

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 outside surfaces than lots of property owners recognize. Hot, damp summer seasons, pollen, shade from mature trees, roadway 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 initially, however over a few seasons it becomes mildew, algae, ingrained stains, and in some cases early product 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 exterior. Done badly, it removes paint, gouges wood, blows water behind siding, or scars concrete that you can not repair without replacement.

I have seen all of those results in Arlington jobs, consisting of one memorable brick walkway where a passionate owner utilized a big box shop machine with a zero-degree pointer and literally carved his initials into the mortar by accident. He conserved a few hundred dollars on expert Power Washing Services Arlington VA and invested a number of thousand on masonry repairs.

The objective here is basic: assist you decide when a homeowner-grade power washer makes sense, how to choose one if it does, and when you are much better off employing a professional Pressure Washing Arlington VA company. Along the way, I will stroll through the specific services that are worth paying for and the ones that are typically oversold.

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

In everyday speech, individuals mix "power washing" and "pressure washing" as if they are the exact same thing. Specialists in Pressure Washing speak about 3 somewhat various approaches:

Cold water pressure washing relies solely on water pressure and flow, with detergents when needed. This is what nearly all homeowner makers are. They are great for siding, decks, fences, and a lot of property tasks when used correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much faster. This prevails for business kitchens, parking lot, and heavily stained concrete. In domestic work around Arlington, it shines on driveways with oil areas or algae-slick outdoor patios, however numerous professionals still use cold water with the best chemicals instead.

Soft washing usages low pressure (often under 500 PSI) integrated with specialized cleaning options. The chemicals do most of the work, not the physical impact of the spray. This technique is crucial for roofings, older painted surfaces, some kinds of stucco, and delicate trim. A trustworthy Power Washer Arlington VA will speak about soft washing for roofs and particular sidings, not just "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen thoroughly to how they explain their procedure. A business that only speaks about PSI and "blasting" is a risk for delicate surface areas. One that points out specific nozzles, cleaning agents, soft washing, and dwell time has normally gained from experience, not just from the back of a machine box.

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

When house owners look for a power washer, they frequently focus on PSI, the pounds per square inch of pressure. More appears much better. The genuine story is more nuanced.

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how hard the water hits the surface area. GPM is how much water volume you have to in fact carry dirt and particles away. Increase them, and you get "cleaning systems," 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 correct nozzle and cleaning agent. I have actually securely cleaned vinyl with as little as 1,200 PSI by using a wide fan pointer and an excellent surfactant. What damages surfaces is not only high pressure, however concentrated pressure in a tight stream, utilized too near the material, for too long.

Concrete is harder and can typically tolerate 3,000 PSI or more, however only if the nozzle is moving at a constant pace and held at a sensible distance. The driveway that looks streaky after a do it yourself wash typically experienced irregular range and speed, not merely the wrong machine.

Here is the practical takeaway: if you are considering your own Power Washer Arlington VA purchase, withstand the temptation to buy "the greatest one they have." Rather, choice equipment that matches your most delicate intended surface, then use technique and cleaning agents to do the rest of the work.

Choosing a house owner power washer in Arlington

Not everybody requires a professional service whenever. For smaller tasks, light maintenance, and spot cleaning, a homeowner unit can be an excellent tool. The mistake I see frequently is buying the wrong machine and expecting professional-level results.

Gas vs electrical units is normally the first decision. Electric machines are quieter, lighter, and work well for small patios, furniture, 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 great for rinsing pollen off siding if the home is relatively clean and you utilize a siding-safe cleaning

agent. They battle with heavy mildew, deep concrete staining, and larger two-story homes due to the fact that they merely can stagnate enough water.

Gas systems are louder and need more upkeep, however they typically use 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 contractor device can do. Gas devices are a much better match for complete driveway cleaning, greatly stained decks, and multi-story siding when coupled with the best extension wands and nozzles.

In Arlington, storage matters. Gas systems with open frames and exposed pumps do not like being stuffed in damp, unventilated sheds, specifically if winterization is sloppy. Pumps crack if [Pressure Washing](#) water is left inside throughout a tough freeze. If you do not intend on flushing and saving your gas unit properly each fall, you might be better with an electric model plus professional Power Washing Services Arlington VA for the big tasks as soon as a year.

Think about noise and next-door neighbors too. If you reside in a townhouse community or near sensitive neighbors, long gas device sessions on a weekend early morning can create friction. Electric units are friendlier in tight developments, specifically for quick cleanups.

Nozzle options, cleaning agents and basic safety

I have actually lost count of the number of Arlington property owners have actually informed me they "messed up a spot" with a pressure washer. Almost every story starts with the incorrect suggestion and no detergent.



Most makers feature 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 pointer is more forgiving for concrete and brick. A 40-degree or dedicated "soap" pointer is the safer choice for siding, doors, and painted surfaces.

