

Business Name: Wilson's Power Washing & Sealing

Address: 3300 John Marshall Dr, Arlington, VA 22207

Phone: (571) 969-7761

Wilson's Power Washing & Sealing

Wilson's Power Washing & Sealing is a family-owned business and a leader in the mobile pressure washing industry in the Washington, DC metropolitan area offering commercial & residential exterior pressure washing. We have thermal power washing equipment on every vehicle. Services that are offered are softwashing, house washing, deck & hardscape cleaning. We have specialized crews that seal decks & patio pavers.

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3300 John Marshall Dr, Arlington, VA 22207

Business Hours

- Monday thru Saturday: 8:00am to 6:00pm

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Arlington's environment is harder on outside surface areas than many house owners realize. Hot, damp summertimes, pollen, shade from mature trees, road salt spray drifting up from major highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofing systems. Dirt is cosmetic in the beginning, but over a couple of seasons it turns into mildew, algae, embedded spots, and sometimes early material failure.

Power Washing Arlington VA is not just about blasting away grime to make things look better. Done well, it protects surface areas and extends the life of your home's outside. Done poorly, it removes paint, gouges wood, blows water behind siding, or scars concrete that you can not fix without replacement.

I have seen all of those results in Arlington tasks, consisting of one remarkable brick pathway where a passionate owner utilized a big box shop maker with a zero-degree tip and literally carved his initials into the mortar by mishap. He saved a few hundred dollars on expert Power Washing Services Arlington VA and spent several thousand on masonry repairs.

The goal here is simple: help you decide when a homeowner-grade power washer makes good sense, how to pick one if it does, and when you are much better off hiring an expert Pressure Washing Arlington VA company. Along the method, I will walk through the specific services that are worth paying for and the ones that are typically oversold.

What "power washing" really is, and why the terms matters

In daily speech, individuals mix "power washing" and "pressure washing" as if they are the same thing. Experts in Pressure Washing speak about three a little different techniques:

Cold water pressure washing relies entirely on water pressure and circulation, with detergents when needed. This is what nearly all homeowner devices are. They are fine for siding, decks, fences, and a lot of property jobs when utilized correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much faster. This is common for business kitchens, parking garages, and heavily stained concrete. In domestic work around Arlington, it shines on driveways with oil spots or algae-slick outdoor patios, but many contractors still use cold water with the ideal chemicals instead.



Soft washing uses low pressure (typically under 500 PSI) integrated with specialized cleaning options. The chemicals do most of the work, not the physical impact of the spray. This method is crucial for roofs, older painted surface areas, some kinds of stucco, and fragile trim. A trustworthy Power Washer Arlington VA will discuss soft washing for roofs and particular sidings, not just "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen carefully to how they describe their procedure. A business that just talks about PSI and "blasting" is a threat for delicate surfaces. One that points out specific nozzles, cleaning agents, soft washing, and dwell time has typically learned from experience, not simply from the back of a device box.

Understanding PSI, GPM and what they really suggest for your home

When property owners purchase a power washer, they typically concentrate on PSI, the pounds per square inch of pressure. More appears better. The real story is more nuanced.

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how tough the water hits the surface. GPM is how much water volume you need to actually carry dirt and particles away. Multiply them, and you get "cleaning units," which is a rough procedure of total cleaning power.

For normal Arlington homes, you rarely require more than 2,000 to 2,500 PSI for siding when paired with the right nozzle and detergent. I have securely cleaned up vinyl with as low as 1,200 PSI by utilizing a wide fan pointer and an excellent surfactant. What ruins surfaces is not only high pressure, but focused pressure in a tight stream, used too close to the material, for too long.

Concrete is tougher and can normally tolerate 3,000 PSI or more, but just if the nozzle is moving at a stable speed and held at a reasonable distance. The driveway that looks streaky after a do it yourself wash usually experienced irregular distance and speed, not simply the incorrect machine.

Here is the useful takeaway: if you are considering your own Power Washer Arlington VA purchase, resist the temptation to purchase "the greatest one they have." Instead, pick devices that matches your most delicate desired surface area, then use strategy and cleaning agents to do the rest of the work.

Choosing a house owner power washer in Arlington

Not everyone needs an expert service every time. For smaller projects, light upkeep, and spot cleaning, a house owner unit can be a great tool. The error I see frequently is purchasing the incorrect device and anticipating professional-level results.

