

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 climate is harder on exterior surfaces than numerous homeowners understand. Hot, damp summers, pollen, shade from fully grown trees, road salt spray drifting up from significant highways, and frequent freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofings. Dirt is cosmetic at first, but over a couple of seasons it becomes mildew, algae, ingrained spots, and often early product failure.

Power Washing Arlington VA is not just about blasting away grime to make things look nicer. Done well, it safeguards surfaces 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 repair without replacement.

I have actually seen all of those results in Arlington projects, consisting of one unforgettable brick walkway where an enthusiastic owner utilized a huge box store device with a zero-degree pointer and actually carved his initials into the mortar by mishap. He saved a couple of hundred dollars on professional Power Washing Services Arlington VA and invested numerous thousand on masonry repairs.

The objective here is simple: help you decide when a homeowner-grade power washer makes sense, how to select one if it does, and when you are much better off hiring a professional Pressure Washing Arlington VA company. Along the method, I will stroll through the specific services that deserve paying for and the ones that are frequently oversold.

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

In everyday speech, people mix "power washing" and "pressure washing" as if they are the same thing. Professionals in Pressure Washing speak about 3 somewhat different approaches:

Cold water pressure washing relies exclusively on water pressure and circulation, with cleaning agents when required. This is what nearly all homeowner devices are. They are great for siding, decks, fences, and the majority of residential projects when utilized correctly.

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

Soft washing uses low pressure (frequently under 500 PSI) combined with specialized cleaning solutions. The chemicals do the majority of the work, not the physical effect of the spray. This technique is vital for roofings, older painted surface areas, some kinds of stucco, and delicate trim. A trustworthy Power Washer Arlington VA will talk about soft washing for roofing systems and certain sidings, not simply "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen carefully to how they explain their procedure. A business that only discusses PSI and "blasting" is a risk for delicate surface areas. One that mentions particular nozzles, cleaning agents, soft washing, and dwell time has generally learned from experience, not just from the back of a device box.

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

When house owners purchase a power washer, they frequently focus on PSI, the pounds per square [Pressure Washing Arlington VA](#) inch of pressure. More seems much better. The real story is more nuanced.

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how tough the water strikes the surface. GPM is just how much water volume you have to actually bring dirt and particles away. Increase them, and you get "cleaning systems," which is a rough measure of total cleaning power.



For normal Arlington homes, you seldom need more than 2,000 to 2,500 PSI for siding when paired with the proper nozzle and detergent. I have actually safely cleaned up vinyl with as little as 1,200 PSI by utilizing a wide fan tip and a good surfactant. What destroys surface areas is not only high pressure, but concentrated pressure in a tight stream, used too near the product, for too long.

Concrete is harder and can generally endure 3,000 PSI or more, but only if the nozzle is moving at a steady rate and held at a sensible range. The driveway that looks streaky after a DIY wash generally struggled with irregular distance and speed, not merely the wrong machine.

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

Choosing a house owner power washer in Arlington

Not everybody requires an expert service whenever. For smaller jobs, light upkeep, and area cleaning, a property owner system can be an excellent tool. The error I see often is purchasing the incorrect maker and expecting professional-level results.

Gas vs electrical units is usually the first choice. Electric makers are quieter, lighter, and work well for small patio areas, furniture, and vehicle washing. Most sit in the 1,500 to 2,000 PSI range with 1.2 to 1.5 GPM. They are great for washing pollen off siding if the home is relatively clean and you utilize a siding-safe cleaning agent. They struggle with heavy mildew, deep concrete staining, and bigger two-story homes due to the fact that they simply can stagnate enough water.

Gas units are louder and need more upkeep, but they typically offer 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That combination is where you start to approach what an entry-level specialist maker can do. Gas makers are a much better match for complete driveway cleaning, greatly stained decks, and multi-story siding when paired with the right extension wands and nozzles.

In Arlington, storage matters. Gas systems with open frames and exposed pumps do not like being crammed in humid, unventilated sheds, particularly if winterization is careless. Pumps crack if water is left inside throughout a hard freeze. If you do not plan on flushing and saving your gas system properly each fall, you may be much better with an electrical model plus expert Power Washing Services Arlington VA for the big jobs once a year.

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

Nozzle options, detergents and basic safety

I have actually lost count of the number of Arlington house owners have informed me they "ruined an area" with a pressure washer. Almost every story starts with the incorrect suggestion 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 engrave concrete and chew wood. A 15 or 25-degree suggestion is more flexible for concrete and brick. A 40-degree or dedicated "soap" pointer is the more secure option for siding, doors, and painted surfaces.

Detergents are not just for smell or marketing. A surfactant breaks the surface tension on dirt and natural growth, enabling lower pressure and less time on the surface. On vinyl siding in Arlington's dubious areas, where mildew prospers, I often apply a siding-safe mix, let it dwell for a number of minutes, then wash with moderate pressure. The water does not have to work almost as hard.

On the safety side, treat a pressure washer with the regard you would give a power tool that can remove skin in a 2nd. Never point the wand at individuals or animals, do not climb ladders while holding an active gun if you are

untrained, and be aware of where water will go. I have actually seen water pushed behind siding reach electrical boxes and trigger breakers. That issue does not appear immediately; in some cases it shows up in the next heavy rain.

