and trim	\$3,850 to \$10,400
Priced by wall area	How the number gets built before repairs and add-ons	From \$2.75 per sq ft
Single story, sound siding	Light prep, no carpentry, straightforward ladder work	Low end of the \$3,850 to \$10,400 band
Two story with heavy prep	Scraping back to bare in patches, rot repair, staging, heavy trim	Top of the \$3,850 to \$10,400 band
Exterior wash booked on its own	Siding, soffits and flat work, no paint	\$275 to \$715
Deck or railings stained in the same visit	Different product, separate line on the bid	\$770 to \$2,200
Interior scheduled for the off season	3-bedroom interior, walls, ceilings and trim	\$3,500 to \$8,250

Prep hours move the number far more than paint does, and rot found during the walkthrough is the single most common reason a bid lands at the top of the band.

The numbers

A full exterior repaint on an average Coeur d'Alene home runs \$3,850 to \$10,400, starting at \$2.75 per square foot of wall area. Most jobs take 3 to 7 days.

- Single story with sound siding sits at the low end
- Two story with heavy scraping and rot repair sits at the top
- A standalone exterior wash is \$275 to \$715
- Deck staining booked at the same time is \$770 to \$2,200

The season

Late May through early October is the window you can count on. The local growing season runs roughly May 3 to October 9, which is a fair proxy for painting weather.

- Read surface temperature with an infrared thermometer, not air temperature
- Stay more than 5F above the dew point
- Conditions have to hold for 48 hours after the coat goes on
- Nothing gets painted in rain or on a wall the sun has cooked

Why prep is most of the price

Material runs roughly 15 to 20 percent of an exterior job. Everything else is hours, and the hours go into wash, dry, scrape, repair, prime and caulk.

- A cleaner with dwell time, not a plain rinse
- Siding under 15 percent moisture before any coating
- Stain-blocking primer on every bare spot
- Caulk after primer, and never along the bottom edge of lap siding

Idaho registration and lead paint

Idaho has no painting trade exam, but any job over \$2,000 requires the contractor to be registered with DOPL, carrying at least \$300,000 general liability.

- Look the registration up before you pay a deposit
- Ask the agent to send the insurance certificate directly
- Pre-1978 housing falls under the federal RRP rule
- Outside, RRP applies past 20 square feet of disturbed paint

What the weather does

Freeze-thaw runs from November into March, with average January days climbing to 35F and falling back to 26F. Summer puts the driest, clearest months of the year onto south and west walls.

- Water freezing in a caulk crack expands about nine percent
- About 46 inches of snow a year, heaviest in December
- Wildfire ash outdoors measures around pH 11 to 12
- Snow piled against a wall keeps the bottom three feet wet for months

Failures to watch for

Five problems account for most callbacks, and four of them start with prep or with water arriving from somewhere other than the sky.

- Peeling on south and west walls from paint that was never scraped back
- Blistering from bath fans, flashing or sprinklers
- Split caulk from a tube with no movement rating
- Brown tannin bleed on cedar with no stain-blocking primer

After the crew leaves

Expect 8 to 12 years from a properly prepped exterior in this climate, with a 2 year workmanship warranty on the labor.

- Wash the house once a year, late fall is a good slot
- Walk the caulk joints every spring
- Aim sprinklers away from siding
- Store touch-up paint somewhere heated and label the sheen

Before you sign an exterior painting bid in Coeur d'Alene

- ☐ Look up the contractor's Idaho registration with DOPL and confirm it is active.
- ☐ Ask for the certificate of insurance to come from the agent, showing at least \$300,000 general liability.
- ☐ Check that the bid describes a cleaner and a dwell time, not only the words pressure wash.
- ☐ Get scraping and priming written out, including which primer goes on bare wood.
- ☐ Confirm the bid says two coats, and says it for both body and trim.
- ☐ Ask which caulk is being used and confirm the bottom edge of lap siding is left open to drain.
- ☐ If the house was built before 1978, ask how chips and dust get contained and how cleanup is verified.
- ☐ Read the exclusions section, and if there is not one, ask for it in writing.
- ☐ Get rot and carpentry repair priced separately with a stated hourly or unit rate.
- ☐ Confirm the start date leaves working days before the season closes in early October.
- ☐ Ask what the 2 year workmanship warranty covers and what voids it.
- ☐ Have the paint named on the bid by brand, line and sheen.

Want a real number for your place?

We walk the job, measure it, and put the scope in writing. Free, and there is no pressure attached.

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Full guide: <https://coeurdaleneartists.com/guides/exterior-painting>

Prices shown are the ranges published on our website at the time of writing and are a starting point, not a quote. Every property is different. Figures update when the site does.