

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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Walk through any Arlington neighborhood in April and you see the very same story on a great deal of homes: green film approaching siding, dark stripes on gutters, streaks on the driveway, and brick actions that get slick after a rain. The mix of humidity, tree cover, pollen, and roadway salt in Northern Virginia is rough on outside surface areas. A good contractor can make a home look five years younger in an afternoon. A bad one can etch your brick, scar your deck, or void your roof service warranty just as fast.

Choosing the ideal business for pressure washing Arlington VA is less about discovering the lowest price and more about understanding how they work, what they use, and how they believe. The equipment is powerful enough to cut skin and lift paint. It needs judgment, not just water.

This guide walks through how a well-informed property owner or property manager in Arlington must examine a power washing contractor and how to understand the common service menu for power washing services Arlington VA.

Why exterior cleaning matters in Arlington specifically

Arlington is hard on exteriors for a couple of reasons that straight impact how a specialist must approach your property.

The first is wetness. We have humid summer seasons, frequent storms, and shaded lots, particularly in North Arlington. That combination types algae, mildew, and lichen on siding, decks, roofings, and fences. The green or black staining is not just cosmetic. Left alone, it holds wetness versus your surface areas, which accelerates rot on wood and shortens the life of paint and roofing.

The second is traffic and contamination. Near I-66, Path 50, Columbia Pike, or the Pentagon City corridor, you see a stable buildup of soot and roadway grime on stucco and brick. It is subtle over a single season, however after two or 3 years, fascia boards and lighter colored sidings begin to look exhausted and dingy.

The 3rd is winter season treatment. De-icing salt and sand get tracked onto concrete driveways and pathways, in addition to into parking garages. Salt crystals work their method into tiny fractures, which can speed up spalling and surface area flaking if you never wash them away.

A company that frequently manages power washing Arlington VA should be tuned into these patterns. They ought to not deal with a brick townhouse court in Clarendon the exact same way they deal with a standalone vinyl home in South Arlington or a mid-rise business structure by Ballston station.

What "professional" pressure washing actually means

Many people envision a pressure washer as a single, blunt tool. In truth, a professional power washer Arlington VA will talk less about raw pressure and more about chemistry, flow rate, and technique.

Water pressure is just one variable. A proficient technician treats it as a last hope. They change the cleaning technique based upon 4 standard levers: pressure, water volume, cleaning option, and dwell time. On delicate surface areas like older brick, wood siding, and asphalt shingles, a pro goals to keep pressure low, count on cleaning agents that break down organic development and gunk, and offer those cleaning agents time to work. That is safer than blasting away with a tight, high-pressure tip.

Professional work likewise means utilizing different tools for different surfaces. The person who shows up with one device, one wand, and no extra equipment is generally a spending plan operator. A major professional will generally bring both direct pressure devices and soft washing systems, numerous spray tips, surface area cleaners for flatwork, extension wands, and often even water tanks or recovery systems for certain commercial sites.

Finally, professionalism programs in how they manage risk. Exterior cleaning has two primary danger classifications: damage to your property and liability if somebody gets hurt. There must be written procedures, not just verbal assurances. The method a company approaches security around ladders, high roof pitches, electrical components, and nearby pedestrians says a lot about what working with them will feel like.

First look: how to pre-screen a pressure washing contractor

When you begin searching for pressure washing Arlington VA online, the choices can blur together. Numerous websites sound similar, and nearly all have shiny "in the past and after" photos.

Here is a compact list you can go through before you ever invite someone to quote your home:

1. Confirm that they are based in or regularly serve Arlington, not simply "Northern Virginia" in general. Regional familiarity with neighborhood watch, historic locations, and county regulations is an authentic advantage.
2. Ask whether they offer both low-pressure soft washing and greater pressure cleaning, and which they use for vinyl, painted wood, and roofs. Anybody who states they "always use high pressure" on these surfaces need to be avoided.
3. Request evidence of insurance: both basic liability and employees' payment if they have staff members. Have them email you a certificate, not simply read numbers over the phone.
4. Ask how they protect landscaping and sensitive areas from cleaning agents and overflow. You are listening for particular steps: pre-wetting plants, utilizing biodegradable detergents, covering delicate shrubs, and

post-rinsing.