Gas vs electrical units is generally the first choice. Electric devices are quieter, lighter, and work well for small patios, furnishings, and cars and truck washing. A lot of being in the 1,500 to 2,000 PSI range with 1.2 to 1.5 GPM. They are fine for rinsing pollen off siding if the home is fairly tidy and you utilize a siding-safe detergent. They have problem with heavy mildew, deep concrete staining, and bigger two-story homes because they simply can not move enough water.

Gas systems are louder and require more maintenance, however they generally provide 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That combination is where you begin to approach what an entry-level contractor machine can do. Gas devices are a better match for complete driveway cleaning, greatly soiled decks, and multi-story siding when coupled with the ideal extension wands and nozzles.

In Arlington, storage matters. Gas systems with open frames and exposed pumps do not enjoy being crammed in humid, unventilated sheds, especially if winterization is careless. Pumps break if water is left inside throughout a difficult freeze. If you do not intend on flushing and keeping your gas unit properly each fall, you might be better with an electric design plus professional Power Washing Services Arlington VA for the huge tasks when a year.



Think about sound and neighbors too. If you reside in a townhouse neighborhood or near delicate neighbors, long gas device sessions on a weekend early morning can create friction. Electric units are friendlier in tight developments, particularly for quick cleanups.

Nozzle options, cleaning agents and basic safety

I have lost count of the number of Arlington property owners have actually told me they "messed up a spot" with a pressure washer. Nearly every story starts with the wrong idea and no detergent.

Most machines include a color-coded set of nozzles. The smaller sized the degree number, the tighter and more aggressive the spray. Zero-degree is a pencil-thin jet that will etch concrete and chew wood. A 15 or 25-degree suggestion is more forgiving for concrete and brick. A 40-degree or devoted "soap" idea is the safer option for siding, doors, and painted surfaces.

Detergents are not simply for smell or marketing. A surfactant breaks the surface tension on dirt and natural development, permitting lower pressure and less time on the surface area. On vinyl siding in Arlington's dubious areas, where mildew thrives, I often use a siding-safe mix, let it dwell for numerous minutes, then wash with moderate pressure. The water does not need to work nearly as hard.

On the safety side, treat a pressure washer with the regard you would provide a power tool that can get rid of skin in a 2nd. Never point the wand at individuals or family pets, do not climb up ladders while holding an active gun if you are inexperienced, and understand where water will go. I have seen water pushed behind siding reach electrical boxes and trigger breakers. That problem does not appear quickly; in some cases it shows up in the next heavy rain.

If you are leasing a system at a regional Arlington hardware store, ask the staff to walk you through the ideas, suggested pressure for your surfaces, and any regional restrictions. Some homeowners associations in Arlington have specific rules for work hours, sound, and even overflow into storm drains.

When do it yourself makes sense in Arlington, and when it does not

There is a location for homeowner Pressure Washing in Arlington VA. The technique is recognizing that not every surface area and not every issue belongs in the DIY bucket.

DIY is usually proper for smaller, lower-risk jobs. If you have an easy concrete patio area with surface area dirt and a little mildew, a rented electric or mid-grade gas washer can work, provided you evaluate a little area and do not pursue perfect "like-new" repair. The very same holds for plastic outdoor furniture, standard fencing, or gently rinsing dust and pollen off vinyl siding that is in excellent condition.

Where I advise caution is anything high, fragile, or tied closely to your home's envelope and structural integrity. Roof cleaning is the prime example. In Arlington, we see a lot of black streaks and lichen on asphalt shingles. Lots of property owners assume a strong blast from a leased device will treat that. Rather, they send out high-pressure water up and under the shingles, remove granules, and in some cases void the roof warranty.

Soft washing with low pressure and roof-safe cleaning solutions is the accepted approach. A lot of house owners do not have the devices or the training to do that safely from the ground or proper roof access. A great Power Washing Arlington VA expert will utilize detergents particularly labeled for roof algae, apply them uniformly, and wash gently, typically with hardly more pressure than a garden hose.



The same reasoning uses to older painted surfaces, stucco, specific fiber cement sidings, and any surface area with failing caulk or noticeable cracks. On those, you can quickly press water where it need to not go. In the short-term, that develops hidden moisture. In the long term, it can suggest peeling paint, swollen trim, or mold behind the siding.

