

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 outside surfaces than lots of house owners understand. Hot, humid summertimes, 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 roofings. Dirt is cosmetic initially, however over a few seasons it develops into mildew, algae, embedded discolorations, and sometimes early material failure.

Power Washing Arlington VA is not almost blasting away grime to make things look nicer. Succeeded, it secures surface areas and extends the life of your home's exterior. Done improperly, it removes paint, gouges wood, blows water behind siding, or scars concrete that you can not fix without replacement.

I have actually seen all of those results in Arlington jobs, including one unforgettable brick walkway where an enthusiastic owner used a huge box store device with a zero-degree pointer and literally carved his initials into the mortar by accident. He saved a couple of hundred dollars on expert Power Washing Services Arlington VA and spent several thousand on masonry repairs.

The objective here is simple: assist you decide when a homeowner-grade power washer makes good sense, how to select 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 particular services that are worth paying for and the ones that are typically oversold.

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

In daily speech, people blend "power washing" and "pressure washing" as if they are the exact same thing. Specialists in Pressure Washing talk about three a little different techniques:

Cold water pressure washing relies exclusively on water pressure and circulation, with detergents when needed. This is what nearly all homeowner machines are. They are fine for siding, decks, fences, and the majority of property projects when utilized correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some natural staining much quicker. This is common for business kitchens, parking lot, and heavily stained concrete. In residential work around Arlington, it shines on driveways with oil areas or algae-slick patios, but many specialists still utilize cold water with the best chemicals instead.

Soft washing uses low pressure (often under 500 PSI) combined with specialized cleaning options. The chemicals do the majority of the work, not the physical effect of the spray. This technique is crucial for roofing systems, older painted surfaces, some types of stucco, and delicate trim. A trusted Power Washer Arlington VA will talk about soft washing for roofings 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 process. A business that just discusses PSI and "blasting" is a danger for delicate surface areas. One that discusses specific nozzles, detergents, soft washing, and dwell time has actually normally learned from experience, not simply from the back of a maker box.

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

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

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how difficult the water strikes the surface. GPM is how much water volume you have to in fact bring dirt and particles away. Multiply them, and you get "cleaning units," which is a rough step of overall 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 detergent. I have actually safely cleaned vinyl with just 1,200 PSI by using a large fan pointer and a great surfactant. What damages surfaces is not only high pressure, but focused pressure in a tight stream, utilized too close to the product, for too long.

Concrete is harder and can generally endure 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 do it yourself wash usually suffered from irregular distance and speed, not simply the incorrect machine.

Here is the useful takeaway: if you are considering your own Power Washer Arlington VA purchase, resist the temptation to buy "the greatest one they have." Instead, choose devices that matches your most delicate intended surface area, then utilize technique and detergents to do the remainder of the work.

Choosing a property owner power washer in Arlington

Not everyone requires an expert service whenever. For smaller sized jobs, light maintenance, and area cleaning, a property owner unit can be a great tool. The mistake I see frequently is purchasing the incorrect device and anticipating professional-level results.

Gas vs electrical units is typically the first choice. Electric makers are quieter, lighter, and work well for little patios, furnishings, and automobile washing. Most sit 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 relatively clean and you use a siding-safe detergent. They

struggle with heavy mildew, deep concrete staining, and larger two-story homes since they merely can not move enough water.

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

In Arlington, storage matters. Gas systems with open frames and exposed pumps do not love being packed in damp, unventilated sheds, specifically if winterization is sloppy. Pumps crack if water is left inside throughout a hard freeze. If you do not intend on flushing and keeping your gas unit correctly each fall, you might be better with an electrical design plus professional Power Washing Services Arlington VA for the big tasks when a year.

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

Nozzle options, cleaning agents and fundamental safety

I have actually lost count of how many Arlington homeowners have told me they "ruined a spot" with a pressure washer. Nearly every story begins with the incorrect tip and no detergent.

Most devices feature 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 etch concrete and chew wood. A 15 or 25-degree suggestion is more flexible for concrete and brick. A 40-degree or devoted "soap" tip is the more secure option for siding, doors, and painted surfaces.

Detergents are not simply for odor or marketing. A surfactant breaks the surface area tension on dirt and natural development, permitting lower pressure and less time on the surface area. On vinyl siding in Arlington's shady areas, 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 have to work almost as hard.



