

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 surface areas than numerous house owners realize. Hot, humid summertimes, pollen, shade from mature trees, roadway salt spray drifting up from significant highways, and regular 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 develops into mildew, algae, embedded stains, and often early material failure.

Power Washing Arlington VA is not just about blasting away grime to make things look better. Done well, it safeguards surfaces and extends the life of your home's outside. Done improperly, 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, including one unforgettable brick sidewalk where an enthusiastic owner utilized a huge box store machine with a zero-degree idea and literally sculpted his initials into the mortar by mishap. He conserved a couple of hundred dollars on professional Power Washing Services Arlington VA and invested a number of thousand on masonry repairs.

The goal here is basic: help you decide when a homeowner-grade power washer makes good sense, how to choose one if it does, and when you are better off employing an expert 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 frequently oversold.

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

In daily speech, people blend "power washing" and "pressure washing" as if they are the exact same thing. Experts in Pressure Washing talk about 3 slightly different approaches:

Cold water pressure washing relies entirely on water pressure and circulation, with detergents when required. This is what almost all homeowner makers are. They are great for siding, decks, fences, and a lot of domestic jobs when utilized correctly.

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

Soft washing uses low pressure (frequently under 500 PSI) combined with specialized cleaning services. The chemicals do the majority of the work, not the physical effect of the spray. This approach is important for roofings, older painted surface areas, some types of stucco, and fragile 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 explain their procedure. A business that only speaks about PSI and "blasting" is a risk for fragile surface areas. One that points out specific nozzles, cleaning agents, soft washing, and dwell time has actually usually gained from experience, not simply from the back of a device box.

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

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

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

For typical 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 using a wide fan suggestion and a great surfactant. What ruins surface areas is not just high pressure, but concentrated pressure in a tight stream, utilized too near the material, for too long.

Concrete is tougher and can generally tolerate 3,000 PSI or more, however just if the nozzle is moving at a consistent rate and held at a sensible distance. The driveway that looks streaky after a DIY wash typically suffered from inconsistent distance and speed, not simply the incorrect machine.



Here is the practical takeaway: if you are considering your own Power Washer Arlington VA purchase, withstand the temptation to buy "the most significant one they have." Instead, pick devices that matches your most delicate designated surface area, then utilize strategy and detergents to do the rest of the work.

Choosing a house owner power washer in Arlington

Not everybody requires a professional service each time. For smaller sized tasks, light maintenance, and spot cleaning, a house owner system can be a good tool. The error I see often is purchasing the incorrect device and expecting professional-level results.

Gas vs electrical systems is normally the first decision. Electric makers are quieter, lighter, and work well for little patios, furnishings, and automobile washing. A lot of being in the 1,500 to 2,000 PSI variety with 1.2 to 1.5 GPM. They are fine for rinsing pollen off siding if the home is reasonably tidy and you use a siding-safe cleaning agent. They have problem with heavy mildew, deep concrete staining, and bigger two-story homes since they merely can stagnate enough water.

Gas units are louder and require more upkeep, but they generally use 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That mix is where you start to approach what an entry-level specialist maker can do. Gas machines are a much better match for complete driveway cleaning, heavily soiled decks, and multi-story siding when coupled with the ideal extension wands and nozzles.

In Arlington, storage matters. Gas systems with open frames and exposed pumps do not like being packed in damp, unventilated sheds, specifically if winterization is careless. Pumps crack if water is left inside during a tough freeze. If you do not plan on flushing and keeping your gas unit correctly each fall, you may be better with an electrical design plus expert Power Washing Services Arlington VA for the huge jobs once a year.

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

Nozzle options, cleaning agents and standard safety

I have actually lost count of how many Arlington property owners have told me they "destroyed an area" with a pressure washer. Almost every story starts with the incorrect pointer and no detergent.

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

Detergents are not simply for smell or marketing. [Power Washer Arlington VA](#) A surfactant breaks the surface tension on dirt and organic growth, enabling lower pressure and less time on the surface. On vinyl siding in Arlington's shady neighborhoods, where mildew thrives, I typically use a siding-safe mix, let it dwell for a number of minutes, then rinse with moderate pressure. The water does not have to work nearly as hard.