If you are leasing an unit at a local Arlington hardware shop, ask the personnel to stroll you through the tips, recommended pressure for your surfaces, and any local restrictions. Some house owners associations in Arlington have particular guidelines for work hours, sound, and even runoff into storm drains.

When DIY makes good sense in Arlington, and when it does not

There is a place for homeowner Pressure Washing in Arlington VA. The technique is recognizing that not every surface area and not every problem belongs in the do it yourself bucket.

DIY is generally proper for smaller, lower-risk tasks. If you have a simple concrete patio with surface area dirt and a little mildew, a leased electrical or mid-grade gas washer can work, offered you check a small location and do not pursue ideal "like-new" restoration. The exact same holds for plastic outside furnishings, basic fencing, or gently rinsing dust and pollen off vinyl siding that is in good condition.

Where I recommend caution is anything high, fragile, or connected carefully to your home's envelope and structural stability. Roof cleaning is the prime example. In Arlington, we see a great deal of black streaks and lichen on asphalt shingles. Lots of property owners presume a strong blast from a leased maker will treat that. Rather, they send out high-pressure water up and under the shingles, eliminate granules, and sometimes void the roof warranty.

Soft washing with low pressure and roof-safe cleaning services is the accepted method. A lot of house owners do not have the equipment or the training to do that safely from the ground or appropriate roof access. An excellent Power Washing Arlington VA professional will utilize detergents specifically identified for roof algae, apply them uniformly, and wash gently, typically with barely more pressure than a garden hose.

The very same reasoning applies to older painted surfaces, stucco, specific fiber cement sidings, and any surface with failing caulk or visible cracks. On those, you can quickly press water where it ought to not go. In the short term, that produces covert wetness. In the long term, it can mean peeling paint, swollen trim, or mold behind the siding.

I usually advise that homeowners think about professional assistance for whole-house washing on two and three story homes, roof cleaning, heavily stained or big concrete surfaces, and any scenario where they are not comfy 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 makers at a huge box shop, you may assume specialists just have a little larger units and the very same approach. The better companies in our area run really differently.

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

Then they choose an approach. For a typical Arlington brick front with vinyl sides and rear, a pro frequently blends numerous approaches on the exact same task: soft wash mix for the siding and trim, a little higher

pressure with a surface cleaner on the driveway, and hand deal with brushes in tight corners and on delicate features.

Chemistry plays a big role. For organic growth like mildew, algae, and some roof streaking, salt hypochlorite in the right dilution, combined with surfactants, does most of the work. For rust spots from watering or battery leakages on concrete, a different product is used, frequently acid based, and applied carefully. The very best crews keep plant-safe practices in mind, pre-wetting plants and washing thoroughly after chemical contact.

Time is another benefit. A qualified two-person crew with professional devices can frequently finish a full house wash, standard concrete cleaning, and deck wash in half a day. For a homeowner with a smaller sized machine and no experience, that very same scope can stretch throughout a number of weekends.

Beyond the speed and finish quality, you are purchasing risk management. A credible firm carries insurance that safeguards you if something does fail, whether that is a harmed window, a scarred deck board, or an unexpected reaction with a coating.

Core services most Arlington house owners should consider

Not every offering listed on a contractor's brochure is essential, however some are truly high value in our region's conditions. When examining Power Washing Arlington VA services, these outside aspects normally should have 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 secures curb appeal and makes it simpler to notice early indications of problem, such as hairline cracks or stopping working caulk, before water invasion ends up being a larger issue.

Roof cleaning is especially useful for shaded homes under fully grown trees, or north-facing roofing systems that never ever quite dry out. Those black streaks are frequently *Gloeocapsa magma*, a kind of algae that eats the limestone filler in shingles. Left alone for many years, it can reduce roof life. A soft wash roof treatment in Arlington's climate normally 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 pathways can be slippery. I have seen an unexpected variety of slip-and-fall stories begin on a green film that everybody had stopped "seeing" due to the fact that it built up slowly. A practical yearly rinse with a surface area cleaner lifts the growth and restores grip, especially on broom-finished concrete.

Deck and fence washing needs the most nuanced method. Cedar, pressure-treated lumber, and composite each respond very differently. Too many Arlington decks have been furred up by somebody with a high-pressure pointer held too close, leaving raised wood fibers that grab dirt and water more quickly. A cautious specialist relies on detergents, lower pressure, and, for some stains, hand scrubbing to maintain the surface. If you prepare to reseal right after, tell your specialist; they will adjust the process to prevent leaving behind anything that may disrupt adhesion.

Commercial and multifamily properties likewise benefit from routine Power Washing Services Arlington VA. Filling docks, parking lot, dumpster pads, and storefront strolls gather oil, gum, and food waste that draw in pests and produce liability. Numerous home managers arrange quarterly or semiannual cleanings to stay ahead of grievances and code issues.

Extras you might not require, and upsells to question

Like any service industry, outside cleaning has its share of unneeded add-ons. A couple of are worth a vital eye.