On the safety side, treat a pressure washer with the regard you would provide a power tool that can get rid of skin in a 2nd. Never point the wand at individuals or family pets, do not climb ladders while holding an active gun if you are untrained, and be aware of where water will go. I have seen water pressed behind siding reach electrical boxes and trigger breakers. That problem does not appear immediately; sometimes it appears in the next heavy rain.

If you are renting a system at a local Arlington hardware store, ask the personnel to walk you through the tips, recommended pressure for your surface areas, and any local constraints. Some property owners associations in Arlington have specific rules for work hours, noise, and even runoff into storm drains.

When DIY 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 problem belongs in the DIY bucket.

DIY is generally appropriate for smaller sized, lower-risk jobs. If you have an easy concrete patio with surface area dirt and a little mildew, a rented electric or mid-grade gas washer can work, supplied you evaluate a small area

and do not pursue perfect "like-new" remediation. The exact same holds for plastic outside furnishings, fundamental fencing, or carefully rinsing dust and pollen off vinyl siding that is in excellent condition.

Where I advise care is anything high, delicate, or tied carefully to your home's envelope and structural stability. Roof cleaning is the prime example. In Arlington, we see a lot of black streaks and lichen on asphalt shingles. Numerous house owners assume a strong blast from a rented machine will treat that. Rather, they send out high-pressure water up and under the shingles, get rid of granules, and in some cases void the roof warranty.

Soft washing with low pressure and roof-safe cleaning services is the accepted approach. Many property owners do not have the devices or the training to do that securely from the ground or correct roof gain access to. An excellent Power Washing Arlington VA professional will use cleaning agents specifically identified for roof algae, use them evenly, and rinse carefully, often with barely more pressure than a garden hose.

The very same logic uses to older painted surfaces, stucco, specific fiber cement sidings, and any surface with stopping working caulk or noticeable fractures. On those, you can easily press water where it must not go. In the short-term, that develops hidden moisture. In the long term, it can suggest peeling paint, inflamed trim, or mold behind the siding.

I generally advise that house owners consider expert aid for whole-house washing on two and 3 story homes, roof cleaning, heavily stained or large concrete surfaces, and any circumstance where they are not comfy working at height with a live wand.

What expert Power Washing Services Arlington VA actually do

If you have actually only seen the consumer side of devices at a huge box shop, you may assume specialists just Power Washing Arlington VA prowasher.com have slightly larger units and the same approach. The much better business in our area operate really differently.

A seasoned Pressure Washing Arlington VA professional starts with a walkaround. They are not stalling; they are reading the surfaces. They search for oxidized siding, stopping working paint, split stucco, open joints, plantings that need security, and electrical components that need shielding. On concrete, they keep in mind areas where the finish is currently used or spalled, so they do not get blamed for pre-existing damage.

Then they pick a method. For a normal Arlington brick front with vinyl sides and rear, a pro typically blends numerous techniques on the exact same task: soft wash mix for the siding and trim, a little 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 organic growth like mildew, algae, and some roof streaking, salt hypochlorite in the right dilution, integrated with surfactants, does the majority of the work. For rust discolorations from irrigation or battery leaks on concrete, a different product is utilized, typically acid based, and used thoroughly. The best crews keep plant-safe practices in mind, pre-wetting plant life and rinsing completely after chemical contact.

Time is another advantage. A qualified two-person team with expert devices can often complete a capacity wash, fundamental concrete cleaning, and deck wash in half a day. For a property owner with a smaller maker and no experience, that same scope can extend across numerous weekends.

Beyond the speed and end up quality, you are purchasing danger management. A reliable firm carries insurance coverage that safeguards you if something does go wrong, whether that is a harmed window, a scarred deck board, or an unforeseen response with a coating.

Core services most Arlington homeowners ought to consider

Not every offering noted on a specialist's pamphlet is important, but some are really high worth in our area's conditions. When evaluating Power Washing Arlington VA services, these exterior elements typically should have priority.

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

Roof cleaning is especially useful for shaded homes under fully grown trees, or north-facing roofing systems that never quite dry. Those black streaks are often *Gloeocapsa lava*, a kind of algae that eats the limestone filler in shingles. Left alone for many years, it can shorten roof life. A soft wash roof treatment in Arlington's environment generally lasts 2 to 5 years, depending on shade, tree coverage, and air circulation.

