

Asheville Paint Pros

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Exterior painting in Asheville, NC

Real prices, mountain weather limits, and how to compare two bids

WHAT IT RUNS HERE

Exterior painting in Asheville runs \$3,500 to \$7,150 for an average home, or from \$2.20 per square foot of painted surface. Prep drives the spread: washing off mountain mildew, scraping chalked siding, priming bare wood, and replacing rotted trim. October is the driest month here, which makes fall the easiest window to work in. Asheville Paint Pros gives free written quotes. Call (828) 826-1687.

Free estimate, written scope
<https://ashevillepaintpros.com/guides/exterior-painting>

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What matters most

- A whole-house exterior repaint in Asheville runs \$3,500 to \$7,150, or from \$2.20 per square foot of painted surface.
- Asheville averages 49.59 inches of rain a year and 14.5 inches of that falls in June, July and August.
- October is the driest month, with 3.37 inches of rain and 4.4 days wet enough to shut a crew down.
- Benjamin Moore Aura Exterior stops at 40 degrees F. Sherwin-Williams Duration goes down to 35 degrees F.
- North Carolina requires a general contractor license once a job hits \$40,000, so a normal repaint sits under that line.

THE NUMBERS

Exterior painting and related exterior work in Asheville, NC

SCOPE	WHAT IT COVERS	ASHEVILLE RANGE
Whole-house exterior repaint	Wash, scrape, sand, caulk, spot prime, finish coats on siding and trim	\$3,500 to \$7,150
Priced by measured area	Painted surface of siding and trim, prep included	From \$2.20 per sq ft
Soft wash only, no paint	Detergent wash of siding, soffits and trim to strip mildew, algae and pollen	\$330 to \$770
Wash priced by area	House exterior measured and rinsed, plants protected	From \$0.30 per sq ft
Deck or porch floor added	Clean, brighten and stain a standard deck on the same mobilization	\$770 to \$1,750
Deck stain by area	Deck boards, rails and steps, measured surface	From \$3.05 per sq ft
Interior work at the same visit	Walls, ceilings and trim in a typical 3-bedroom home	\$3,500 to \$8,250

Prep hours and access drive the spread far more than square footage does, so a small house with heavy scraping on a steep lot can price above a larger house on flat ground.

What it costs

A whole-house exterior repaint in Asheville runs \$3,500 to \$7,150, or from \$2.20 per square foot of painted surface. Painted surface means siding plus trim, not the square footage on your tax card.

- Wash only, no paint: \$330 to \$770, or from \$0.30 per sq ft
- Deck or porch floor added: \$770 to \$1,750, or from \$3.05 per sq ft
- Typical schedule: 3 to 7 days
- Warranty: 2 years workmanship

Why weather sets the schedule

NOAA's 1991 to 2020 normals put Asheville at 49.59 inches of rain a year, with 14.5 inches falling in June, July and August. There are 82.5 days a year wet enough to stop a crew.

- Wettest month: August, 5.04 inches
- Driest month: October, 3.37 inches and only 4.4 heavy days
- 87.5 nights a year at or below 32 degrees, but only 5.2 days that stay frozen, so about 80 freeze and thaw cycles a winter

Temperature and dew point limits

Product data sheets set hard floors. Benjamin Moore Aura Exterior will not go on below 40 degrees F air or surface. Sherwin-Williams Duration is rated to 35. The surface also has to stay above the dew point for 48 hours after application, which is the limit that actually ends the season here.

Older houses and the lead rule

Most of Montford was built between 1890 and 1920 and Grove Park between 1908 and 1923. The federal RRP rule covers pre-1978 housing and exempts exterior work only under 20 square feet of disturbed paint.

- Ask any bidder for their EPA Lead-Safe firm certification number
- Wood moisture content should read 15 percent or lower before coating

Historic district review

Asheville has four local historic districts: Albemarle Park, Biltmore Village, Montford and St. Dunstan's. National Register listing alone does not trigger design review, which is why Grove Park owners are not subject to it.

- Repainting already painted wood in Montford does not need a Certificate of Appropriateness
- Painting originally unpainted masonry or brick is not appropriate
- Minor work staff review typically returns in 10 business days

What to demand in a bid

Two bids on one page look identical. Make the difference visible by asking for specifics.

- Product name and sheen, not "premium exterior paint"
- Coats on siding versus coats on trim, separately
- Spread rate or square feet per gallon, so film build is checkable
- Certificate of insurance sent by the agent
- Written warranty with exclusions listed

The six common failures

Almost every callback traces to one of these, and each costs more to fix than to prevent.

- Painting over live mildew
- Coating a wall that is still wet after rain
- Skipping bonding primer over chalked siding
- No stain-blocking primer on cedar or old pine, so tannin bleeds through
- Caulking rotted trim instead of replacing it
- Stretching one thin coat instead of applying two at spec

After the crew leaves

Expect 8 to 12 years on north and east elevations and 6 to 9 on south and west. Maintenance keeps you at the top of that range.

- Soft wash once a year after pollen season
- Keep shrubs and limbs 6 to 12 inches off the siding
- Walk caulk lines every fall and reseal before winter
- Store the labeled touch-up can indoors where it cannot freeze
- Free quotes at (828) 826-1687

Check these before you sign an exterior painting contract in Asheville

- ☐ The bid names the exact product and sheen, not just "premium exterior paint".
- ☐ The bid states how many coats go on siding and how many go on trim.
- ☐ The spread rate or square feet per gallon is written down, so film build is verifiable.
- ☐ The wash method is described, and the bid allows drying time before coating starts.
- ☐ Rotted trim is either included as an allowance or clearly excluded and priced per foot.
- ☐ If your house predates 1978, the contractor gives you an EPA Lead-Safe firm certification number.
- ☐ A certificate of insurance comes from the agent, covering general liability and workers comp.
- ☐ The two year workmanship warranty is in the contract, with what voids it spelled out.
- ☐ The schedule accounts for rain days rather than promising a fixed finish date in July.
- ☐ Primer type is specified for chalked siding and for tannin-bleeding cedar or old pine.
- ☐ If you are in Montford, Biltmore Village, Albemarle Park or St. Dunstan's, anything beyond repainting is checked against design review first.
- ☐ You get a labeled touch-up can at the end, and you store it somewhere it will not freeze.

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.

(828) 826-1687

ashevillepaintpros.com

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Full guide: <https://ashevillepaintpros.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.