Be mindful with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is typical on older paint and vinyl. Trying to scrub or power wash it totally off in one check out can leave unequal color and even reveal substrate below. Sometimes a repaint or siding replacement is the more truthful long-lasting answer, although it costs more.

Routine sealing of every surface is another area where marketing can get ahead of reality. Concrete sealers have their location, particularly on decorative stamped work or salt-exposed driveways, however not every standard walkway requires a brand-new coating every year. Over-application can develop a slippery surface or peeling layers. For decks, the best schedule depends on the product type (penetrating oil, water-based movie, etc), the sun exposure, and how the wood was prepared. An excellent contractor will speak about your specific materials instead of pressing a one-size-fits-all plan.

Finally, beware of specialists who recommend very regular full-house washes without thinking about the condition of the surfaces. On some older Arlington homes with fragile paint films, you may be better with targeted area cleanings and careful hand work near susceptible locations, rather of repeated whole-house washes that speed up paint failure.





How to select a Power Washer Arlington VA company

When you employ a contractor, you are trusting them with surface areas you can not easily or cheaply replace. Beyond price, take a look at how they run and communicate.

Here is a compact list that helps different professionals from opportunists when you are comparing Power Washing Arlington VA providers:

- Ask for proof of liability insurance and, if they have employees, employees' compensation coverage. A genuine business must supply this rapidly and without hesitation.
- Request current local references, ideally within Arlington, and ask particularly about punctuality, protection of landscaping, and how the crew handled any issues.
- Listen to how they describe their process for your particular surfaces. You wish to hear about soft washing for roofings and fragile siding, not just high PSI numbers.
- Get a written quote that plainly mentions what is consisted of, what is left out, and how they manage damage if something goes wrong.
- Watch their attention to detail throughout the preliminary check out or call. Someone who inquires about water access, drain, and your issues is most likely to appreciate your property.

If you live in a condominium or HOA-managed community, verify that the company comprehends any limitations on Pressure Washing Arlington VA activities, such as water use rules, permitted work hours, or requirements for runoff control. Stopping working to check this can put you at chances with your management business, even when the professional leaves whatever else spotless.

Comparing do it yourself and professional services for common Arlington projects

Sometimes it helps to see the trade-offs spelled out. Think about three very typical situations in Arlington and how doing it yourself compares with working with professional Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electrical maker may struggle to reach the upper stories from the ground and danger working from ladders with a live wand. An expert team uses extension poles, downstream injectors for cleaning agent, and controlled rinse patterns, generally ending up in a couple of hours with consistent results.
- Shaded concrete steps and front walk with algae: You could lease a mid-grade device and spend a day explore suggestions and distance, most likely ending with some spotting or missed out on spots. A professional uses a surface area cleaner, pre-treatment service, and constant technique, attaining a more even end up and greatly lowering slip risk.
- Aging wood deck that you want all set for stain: Aggressive do it yourself pressure washing can raise the grain, develop furred boards, and even gouge the wood. An experienced specialist leans on detergents, brushes, and thoroughly selected pressure, frequently followed by a brightener to prepare the wood for stain.

If your objective is basic cleaning and you are comfortable with some trial and error, do it yourself can be pleasing. If your priority is protecting materials, preventing injury, and getting foreseeable results on the first shot, expert Pressure Washing Arlington VA usually validates its expense, especially when you consider your time and the risk of mistakes.

Maintenance rhythm in Arlington's climate

One of the very best concerns a property owner can ask is not "Can you make it look brand name new?" but "How typically should I actually do this?" Over-cleaning can be as bothersome as neglect.

For most detached homes in Arlington, a full house wash each to 2 years is affordable. Homes under dense tree cover or near hectic roads pick up grime much faster and might benefit from yearly attention, while sunnier, more unveiled homes can extend to every other year with spot cleaning in between.

Roofs normally need to not be dealt with unless there is visible organic development or staining. In our environment, that often indicates every three to five years for problem locations, often longer for open, sunny roofing systems. Decks depend more on sun and foot traffic than on stringent calendar timing. Check each year. When water stops beading on the boards, or the color has faded considerably, it is time to clean and recoat, not always before.

Driveways, strolls, and actions are best done as required. Expect slickness and deep discoloration. Lots of Arlington homeowners set concrete cleaning with home washing for effectiveness, scheduling both together every year or more so the home is revitalized at once.

By understanding what Power Washing Arlington VA can do, what tools and approaches are suitable, and how to stabilize DIY with expert assistance, you can keep your residential or commercial property tidy, safe, and appealing without paying too much or damaging the very surface areas you are trying 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

Wilson's Power Washing and Sealing improves curb appeal

Wilson's Power Washing and Sealing seals paver patios

Wilson's Power Washing and Sealing maintains outdoor surfaces

Wilson's Power Washing and Sealing cleans decks and fences

Wilson's Power Washing and Sealing enhances property value

Wilson's Power Washing and Sealing prevents surface deterioration

Wilson's Power Washing and Sealing delivers quality workmanship

Wilson's Power Washing and Sealing provides reliable service

Wilson's Power Washing and Sealing extends surface longevity

Wilson's 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/wilsonslc/>

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.