I typically recommend that property owners consider expert help for whole-house washing on 2 and 3 story homes, roof cleaning, heavily stained or large concrete surfaces, and any circumstance where they are not comfortable operating at height with a live wand.

What expert Power Washing Services Arlington VA really do

If you have only seen the customer side of devices at a huge box shop, you may presume specialists merely have slightly bigger systems and the very same technique. The better business in our area run really differently.

An experienced Pressure Washing Arlington VA technician begins with a walkaround. They are not stalling; they are reading the surfaces. They look for oxidized siding, stopping working paint, split stucco, open joints, plantings that need defense, and electrical components that need shielding. On concrete, they keep in mind locations where the surface is already worn or spalled, so they do not get blamed for pre-existing damage.

Then they pick a method. For a normal Arlington brick front with vinyl sides and rear, a professional typically blends numerous approaches on the exact same job: soft wash mix for the siding and trim, slightly greater pressure with a surface cleaner on the driveway, and hand work with brushes in tight corners and on fragile features.

Chemistry plays a huge role. For organic development like mildew, algae, and some roof streaking, salt hypochlorite in the ideal dilution, combined with surfactants, does most of the work. For rust discolorations from irrigation or battery leakages on concrete, a various product is used, frequently acid based, and used thoroughly. The best crews keep plant-safe practices in mind, pre-wetting greenery and rinsing completely after chemical contact.

Time is another advantage. A qualified two-person team with professional equipment can often finish a full house wash, basic concrete cleaning, and deck wash in half a day. For a homeowner with a smaller sized machine and no experience, that exact same scope can extend across several weekends.

Beyond the speed and complete quality, you are buying threat management. A reliable firm carries insurance coverage that secures you if something does go wrong, whether that is a damaged window, a scarred deck board, or an unforeseen reaction with a coating.

Core services most Arlington property owners should consider

Not every offering noted on a contractor's sales brochure is important, but some are really high value in our region's conditions. When assessing Power Washing Arlington VA services, these outside elements usually deserve priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, a yearly or biannual soft wash eliminates mildew, pollen, spider webs, and light oxidation. It safeguards curb appeal and makes it much easier to notice early indications of problem, such as hairline cracks or failing caulk, before water intrusion ends up being a larger issue.

Roof cleaning is specifically helpful for shaded homes under mature trees, or north-facing roofing systems that never ever rather dry. Those black streaks are frequently *Gloeocapsa lava*, a kind of algae that feeds upon the

limestone filler in shingles. Left alone for years, it can shorten roof life. A soft wash roof treatment in Arlington's climate typically lasts two to five years, depending upon shade, tree coverage, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front steps and walkways can be slippery. I have seen an unexpected variety of slip-and-fall stories begin on a green movie that everyone had actually stopped "seeing" because it built up gradually. A practical yearly rinse with a surface area cleaner raises the development and brings back grip, especially on broom-finished concrete.

Deck and fence washing needs the most nuanced method. Cedar, pressure-treated lumber, and composite each respond really differently. A lot of Arlington decks have actually been furred up by someone with a high-pressure tip held too close, leaving raised wood fibers that get dirt and water more easily. A mindful specialist depends on detergents, lower pressure, and, for some discolorations, hand scrubbing to preserve the surface. If you plan to reseal right after, inform your professional; they will change the process to prevent leaving anything that may disrupt adhesion.

Commercial and multifamily residential or commercial properties likewise take advantage of routine Power Washing Services Arlington VA. Packing docks, parking areas, dumpster pads, and shop walks gather oil, gum, and food waste that bring in insects and produce liability. Numerous property supervisors schedule quarterly or semiannual cleanings to remain ahead of grievances and code issues.

Extras you might not require, and upsells to question

Like any service market, outside cleaning has its share of unneeded add-ons. A few deserve a critical eye.

Be careful with aggressive "oxidation elimination" on older siding. Light chalking on sun-facing walls is normal on older paint and vinyl. Trying to scrub or power clean it completely off in one go to can leave unequal color and even reveal substrate below. Often a repaint or siding replacement is the more honest long-lasting response, although it costs more.