On the safety side, treat a pressure washer with the regard you would provide a power tool that can eliminate skin in a second. Never ever point the wand at individuals or family pets, do not climb 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 issue does not appear immediately; often it shows up in the next heavy rain.

If you are leasing an unit at a local Arlington hardware store, ask the staff to stroll you through the suggestions, recommended pressure for your surface areas, and any regional restrictions. Some property owners associations in Arlington have specific guidelines for work hours, noise, and even runoff into storm drains.

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

There is a place for house owner Pressure Washing in Arlington VA. The technique is acknowledging that not every surface area and not every issue belongs in the DIY bucket.

DIY is usually suitable for smaller sized, lower-risk tasks. If you have a basic concrete outdoor patio with surface area dirt and a little mildew, a rented electric or mid-grade gas washer can work, provided you test a little location and do not pursue perfect "like-new" repair. The same holds for plastic outside furniture, fundamental fencing, or carefully washing dust and pollen off vinyl siding that remains in excellent condition.

Where I recommend caution is anything high, fragile, or connected carefully 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 rented device will treat that. Instead, they send high-pressure water up and under the shingles, eliminate granules, and often void the roof warranty.

Soft washing with low pressure and roof-safe cleaning options is the accepted technique. A lot of property owners do not have the devices or the training to do that securely from the ground or correct roof access. An excellent Power Washing Arlington VA expert will use detergents specifically identified for roof algae, use them uniformly, and rinse carefully, often with hardly more pressure than a garden hose.

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

I usually recommend that homeowners think about professional aid 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 comfortable working at height with a live wand.



What professional Power Washing Services Arlington VA in fact do

If you have actually only seen the consumer side of makers at a huge box shop, you might presume specialists simply have somewhat larger systems and the same method. The better companies in our area run really differently.

A seasoned Pressure Washing Arlington VA specialist begins with a walkaround. They are not stalling; they are reading the surface areas. They try to find oxidized siding, failing paint, broken stucco, open joints, plantings that need protection, and electrical fixtures that require protecting. On concrete, they keep in mind areas where the finish is already worn or spalled, so they do not get blamed for pre-existing damage.

Then they pick a method. For a typical Arlington brick front with vinyl sides and rear, a professional typically mixes several techniques on the exact 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 huge function. For natural growth like mildew, algae, and some roof streaking, sodium hypochlorite in the best dilution, integrated with surfactants, does most of the work. For rust spots from watering or battery leakages on concrete, a various product is utilized, frequently 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 benefit. A skilled two-person crew with expert devices can often complete a capacity wash, fundamental concrete cleaning, and deck wash in half a day. For a house owner with a smaller machine and no experience, that same scope can stretch throughout a number of weekends.

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

Core services most Arlington property owners ought to consider

Not every offering noted on a specialist's brochure is vital, however some are truly high value in our area's conditions. When evaluating Power Washing Arlington VA services, these exterior aspects normally should have priority.



House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, an annual or biannual soft wash gets rid of mildew, pollen, spider webs, and light oxidation. It safeguards curb appeal and makes it much easier to see early signs of trouble, such as hairline cracks or failing caulk, before water intrusion ends up being a bigger issue.

Roof cleaning is particularly beneficial for shaded homes under mature trees, or north-facing roofs that never quite dry. Those black streaks are typically *Gloeocapsa magma*, a kind of algae that eats the limestone filler in shingles. Left alone for several years, it can shorten roof life. A soft wash roof treatment in Arlington's climate typically lasts two to five years, depending on shade, tree protection, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front steps and sidewalks can be slippery. I have actually seen an unexpected variety of slip-and-fall stories start on a green movie that everybody had stopped "seeing" since it developed gradually. A reasonable annual rinse with a surface area cleaner lifts the development and restores grip, particularly on broom-finished concrete.

Deck and fence washing requires the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond extremely differently. Too many Arlington decks have been furred up by someone with a high-pressure idea held too close, leaving raised wood fibers that grab dirt and water more easily. A mindful professional depends on cleaning agents, lower pressure, and, for some spots, hand scrubbing to protect the surface area. If you plan to reseal right after, tell your contractor; they will change the procedure to avoid leaving anything that might disrupt adhesion.

