

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 exterior surface areas than lots of homeowners recognize. Hot, damp summertimes, pollen, shade from fully grown trees, road salt spray wandering up from major highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofings. Dirt is cosmetic in the beginning, however over a couple of seasons it develops into mildew, algae, embedded spots, and often early product failure.

Power Washing Arlington VA is not just about blasting away grime to make things look nicer. Succeeded, it protects surface areas and extends the life of your home's exterior. Done badly, it strips 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 projects, consisting of one memorable brick pathway where an enthusiastic owner used a big 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 expert Power Washing Services Arlington VA and invested several thousand on masonry repairs.

The objective here is basic: assist you decide when a homeowner-grade power washer makes sense, how to select one if it does, and when you are much better off working with a professional Pressure Washing Arlington VA business. Along the method, I will walk through the specific services that deserve spending for and the ones that are often oversold.

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

In everyday speech, individuals mix "power washing" and "pressure washing" as if they are the exact same thing. Specialists in Pressure Washing discuss 3 a little various methods:

Cold water pressure washing relies exclusively on water pressure and flow, with cleaning agents when required. This is what almost all property owner machines are. They are fine for siding, decks, fences, and many residential projects when used correctly.

Hot water power washing usages heated water under pressure. Heat breaks down grease, oil, and some organic staining much quicker. This is common for commercial kitchens, parking garages, and heavily stained concrete. In residential work around Arlington, it shines on driveways with oil spots or algae-slick outdoor patios, however numerous professionals still use cold water with the best chemicals instead.

Soft washing uses low pressure (frequently under 500 PSI) integrated with specialized cleaning services. The chemicals do the majority of the work, not the physical effect of the spray. This technique is important for roofings, older painted surfaces, some kinds of stucco, and delicate trim. A trusted Power Washer Arlington VA will speak about soft washing for roofing systems and specific sidings, not just "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen thoroughly to how they describe their procedure. A business that just discusses PSI and "blasting" is a risk for fragile surfaces. One that discusses specific nozzles, cleaning agents, soft washing, and dwell time has actually usually learned from experience, not simply from the back of a device box.

Understanding PSI, GPM and what they actually mean for your home

When house owners buy a power washer, they frequently concentrate 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 strikes the surface. GPM is just how much water volume you have to in fact bring dirt and particles away. Multiply them, and you get "cleaning systems," which is a rough procedure of total cleaning power.

For common Arlington homes, you rarely require more than 2,000 to 2,500 PSI for siding when coupled with the appropriate nozzle and cleaning agent. I have actually securely cleaned up vinyl with as low as 1,200 PSI by utilizing a broad fan idea and a great surfactant. What damages surfaces is not just high pressure, but concentrated pressure in a tight stream, utilized too near the product, for too long.

Concrete is harder and can normally endure 3,000 PSI or more, however just if the nozzle is moving at a consistent pace and held at a reasonable distance. The driveway that looks streaky after a DIY wash generally suffered from inconsistent distance and speed, not merely the incorrect machine.



Here is the practical takeaway: if you are considering your own Power Washer Arlington VA purchase, resist the temptation to purchase "the most significant one they have." Rather, pick equipment that matches your most delicate designated surface area, then utilize method and detergents to do the remainder of the work.

Choosing a house owner power washer in Arlington

Not everyone needs a professional service every time. For smaller sized projects, light upkeep, and area cleaning, a house owner unit can be an excellent tool. The error I see typically is buying the wrong machine and anticipating professional-level results.

Gas vs electrical units is typically the very first choice. Electric machines are quieter, lighter, and work well for little patio areas, furniture, and car washing. Most being in the 1,500 to 2,000 PSI variety with 1.2 to 1.5 GPM. They are great for washing pollen off siding if the home is fairly clean and you use a siding-safe cleaning agent. They struggle with heavy mildew, deep concrete staining, and bigger two-story homes because they just can not move enough water.

Gas units are louder and require more upkeep, however they usually provide 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 professional device can do. Gas machines are a better match for full 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 enjoy being crammed in damp, unventilated sheds, especially if winterization is careless. Pumps crack if water is left inside during a difficult freeze. If you do not intend on flushing and keeping your gas system correctly each fall, you may be much better with an electrical model plus expert Power Washing Services Arlington VA for the huge tasks once a year.