Routine sealing of every surface area is another area where marketing can get ahead of reality. Concrete sealers have their place, specifically on decorative stamped work or salt-exposed driveways, however not every fundamental pathway needs a brand-new covering every year. Over-application can create a slippery finish [Pressure Washing \[prowasher.com\]\(http://Pressure Washing prowasher.com\)](http://Pressure Washing prowasher.com) or peeling layers. For decks, the ideal schedule depends on the item type (permeating oil, water-based movie, etc), the sun exposure, and how the wood was prepared. A great contractor will discuss your particular materials instead of pushing a one-size-fits-all plan.

Finally, be cautious of contractors who advise very frequent full-house cleans without considering the condition of the surfaces. On some older Arlington homes with breakable paint movies, you may be better with targeted area cleanings and mindful hand work near susceptible locations, rather of duplicated whole-house washes that accelerate paint failure.

How to select a Power Washer Arlington VA company

When you employ a contractor, you are trusting them with surfaces you can not easily or cheaply change. Beyond cost, look at how they run and communicate.

Here is a compact checklist that helps separate specialists from opportunists when you are comparing Power Washing Arlington VA companies:

- Ask for proof of liability insurance coverage and, if they have employees, employees' settlement protection. A genuine business needs to provide this rapidly and without hesitation.

- Request current regional references, ideally within Arlington, and ask particularly about punctuality, security of landscaping, and how the crew dealt with any issues.
- Listen to how they describe their procedure for your specific surfaces. You want to become aware of soft washing for roofing systems and delicate siding, not simply high PSI numbers.
- Get a composed price quote that clearly states what is consisted of, what is left out, and how they deal with damage if something goes wrong.
- Watch their attention to detail during the initial go to or call. Someone who asks about water gain access to, drain, and your concerns is more likely to appreciate your property.

If you reside in a condo or HOA-managed community, validate that the company understands any limitations on Pressure Washing Arlington VA activities, such as water usage guidelines, allowed work hours, or requirements for runoff control. Failing to inspect this can put you at odds with your management company, even when the specialist leaves everything else spotless.

Comparing do it yourself and professional services for common Arlington projects

Sometimes it assists to see the trade-offs spelled out. Think about 3 really typical circumstances in Arlington and how doing it yourself compares with employing professional Power Washing Services Arlington VA.

- Two-story vinyl siding with visible mildew: A DIYer with an electrical machine may have a hard time to reach the upper stories from the ground and threat working from ladders with a live wand. A professional team uses extension poles, downstream injectors for cleaning agent, and controlled rinse patterns, normally ending up in a few hours with uniform results.
- Shaded concrete steps and front walk with algae: You could lease a mid-grade device and spend a day try out ideas and distance, likely ending with some spotting or missed out on spots. A professional utilizes a surface cleaner, pre-treatment option, and consistent method, achieving a more even end up and significantly minimizing slip risk.
- Aging wood deck that you desire all set for stain: Aggressive do it yourself pressure washing can raise the grain, develop furred boards, and even gouge the wood. An experienced contractor leans on cleaning agents, brushes, and carefully chosen pressure, typically followed by a brightener to prepare the wood for stain.

If your goal is fundamental cleaning and you are comfy with some experimentation, DIY can be satisfying. If your priority is maintaining products, preventing injury, and getting predictable results on the first try, professional Pressure Washing Arlington VA typically validates its cost, especially when you factor in your time and the risk of mistakes.

Maintenance rhythm in Arlington's climate

One of the very best concerns a homeowner can ask is not "Can you make it look brand name new?" however "How typically should I really do this?" Over-cleaning can be as problematic as neglect.

For most removed homes in Arlington, a capacity wash every one to two years is reasonable. Homes under thick tree cover or near busy roadways get grime faster and may gain from yearly attention, while sunnier, more discovered homes can stretch to every other year with area cleaning in between.

Roofs usually should not be dealt with unless there is visible organic growth or staining. In our climate, that frequently means every 3 to 5 years for issue locations, sometimes longer for open, sunny roofings. Decks depend more on sun and foot traffic than on rigorous calendar timing. Examine each year. When water stops

beading on the boards, or the color has actually faded significantly, it is time to tidy and recoat, not necessarily before.

Driveways, walks, and steps are best done as needed. Expect slickness and deep discoloration. Many Arlington house owners pair concrete cleaning with home washing for effectiveness, scheduling both together every year or 2 so the residential or commercial property is revitalized at once.