Commercial and multifamily properties likewise benefit from regular Power Washing Services Arlington VA. Filling docks, parking lot, dumpster pads, and storefront walks gather oil, gum, and food waste that attract insects and create liability. Numerous residential or commercial property supervisors arrange quarterly or semiannual cleanings to stay ahead of complaints and code issues.

Extras you may not require, and upsells to question

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

Be careful with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is typical on older paint and vinyl. Attempting to scrub or power clean it entirely off in one check out can leave uneven color and even expose substrate below. Sometimes a repaint or siding replacement is the more sincere long-term response, despite the fact that it costs more.

Routine sealing of every surface area is another area where marketing can get ahead of reality. Concrete sealers have their location, especially on decorative stamped work or salt-exposed driveways, but not every fundamental pathway requires a brand-new finish every year. Over-application can produce a slippery finish or peeling layers. For decks, the ideal schedule depends on the item type (penetrating oil, water-based film, etc), the sun direct exposure, and how the wood was prepared. A great contractor will talk about your specific products instead of pushing a one-size-fits-all plan.

Finally, beware of contractors who recommend very regular full-house cleans without considering the condition of the surface areas. On some older Arlington homes with brittle paint films, you may be much better with targeted spot cleanings and careful hand work near susceptible locations, instead of repeated whole-house washes that speed up paint failure.

How to choose a Power Washer Arlington VA company

When you hire a specialist, 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 list that helps different specialists 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' compensation protection. A genuine company ought to supply this quickly and without hesitation.

- Request recent regional recommendations, preferably within Arlington, and ask specifically about punctuality, defense of landscaping, and how the team managed any issues.
- Listen to how they describe their process for your particular surface areas. You want to become aware of soft washing for roofing systems and fragile siding, not simply high PSI numbers.
- Get a composed price quote that plainly specifies what is consisted of, what is omitted, and how they deal with damage if something goes wrong.
- Watch their attention to detail throughout the preliminary visit or call. Somebody who asks about water access, drain, and your issues is more likely to appreciate your property.

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

Comparing DIY and professional services for typical Arlington projects

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

- Two-story vinyl siding with visible mildew: A DIYer with an electrical machine may have a hard time to reach the upper stories from the ground and danger working from ladders with a live wand. An expert crew utilizes extension poles, downstream injectors for detergent, and regulated rinse patterns, typically finishing in a few hours with consistent results.
- Shaded concrete actions and front walk with algae: You might lease a mid-grade device and spend a day try out pointers and range, most likely ending with some spotting or missed spots. A professional utilizes a surface cleaner, pre-treatment service, and constant technique, accomplishing a more even finish and greatly decreasing slip risk.
- Aging wood deck that you want prepared for stain: Aggressive do it yourself pressure washing can raise the grain, develop furred boards, and even gouge the wood. A knowledgeable professional leans on detergents, brushes, and thoroughly selected pressure, often followed by a brightener to prepare the wood for stain.

If your objective is fundamental cleaning and you are comfortable with some experimentation, DIY can be pleasing. If your concern is preserving products, preventing injury, and getting predictable results on the first try, professional Pressure Washing Arlington VA typically justifies its expense, especially when you consider your time and the risk of mistakes.

Maintenance rhythm in Arlington's climate

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

For most detached homes in Arlington, a full house wash each to two years is affordable. Houses under thick tree cover or near hectic roads get grime much faster and may take advantage of yearly attention, while sunnier, more disclosed homes can stretch to every other year with area cleaning in between.

Roofs generally need to not be dealt with unless there shows up organic development or staining. In our climate, that often implies every 3 to five years for issue locations, often longer for open, warm roofs. Decks depend more on sun and foot traffic than on stringent calendar timing. Inspect yearly. When water stops beading on the boards, or the color has actually faded significantly, it is time to clean and recoat, not always before.

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

By understanding what Power Washing Arlington VA can do, what tools and approaches are suitable, and how to stabilize do it yourself with expert aid, you can keep your property clean, safe, and attractive without paying too much 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/>

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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](#)

[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.