Concrete and hardscape cleaning matters for more than appearances. Algae on shaded front steps and walkways can be slippery. I have seen an unexpected number of slip-and-fall stories begin on a green film that everyone had stopped "seeing" since it built up slowly. A reasonable annual rinse with a surface cleaner lifts the growth and brings back grip, particularly on broom-finished concrete.



Deck and fence washing requires the most nuanced technique. Cedar, pressure-treated lumber, and composite each respond very 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 quickly. A cautious specialist 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 specialist; they will adjust the process to prevent leaving anything that may disrupt adhesion.

Commercial and multifamily residential or commercial properties also take advantage of routine Power Washing Services Arlington VA. Loading docks, parking areas, dumpster pads, and storefront walks gather oil, gum, and food waste that bring in pests and create liability. Many home supervisors arrange quarterly or semiannual cleanings to remain ahead of complaints and code issues.

Extras you might not need, and upsells to question

Like any service industry, exterior cleaning has its share of unneeded add-ons. A few deserve an important eye.

Be mindful 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 completely off in one go can leave unequal color and even reveal substrate beneath. Often 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 sealers have their place, specifically on decorative stamped work or salt-exposed driveways, but not every fundamental pathway needs a brand-new finish every year. Over-application can create a slippery surface or peeling layers. For decks, the right schedule depends on the item type (penetrating oil, water-based film, etc), the sun exposure, and how the wood was prepared. A good specialist will discuss your particular products rather than pushing a one-size-fits-all plan.

Finally, beware of professionals who suggest very frequent full-house washes without thinking about the condition of the surface areas. On some older Arlington homes with fragile paint movies, you may be better with targeted area cleanings and careful hand work near vulnerable locations, instead of duplicated whole-house cleans that accelerate paint failure.



How to select a Power Washer Arlington VA company

When you work with a contractor, you are trusting them with surfaces you can not quickly or inexpensively change. Beyond price, take a look at how they run and communicate.

Here is a compact list that assists separate specialists from opportunists when you are comparing Power Washing Arlington VA service providers:

- Ask for evidence of liability insurance coverage and, if they have staff members, employees' payment protection. A legitimate business should provide this quickly and without hesitation.
- Request recent regional references, ideally within Arlington, and ask particularly about punctuality, defense of landscaping, and how the crew dealt with any issues.
- Listen to how they explain their procedure for your specific surfaces. You want to hear about soft washing for roofs and delicate siding, not just high PSI numbers.

- Get a written estimate that clearly mentions what is included, what is omitted, and how they manage damage if something goes wrong.
- Watch their attention to detail throughout the preliminary visit or call. Someone who asks about water access, drainage, and your concerns is most likely to appreciate your property.

If you live in an apartment or HOA-managed neighborhood, confirm that the company understands any limitations on Pressure Washing Arlington VA activities, such as water use rules, permitted work hours, or requirements for overflow control. Stopping working to examine this can put you at odds with your management business, even when the professional leaves everything else spotless.

Comparing DIY and professional services for common Arlington projects

Sometimes it helps to see the compromises spelled out. Consider 3 really typical situations in Arlington and how doing it yourself compares with hiring professional Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electrical device may struggle to reach the upper stories from the ground and threat working from ladders with a live wand. A professional team uses extension poles, downstream injectors for detergent, and regulated rinse patterns, typically finishing in a couple of hours with uniform results.
- Shaded concrete steps and front walk with algae: You might lease a mid-grade machine and invest a day explore ideas and range, most likely ending with some streaking or missed areas. A professional uses a surface cleaner, pre-treatment solution, and consistent method, accomplishing a more even complete and considerably minimizing slip risk.
- Aging wood deck that you want ready for stain: Aggressive do it yourself pressure washing can raise the grain, develop furrowed boards, and even gouge the wood. An experienced 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 comfy with some trial and error, DIY can be satisfying. If your concern is protecting products, avoiding injury, and getting predictable results on the first try, expert Pressure Washing Arlington VA typically validates its cost, specifically 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 brand-new?" but "How typically should I actually do this?" Over-cleaning can be as troublesome as neglect.