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

Nozzle choices, cleaning agents and basic safety

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

Most machines include a color-coded set of nozzles. The smaller 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 idea is more flexible for concrete and brick. A 40-degree or devoted "soap" idea is the more secure option for siding, doors, and painted surfaces.

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

On the safety side, treat a pressure washer with the regard you would [Power Washing Arlington VA](#) provide a power tool that can get rid of skin in a second. Never ever point the wand at individuals or family pets, do not climb up ladders while holding an active weapon if you are inexperienced, and be aware of where water will go. I have seen water pushed behind siding reach electrical boxes and trigger breakers. That problem does not appear quickly; often it appears in the next heavy rain.

If you are renting a system at a regional Arlington hardware store, ask the staff to stroll you through the suggestions, suggested pressure for your surface areas, and any local limitations. Some house owners associations in Arlington have specific rules 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 location for homeowner Pressure Washing in Arlington VA. The technique is acknowledging that not every surface and not every problem belongs in the do it yourself bucket.

DIY is usually suitable for smaller, lower-risk jobs. If you have a basic concrete outdoor patio with surface dirt and a little mildew, a leased electrical or mid-grade gas washer can work, provided you test a little location and do not pursue ideal "like-new" restoration. The very same holds for plastic outdoor furniture, basic fencing, or carefully rinsing dust and pollen off vinyl siding that is in good condition.



Where I encourage care 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 machine will cure that. Instead, 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 approach. A lot of house owners do not have the devices or the training to do that safely from the ground or appropriate roof access. A great Power Washing Arlington VA specialist will use cleaning agents specifically identified for roof algae, apply them equally, and wash carefully, frequently with hardly more pressure than a garden hose.

The exact same logic applies to older painted surfaces, stucco, particular fiber cement sidings, and any surface area with failing caulk or noticeable fractures. On those, you can easily press water where it must not go. In the short term, that develops concealed dampness. In the long term, it can indicate peeling paint, inflamed trim, or mold behind the siding.

I typically advise that property owners consider professional assistance for whole-house washing on 2 and three story homes, roof cleaning, greatly stained or large concrete surfaces, and any circumstance where they are not comfy operating at height with a live wand.

What professional Power Washing Services Arlington VA in fact do

If you have only seen the consumer side of devices at a big box shop, you may assume experts simply have a little bigger units and the very same method. The much better business in our area operate really differently.

A skilled Pressure Washing Arlington VA professional begins with a walkaround. They are not stalling; they read the surfaces. They look for oxidized siding, stopping working paint, broken stucco, open joints, plantings that require protection, and electrical fixtures that need protecting. On concrete, they keep in mind locations where the surface 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 mixes numerous techniques on the same job: 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 delicate features.

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

Time is another benefit. A qualified two-person team with expert devices can typically complete a capacity wash, basic concrete cleaning, and deck wash in half a day. For a property owner with a smaller machine and no experience, that same scope can stretch throughout numerous weekends.

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

Core services most Arlington homeowners ought to consider

Not every offering noted on a professional's sales brochure is essential, however some are genuinely high value in our region's conditions. When examining Power Washing Arlington VA services, these exterior elements generally are worthy of priority.

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

Roof cleaning is particularly helpful for shaded homes under mature trees, or north-facing roofs that never ever quite dry out. Those black streaks are often *Gloeocapsa lava*, a type of algae that eats the limestone filler in shingles. Left alone for several 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 actually seen an unexpected number of slip-and-fall stories begin on a green film that everybody had stopped "seeing" since it developed gradually. A reasonable yearly rinse with a surface area cleaner lifts the growth and brings back grip, specifically on broom-finished concrete.

Deck and fence washing needs the most nuanced technique. Cedar, pressure-treated lumber, and composite each respond really differently. Too many Arlington decks have actually been furred up by somebody with a high-pressure pointer held too close, leaving raised wood fibers that get dirt and water more easily. A mindful specialist relies on detergents, lower pressure, and, for some spots, hand scrubbing to maintain the surface area. If you plan to reseal right after, inform your contractor; they will adjust the procedure to avoid leaving behind anything that may disrupt adhesion.