Detergents are not just for smell or marketing. A surfactant breaks the surface area stress on dirt and natural growth, allowing lower pressure and less time on the surface. On vinyl siding in Arlington's shady areas, where mildew thrives, I frequently apply a siding-safe mix, let it dwell for a number of minutes, then rinse with moderate pressure. The water does not need to work nearly as hard.

On the security side, deal with a pressure washer with the regard you would give a power tool that can eliminate skin in a 2nd. Never ever point the wand at people or family pets, do not climb up ladders while holding an active gun if you are untrained, and understand where water will go. I have seen water pressed behind siding reach electrical boxes and trigger breakers. That problem does not appear quickly; often it shows up in the next heavy rain.

If you are leasing an unit at a local Arlington hardware store, ask the personnel to walk you through the suggestions, suggested pressure for your surface areas, and any local restrictions. Some homeowners associations in Arlington have specific rules for work hours, sound, and even runoff into storm drains.

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

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

DIY is normally proper for smaller, lower-risk tasks. If you have a basic concrete patio area with surface area dirt and a little mildew, a leased electric or mid-grade gas washer can work, offered you evaluate a little location and do not try for best "like-new" remediation. The exact same holds for plastic outside furniture, fundamental fencing, or carefully rinsing dust and pollen off vinyl siding that is in good condition.

Where I encourage caution is anything high, delicate, 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. Many homeowners presume a strong blast from a rented machine will cure that. Rather, they send out high-pressure water up and under the shingles, get rid of granules, and often void the roof warranty.

Soft washing with low pressure and roof-safe cleaning options is the accepted technique. A lot of house owners do not have the equipment or the training to do that securely from the ground or correct roof access. A great Power Washing Arlington VA professional will utilize detergents particularly labeled for roof algae, apply them evenly, and rinse gently, often with barely more pressure than a garden hose.

The same reasoning uses to older painted surfaces, stucco, certain fiber cement sidings, and any surface area with failing caulk or visible cracks. On those, you can quickly push water where it ought to not go. In the short term, that develops hidden dampness. In the long term, it can mean peeling paint, inflamed trim, or mold behind the siding.

I generally suggest that house owners consider professional assistance for whole-house washing on two and three story homes, roof cleaning, heavily stained or big concrete surface areas, and any circumstance where they are not comfy operating at height with a live wand.

What professional Power Washing Services Arlington VA really do

If you have actually only seen the consumer side of machines at a big box shop, you may assume specialists simply have somewhat larger units and the very same technique. The much better companies in our location run really differently.

A seasoned Pressure Washing Arlington VA service technician starts with a walkaround. They are not stalling; they are reading the surface areas. They search for oxidized siding, stopping working paint, broken stucco, open joints, plantings that require security, and electrical fixtures that require protecting. On concrete, they note 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 professional often mixes numerous methods on the very same task: soft wash mix for the siding and trim, somewhat higher pressure with a surface area cleaner on the driveway, and hand work with brushes in tight corners and on fragile features.

Chemistry plays a big role. For natural development like mildew, algae, and some roof spotting, sodium hypochlorite in the ideal dilution, combined with surfactants, does the majority of the work. For rust stains from watering or battery leakages on concrete, a various item is used, often acid based, and applied thoroughly. The very best teams keep plant-safe practices in mind, pre-wetting plants and washing thoroughly after chemical contact.

Time is another advantage. A qualified two-person team with expert equipment can frequently complete a full house wash, standard concrete cleaning, and deck wash in half a day. For a house owner with a smaller device and no experience, that very same scope can stretch across numerous weekends.

Beyond the speed and end up quality, you are purchasing threat management. A reliable company carries insurance coverage that protects 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 house owners ought to consider

Not every offering listed on a specialist's pamphlet is essential, but some are genuinely high worth in our region's conditions. When examining Power Washing Arlington VA services, these outside elements usually are worthy of priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, a yearly or biannual soft wash gets rid of mildew, pollen, spider webs, and light oxidation. It protects curb appeal and makes it simpler to see early signs of problem, such as hairline cracks or stopping working caulk, before water intrusion ends up being a larger issue.

Roof cleaning is especially beneficial for shaded homes under fully grown trees, or north-facing roofings that never rather dry out. Those black streaks are often *Gloeocapsa magma*, a type of algae that feeds on the limestone filler in shingles. Left alone for several years, it can shorten roof life. A soft wash roof treatment in Arlington's climate usually lasts 2 to 5 years, depending upon shade, tree coverage, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front actions and sidewalks can be slippery. I have actually seen a surprising number of slip-and-fall stories start on a green movie that everybody had stopped "seeing" because it developed slowly. A practical annual rinse with a surface area cleaner lifts the growth and restores grip, specifically on broom-finished concrete.



Deck and fence washing needs the most nuanced method. Cedar, pressure-treated lumber, and composite each respond extremely in a different way. A lot of Arlington decks have been furred up by somebody with a high-pressure pointer held too close, leaving raised wood fibers that get dirt and water more quickly. A careful professional depends on detergents, lower pressure, and, for some discolorations, hand scrubbing to protect the surface area. If you plan to reseal right after, tell your specialist; they will adjust the procedure to avoid leaving anything that might interfere with adhesion.