5. Search for reviews with photos or longer comments that discuss communication, punctuality, and cleanup, not just how things searched the day of service.

Contractors who answer these questions clearly and without defensiveness have actually generally put thought into their systems. Unclear or restless responses are a caution sign.

Understanding the main service categories in power washing services Arlington VA

Most companies in this space usage similar words on their sites. The details behind those words are where the differences lie. Below are typical categories you will see in a service menu and what they ought to include when done well.

House washing

"Home washing" sounds straightforward, however the technique depends upon the exterior. In Arlington you will see vinyl, fiber cement (like Hardie board), painted wood, stucco, and different brick veneers, often all on the very same block.

A skilled contractor will ask what your siding is made from and about the age and condition of any paint. For practically all modern house exteriors, the gold requirement is soft washing: a low-pressure spray combined with a cleaning agent mix that breaks down organic development, dirt, and spider webs.

When I evaluate home washing tasks, I take note of 3 things. Initially, whether the specialist mentions protecting electrical outlets, light fixtures, door limits, and any locations where water can be required within. Second, whether they inquire about previous water invasion issues or recent window replacements. Third, whether they mention cleaning the underside of gutters and soffits, which frequently hold the most visible staining.

On older brick rowhouses or painted masonry near Lyon Town or Aurora Highlands, a knowledgeable pro will call the pressure method down and focus on chemistry and dwell time. High pressure on old mortar can accelerate falling apart and leave wand marks that end up being apparent once the wall dries.

Roof washing

Roof cleaning is where the space between professionals and "guy with a device" ends up being stark.

Asphalt shingle roofings with black streaks are incredibly common in Arlington. Those streaks are normally a type of algae known as *Gloeocapsa magma*. The right method to address them is a soft wash using an extremely low-pressure application of a solution mostly based upon salt hypochlorite (comparable to family bleach, but stronger and carefully blended), plus surfactants, followed by a comprehensive rinse where appropriate.

Two points separate mindful contractors from the rest. The first is how they discuss your producer's service warranty. Many shingle makers explicitly warn versus high pressure on roofs. If a professional suggests blasting the shingles at close quarters, they are welcoming granular loss and premature aging. The 2nd is how they protect your residential or commercial property while they work. Roof runoff can stress plants, tarnish metals, and leave streaks if not managed. The team ought to be prepared to tarpaulin or pre-wet vulnerable landscaping and screen downspouts.



Tile, metal, and flat roofings each need different techniques. Sometimes, a specialist might in fact suggest not cleaning a particular roof section if the threat surpasses the benefit, for example on really fragile, old shingles over a shallow pitch. An honest "not worth doing" reaction is a good sign that you are speaking with a professional, not a salesperson.

Concrete, brick, and stone flatwork

Driveways, pathways, patios, and parking pads are usually handled with higher pressure, but even here, blunt force is not the whole story.

For power washing Arlington VA on concrete and masonry flatwork, I try to find 3 components. First, pre-treatment with the ideal cleaner. Organic staining from algae or mildew responds to one type of chemical profile, while oil areas and rust require another. Second, the use of a surface area cleaner for big flat locations, instead of attempting to do whatever with a wand. Surface cleaners give a more constant outcome and lower striping. Third, attention to drainage and neighbors, particularly in tight city settings where dirty runoff can flow onto adjacent property or public sidewalks.

On historic clay brick or flagstone walks, specifically in older areas, the professional needs to balance cosmetic objectives versus the integrity of the product. Aggressive cleaning can eliminate the natural patina that actually assists secure the surface area. An excellent professional will describe that you may not get a "brand new" appearance without risking damage, and will set expectations accordingly.

Decks, fences, and outdoor structures

Wood acts in a different way than masonry or vinyl. It is porous, expands with wetness, and can scar or "fuzz" when over-pressured.

When examining a power washer Arlington VA for deck work, I listen carefully to how they describe their process. The best method is normally lower pressure, slightly greater water volume, and cleaning agents matched to the covering on the wood. Stripping an old, failing stain from a deck is various from a light clean on more recent pressure-treated boards. Cedar and composite boards each have distinct considerations.