By understanding what Power Washing Arlington VA can do, what tools and methods are appropriate, and how to balance do it yourself with professional help, you can keep your home tidy, safe, and appealing without overpaying or damaging the very surface areas you are attempting to protect.

Wilsons Power Washing and Sealing provides power washing services

Wilsons Power Washing and Sealing cleans exterior surfaces

Wilsons Power Washing and Sealing restores property appearance

Wilsons Power Washing and Sealing seals concrete surfaces

Wilsons Power Washing and Sealing protects driveways

Wilsons Power Washing and Sealing cleans sidewalks

Wilsons Power Washing and Sealing washes residential properties

Wilsons Power Washing and Sealing services commercial buildings

Wilsons Power Washing and Sealing removes dirt buildup

Wilsons Power Washing and Sealing eliminates surface stains

Wilsons Power Washing and Sealing improves curb appeal

Wilsons Power Washing and Sealing seals paver patios

Wilsons Power Washing and Sealing maintains outdoor surfaces

Wilsons Power Washing and Sealing cleans decks and fences

Wilsons Power Washing and Sealing enhances property value

Wilsons Power Washing and Sealing prevents surface deterioration

Wilsons Power Washing and Sealing delivers quality workmanship

Wilsons Power Washing and Sealing provides reliable service

Wilsons Power Washing and Sealing extends surface longevity

Wilsons Power Washing and Sealing improves exterior cleanliness

Wilson's Power Washing & Sealing has a phone number of (571) 969-7761

Wilson's Power Washing & Sealing has an address of 3300 John Marshall Dr, Arlington, VA 22207

Wilson's Power Washing & Sealing has a website <https://prowasher.com/>

Wilson's Power Washing & Sealing has Google Maps listing <https://maps.app.goo.gl/KmR68CStcb1pj5m9A>

Wilson's Power Washing & Sealing has Instagram page <https://www.instagram.com/wilsonsllc/>

Wilson's Power Washing & Sealing has an LinkedIn page <https://www.linkedin.com/in/david-wilson-15525192>

Wilson's Power Washing & Sealing earned Best Customer Service Award 2024

People Also Ask about Wilson's Power Washing & Sealing

What power washing services does Wilson's Power Washing and Sealing provide for residential and commercial properties?

Wilson's Power Washing and Sealing provides professional power washing services that clean exterior surfaces, remove dirt and grime, eliminate surface stains, restore property appearance, and enhance curb appeal with quality workmanship and reliable service

Can Wilson's Power Washing and Sealing seal concrete surfaces and protect driveways?

Yes, Wilson's Power Washing and Sealing specializes in sealing concrete surfaces and protecting driveways, helping prevent weather damage, reduce wear, and extend surface longevity through quality workmanship and reliable service

How does Wilson's Power Washing and Sealing restore property appearance?

Wilson's Power Washing and Sealing restores property appearance by cleaning exterior surfaces, removing mold, mildew, algae, dirt buildup, and eliminating surface stains from driveways, sidewalks, patios, and other outdoor areas

Why do customers choose Wilson's Power Washing and Sealing for exterior cleaning projects?

Customers choose Wilson's Power Washing and Sealing because of its commitment to quality workmanship, reliable service, attention to detail, effective power washing services, surface sealing expertise, and ability to protect driveways while restoring property appearance

Does Wilson's Power Washing and Sealing provide cleaning and sealing services for outdoor surfaces?

Wilson's Power Washing and Sealing offers comprehensive cleaning and sealing services for concrete, pavers, sidewalks, driveways, patios, decks, and other exterior surfaces to improve appearance and provide long-term protection with reliable service

Where is Wilson's Power Washing & Sealing located?

Wilson's Power Washing & Sealing is conveniently located at 3300 John Marshall Dr, Arlington, VA 22207. You can easily find directions on [Google Maps](#) or call at [\(571\) 969-7761](tel:(571)969-7761) Monday through Saturday 8:00am to 6:00pm

How can I contact Wilson's Power Washing & Sealing?

You can contact Wilson's Power Washing & Sealing by phone at: [\(571\) 969-7761](tel:(571)969-7761), visit their website at <https://prowasher.com/> or connect on social media via [Instagram](#) [Facebook](#) or [LinkedIn](#)

Conveniently located near Wilson's Power Washing & Sealing [Lincoln Theatre](#) a great theater with full food & drink menu. Catch a show and enjoy some great food while you wait.