Commercial and multifamily properties likewise take advantage of regular Power Washing Services Arlington VA. Packing docks, parking lot, dumpster pads, and storefront walks gather oil, gum, and food waste that bring in bugs and produce liability. Lots of property supervisors set up quarterly or semiannual cleanings to remain ahead of complaints and code issues.

Extras you may not require, and upsells to question

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

Be cautious 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 wash it totally off in one check out can leave irregular color and

even expose substrate beneath. In some cases a repaint or siding replacement is the more honest long-lasting response, although it costs more.

Routine sealing of every surface is another location where marketing can get ahead of truth. Concrete sealants have their location, particularly on ornamental stamped work or salt-exposed driveways, however not every fundamental walkway needs a new coating every year. Over-application can create a slippery surface or peeling layers. For decks, the right schedule depends on the product type (penetrating oil, water-based film, and so on), the sun direct exposure, and how the wood was prepared. A good contractor will speak about your particular materials rather than pushing a one-size-fits-all plan.

Finally, be cautious of contractors who suggest 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 cautious hand work near susceptible areas, instead of duplicated whole-house washes that speed up paint failure.

How to select a Power Washer Arlington VA company

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

Here is a compact checklist that assists different experts from opportunists when you are comparing Power Washing Arlington VA providers:

- Ask for evidence of liability insurance coverage and, if they have staff members, employees' settlement coverage. A legitimate company should provide this rapidly and without hesitation.
- Request current regional referrals, preferably within Arlington, and ask specifically about punctuality, protection of landscaping, and how the crew managed any issues.
- Listen to how they explain their process for your particular surfaces. You wish to become aware of soft washing for roofs and fragile siding, not just high PSI numbers.
- Get a written quote that plainly specifies what is included, what is left out, and how they deal with damage if something goes wrong.
- Watch their attention to information throughout the preliminary see or call. Somebody who inquires about water access, drain, and your issues is more likely to appreciate your property.

If you live in a condo or HOA-managed neighborhood, verify that the company understands any restrictions on Pressure Washing Arlington VA activities, such as water use guidelines, allowed work hours, or requirements for runoff control. Stopping working to inspect this can put you at odds with your management business, even when the contractor leaves everything else spotless.



Comparing do it yourself and professional services for typical Arlington projects

Sometimes it helps to see the trade-offs defined. Consider 3 very normal situations in Arlington and how doing it yourself compares with working with expert Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electric machine may have a hard time to reach the upper stories from the ground and threat working from ladders with a live wand. An expert crew utilizes

extension poles, downstream injectors for cleaning agent, and controlled rinse patterns, generally ending up in a few hours with consistent results.

- Shaded concrete steps and front walk with algae: You might rent a mid-grade machine and invest a day try out tips and range, likely ending with some spotting or missed areas. A professional uses a surface area cleaner, pre-treatment solution, and constant method, achieving a more even complete and greatly lowering slip risk.
- Aging wood deck that you want prepared for stain: Aggressive do it yourself pressure washing can raise the grain, develop furrowed boards, and even gouge the wood. A skilled specialist leans on cleaning agents, brushes, and carefully picked pressure, typically followed by a brightener to prepare the wood for stain.

If your objective is basic cleaning and you are comfy with some trial and error, do it yourself can be satisfying. If your priority is preserving materials, avoiding injury, and getting foreseeable results on the very first try, professional Pressure Washing Arlington VA typically justifies its cost, particularly when you consider your time and the risk of mistakes.

Maintenance rhythm in Arlington's climate

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

For most removed 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 faster and might gain from yearly attention, while sunnier, more unwrapped homes can stretch to every other year with spot cleaning in between.

Roofs generally ought to not be dealt with unless there is visible organic development or staining. In our climate, that typically implies every three to five years for problem locations, sometimes longer for open, warm roofs. Decks depend more on sun and foot traffic than on strict calendar timing. Examine yearly. When water stops beading on the boards, or the color has faded significantly, it is time to tidy and recoat, not always before.

Driveways, strolls, and actions are best done as required. Expect slickness and deep discoloration. Many Arlington house owners pair concrete cleaning with house washing for efficiency, scheduling both together every year or two so the residential or commercial property is refreshed at once.

By understanding what Power Washing Arlington VA can do, what tools and techniques are proper, and how to stabilize do it yourself with professional aid, you can keep your property clean, safe, and attractive 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

Wilsons Power Washing and Sealing improves curb appeal

Wilsons Power Washing and Sealing seals paver patios

Wilsons 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

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](#)

[Bon Air Park Rose Garden](#) showcases beautifully maintained grounds where power washing services, quality workmanship, and reliable service help clean exterior surfaces and restore property appearance throughout public spaces.