A typical mistake amongst inexperienced operators is treating railings, posts, and decking with the very same tip and range. That tends to leave noticeable wand marks and roughen the grain. Experienced professionals vary their angle and keep the nozzle moving, never remaining enough time to cut fibers.

Fence cleaning follows similar principles, but with more issue about overspray and next-door neighbors' backyards. On Arlington's smaller lots, that can matter more than the fence itself.

Commercial and multi-unit properties

Property supervisors in Arlington apartments, townhome communities, and business structures have different top priorities. Curb appeal is certainly one, but security, renter impact, and compliance matter simply as much.

For multi-story work in places like Crystal City or Ballston, gain access to approaches form the entire task. Your contractor may require lift devices, rope access, or specialized long-reach tools. They must mention OSHA compliance, traffic control for garages, and water source logistics. For parking lot, recovering or filtering wash water might be essential to satisfy regional policies, specifically if oil and sediment are heavy.



Retail and workplace exteriors near heavy pedestrian traffic need a prepare for obstructing off areas, signage, and after-hours work. Contractors who do industrial power washing services Arlington VA frequently will be familiar with coordinating with structure engineers, security, and sometimes, Arlington County staff.

The core concerns that expose how a specialist really operates

You do not need technical proficiency to examine a pressure washing company. You just require to ask questions that expose how they think.

Start with process. Ask to walk you through how they would clean your specific home: siding type, roof type, driveway material, deck condition. Listen to whether they change their approach or offer a one-size-fits-all answer.

Next, ask about their equipment. You do not need trademark name or precise PSI numbers, however note if they describe different tools for various jobs. "We use a devoted soft wash system on siding and roofs, a hot water system on oily surface areas, and surface cleaners on concrete" is a strong answer.



Then explore training and team experience. Many business count on seasonal aid. That is not naturally bad, however you want to hear that new service technicians watch experienced personnel, that they have security briefings, which the owner or a senior lead periodically inspects the work.

Finally, ask about what occurs when things go wrong. Every experienced pro has a story where a sprinkler head broke, a surprise crack in a window allowed water ingress, or a plant reacted poorly even with security. The key is how they reacted. A contractor who freely shares a previous issue and how they remedied it is usually more trustworthy than someone who insists they have "never had a single problem."

A more detailed take a look at pricing in Arlington

Rates for pressure washing Arlington VA vary, however there suffice regional patterns to provide you affordable expectations.

For a common single-family home in Arlington with two stories and standard gain access to, full house washing typically falls under a mid-hundreds range, with bigger or more complex homes pushing greater. Roof cleaning can vary from a few hundred dollars for a small, low-pitch area up to significantly more for big, high, or multi-facet roofing systems. Concrete driveways and walks are normally priced by square video or by area, with bundled prices if you combine them with house washing.

If you receive a quote that is substantially lower than others, ask yourself where they are saving that expense. Typical shortcuts consist of avoiding pre-treatment chemicals, utilizing high pressure all over to decrease time, keeping up minimal insurance coverage, or hurrying from job to job without in-depth cleanup and evaluation. On the other end, very high quotes should come with clear justification, such as challenging gain access to, need for lifts, or rigorous time-of-day restrictions.

Many respectable business use bundle pricing for numerous services on the very same see. For instance, a house wash plus driveway and front walk may be priced more favorably than the sum of specific services. That is sensible, considering that setup and travel are a big part of the overhead.

If a professional can not discuss their prices structure in simple, non-defensive terms, or if the written quote is dramatically different from the spoken conversation, deal with that as a concern.

Red flags particular to power washing Arlington VA

Not all threat is apparent, particularly if you are not on site while the work is done. Throughout the years, a few recurring red flags have shown up once again and again when people call [Power Washer Arlington VA](#) for aid after a bad experience.

The initially is aggressive upselling of unnecessary services. For instance, pitching roof cleaning on a roof that is still uniformly colored with no streaking, or insisting that every concrete surface need to be sealed instantly after washing without discussing your actual usage and spending plan. A good professional will explain real issues, but will not manufacture problems.

Another is rejection to test. Any respectable power washer Arlington VA ought to want to check a discreet area if there is any uncertainty about how a surface will react. This is particularly essential on older painted wood, stained decks, specialized stucco, and synthetic materials like Trex. If someone remains in a rush to do the whole job sight hidden, they are prioritizing speed over care.