Commercial and multifamily properties likewise benefit from regular Power Washing Services Arlington VA. Filling docks, parking areas, dumpster pads, and shop walks gather oil, gum, and food waste that attract pests and develop liability. Lots of property managers schedule quarterly or semiannual cleanings to remain ahead of grievances and code issues.

Extras you might not need, and upsells to question

Like any service market, exterior cleaning has its share of unnecessary add-ons. A couple of deserve a crucial eye.

Be mindful with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is regular on older paint and vinyl. Trying to scrub or power clean it completely off in one visit can leave uneven color and even reveal substrate beneath. In some cases a repaint or siding replacement is the more truthful long-lasting response, despite the fact that it costs more.

Routine sealing of every surface is another area where marketing can get ahead of truth. Concrete sealants have their location, especially on decorative stamped work or salt-exposed driveways, however not every standard sidewalk needs a new covering every year. Over-application can develop a slippery finish or peeling layers. For decks, the right schedule depends upon the item type (penetrating oil, water-based movie, and so on), the sun exposure, and how the wood was prepared. A good specialist will talk about your specific products instead of pressing a one-size-fits-all plan.

Finally, beware of specialists who suggest really frequent full-house cleans without considering the condition of the surface areas. On some older Arlington homes with brittle paint films, you might be better with targeted spot cleanings and careful hand work near susceptible locations, instead of repeated whole-house cleans that speed up paint failure.

How to select a Power Washer Arlington VA company

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

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

- Ask for proof of liability insurance coverage and, if they have employees, workers' payment protection. A genuine company should supply this quickly and without hesitation.
- Request recent local recommendations, ideally within Arlington, and ask specifically about punctuality, protection of landscaping, and how the team dealt with any issues.

- Listen to how they describe their procedure for your particular surface areas. You wish to hear about soft washing for roofing systems and fragile siding, not simply high PSI numbers.
- Get a composed price quote that plainly states what is consisted of, what is omitted, and how they handle damage if something goes wrong.
- Watch their attention to information during the initial go to or call. Somebody who inquires about water access, drainage, and your issues is most likely to appreciate your property.

If you reside in a condominium or HOA-managed community, validate that the company comprehends 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 business, even when the specialist leaves whatever else spotless.

Comparing do it yourself and expert services for typical Arlington projects

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

- Two-story vinyl siding with visible 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 detergent, and regulated rinse patterns, generally ending up in a couple of hours with consistent results.
- Shaded concrete actions and front walk with algae: You could lease a mid-grade machine and spend a day experimenting with tips and range, likely ending with some spotting or missed out on areas. A professional uses a surface area cleaner, pre-treatment solution, and consistent technique, attaining a more even finish and considerably reducing slip risk.
- Aging wood deck that you desire prepared for stain: Aggressive do it yourself pressure washing can raise the grain, produce furled boards, and even gouge the wood. A skilled specialist leans on cleaning agents, brushes, and carefully selected pressure, typically followed by a brightener to prepare the wood for stain.

If your objective is standard cleaning and you are comfortable with some trial and error, do it yourself can be satisfying. If your top priority is protecting products, preventing injury, and getting foreseeable results on the first try, expert Pressure Washing Arlington VA generally validates its expense, specifically when you factor in your time and the risk of mistakes.

Maintenance rhythm in Arlington's climate

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

For most detached homes in Arlington, a capacity wash each to two years is affordable. Houses under dense tree cover or near hectic roadways pick up gunk quicker and may benefit from yearly attention, while sunnier, more revealed homes can extend to every other year with area cleaning in between.

Roofs usually must not be treated unless there is visible organic development or staining. In our climate, that frequently suggests every 3 to five years for issue locations, often longer for open, sunny roofings. Decks depend more on sun and foot traffic than on stringent calendar timing. Inspect annually. 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 actions are best done as required. Look for slickness and deep discoloration. Many Arlington homeowners pair concrete cleaning with house washing for effectiveness, scheduling both together every year or two so the home is refreshed at once.

By understanding what Power Washing Arlington VA can do, what tools and techniques are proper, and how to balance do it yourself with expert assistance, you can keep your home tidy, safe, and appealing without overpaying or harming 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

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](#)

[The Liberty Tavern](#) showcases how restaurants can protect driveways, eliminate surface stains, and restore property appearance with professional exterior cleaning services.