A 3rd is casual mindset around next-door neighbors and shared locations. Arlington has a lot of townhouse clusters, condominium associations, and tight streets. Overspray and overflow can cross residential or commercial property lines easily. A operator who brushes off those issues is telling you they have not needed to clean up a mess in another person's yard yet.

Finally, be wary of contractors who can not define what chemicals they utilize or who firmly insist everything is "simply soap and water." That expression normally suggests either lack of understanding or lack of openness. While you might not know the names of particular agents, you have a right to understand whether they are using bleach-based options, surfactant blends, detergents aimed at particular spots, or acid-based items for rust removal.

How a well-run pressure washing task unfolds

Seeing the rhythm of a job often reassures clients more than any list of qualifications. A professional task has a foreseeable circulation, even though specific steps vary.

It typically starts with a walk-through. The lead specialist satisfies you on website, confirms the scope, and walks the residential or commercial property. They determine vulnerable products like loose pavers, stopping working paint, delicate plants, and any open spaces or fractures that may confess water. They may take images, both for their own recommendation and to record pre-existing conditions.

Next comes preparation. Tubes are run in ways that minimize tripping threats. Outside outlets and components may be covered. Plants near the wash areas are pre-wet and, if needed, gently tarped. Neighboring cars are moved or covered. If you are in a multi-unit setting, signage or cones may be placed to redirect pedestrians.

The cleaning phase itself is generally systematic rather than hurried. On a home wash, for instance, the crew begins at the bottom to look for any odd responses, works around in sections, applies detergent from the ground or with extension poles, lets it dwell briefly, then rinses from top down with proper pressure. On roofings, they often operate in smaller zones, both to manage runoff and to keep track of how the shingles respond.

On concrete and flatwork, pre-treatment of heavily stained locations comes first. Then the surface area cleaner handles the main field, followed by edge detailing with a wand. Oil or rust areas might get a separate treatment entirely.

Cleanup and last checks matter more than many understand. A conscientious team will wash windows, hardscape, and plants to remove residual service, coil hoses nicely, and walk the website again to find any misses.

They need to invite you to look everything over while they are still there so adjustments can be made on the spot.

Throughout, interaction is peaceful however present. If the team experiences a problem, like a hornets' nest behind a shutter or unexpectedly loose siding, they stop briefly and consult with you before improvising. When business avoid this, little surprises develop into arguments.

Matching contractor strengths to your particular property

There is no single "best" supplier for every scenario. The professional who excels at deep cleaning a 20-story glass exterior in Rosslyn is most likely overkill for a modest Cape Cod in Alcova Heights. Similarly, the solo operator who does beautiful deal with domestic decks may not have the insurance coverage, staffing, or equipment for a large condo association.

When you vet firms for power washing services Arlington VA, think about your own concerns. An owner-occupied single-family home may focus on gentle treatment of landscaping and in-depth work around windows and trim. A rental residential or commercial property could focus on predictable scheduling and cost control. An industrial structure will care highly about security protocols and very little tenant disruption.

Ask each professional what sort of work comprises most of their week. If someone generally deals with gas stations and warehouse loading docks, they could be outstanding on heavy concrete cleaning but less improved on delicate siding. If another business's portfolio is 80 percent historic homes, they might be slower or more expensive on extensive commercial parking lots.

You desire someone for whom your task type is regular, not a rare exception.

Final thoughts: purchasing long-term care, not one-off sparkle

Pressure washing, whether you call it power washing or soft washing, is more than cosmetic. Done on a wise schedule, it acts like preventive upkeep. Getting rid of mold, algae, and contaminants extends the life of paint, siding, roof, and masonry. Cleaning slippery sidewalks minimizes slip risks. Caring for decks and fences slows weathering and rot.

The secret is to treat it like any other expert service. A quality power washer Arlington VA brings specialized knowledge, strong safety habits, proper devices, and a desire to state "no" when something is not in your finest interest.

By asking pointed questions, comprehending the real significance of soft washing and surface-specific techniques, and picking a business whose routine work matches your home type, you move beyond chancing on the lowest bid. You end up with a partner who assists your home or structure age gracefully in the specific climate and context of Arlington, year after year.

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.