For most separated homes in Arlington, a capacity wash every one to 2 years is reasonable. Homes under thick tree cover or near busy roadways pick up grime quicker and may benefit from yearly attention, while sunnier, more disclosed homes can stretch to every other year with area cleaning in between.

Roofs generally need to not be treated unless there shows up natural growth or staining. In our environment, that often implies every 3 to five years for issue locations, sometimes longer for open, warm roofing systems. Decks depend more on sun and foot traffic than on stringent calendar timing. Examine each year. When water stops beading on the boards, or the color has faded considerably, it is time to tidy and recoat, not always before.

Driveways, walks, and steps are best done as required. Watch for slickness and deep discoloration. Many Arlington homeowners pair concrete cleaning with home washing for efficiency, scheduling both together every

year or more so the home is revitalized at once.

By understanding what Power Washing Arlington VA can do, what tools and methods are proper, and how to balance DIY with professional help, you can keep your home clean, safe, and attractive without paying too much or harming the very surface areas you are trying to protect.

Wilson's Power Washing and Sealing provides power washing services

Wilson's Power Washing and Sealing cleans exterior surfaces

Wilson's Power Washing and Sealing restores property appearance

Wilson's Power Washing and Sealing seals concrete surfaces

Wilson's Power Washing and Sealing protects driveways

Wilson's Power Washing and Sealing cleans sidewalks

Wilson's Power Washing and Sealing washes residential properties

Wilson's Power Washing and Sealing services commercial buildings

Wilson's Power Washing and Sealing removes dirt buildup

Wilson's Power Washing and Sealing eliminates surface stains

Wilson's Power Washing and Sealing improves curb appeal

Wilson's Power Washing and Sealing seals paver patios

Wilson's Power Washing and Sealing maintains outdoor surfaces

Wilson's Power Washing and Sealing cleans decks and fences

Wilson's Power Washing and Sealing enhances property value

Wilson's Power Washing and Sealing prevents surface deterioration

Wilson's Power Washing and Sealing delivers quality workmanship

Wilson's Power Washing and Sealing provides reliable service

Wilson's Power Washing and Sealing extends surface longevity

Wilson's Power Washing and Sealing improves exterior cleanliness

Wilson's Power Washing & Sealing has a phone number of (571) 969-7761

Wilson's Power Washing & Sealing has an address of 3300 John Marshall Dr, Arlington, VA 22207

Wilson's Power Washing & Sealing has a website <https://prowasher.com/>

Wilson's Power Washing & Sealing has Google Maps listing <https://maps.app.goo.gl/KmR68CStcb1pj5m9A>

Wilson's Power Washing & Sealing has Instagram page <https://www.instagram.com/wilsonslc/>

Wilson's Power Washing & Sealing has an LinkedIn page <https://www.linkedin.com/in/david-wilson-15525192>

Wilson's Power Washing & Sealing earned Best Customer Service Award 2024

People Also Ask about Wilson's Power Washing & Sealing

What power washing services does Wilson's Power Washing and Sealing provide for residential and commercial properties?

Wilson's Power Washing and Sealing provides professional power washing services that clean exterior surfaces, remove dirt and grime, eliminate surface stains, restore property appearance, and enhance curb appeal with quality workmanship and reliable service

Can Wilson's Power Washing and Sealing seal concrete surfaces and protect driveways?

Yes, Wilson's Power Washing and Sealing specializes in sealing concrete surfaces and protecting driveways, helping prevent weather damage, reduce wear, and extend surface longevity through quality workmanship and reliable service

How does Wilson's Power Washing and Sealing restore property appearance?

Wilson's Power Washing and Sealing restores property appearance by cleaning exterior surfaces, removing mold, mildew, algae, dirt buildup, and eliminating surface stains from driveways, sidewalks, patios, and other outdoor areas

Why do customers choose Wilson's Power Washing and Sealing for exterior cleaning projects?

Customers choose Wilson's Power Washing and Sealing because of its commitment to quality workmanship, reliable service, attention to detail, effective power washing services, surface sealing expertise, and ability to protect driveways while restoring property appearance

Does Wilson's Power Washing and Sealing provide cleaning and sealing services for outdoor surfaces?

Wilson's Power Washing and Sealing offers comprehensive cleaning and sealing services for concrete, pavers, sidewalks, driveways, patios, decks, and other exterior surfaces to improve appearance and provide long-term protection with reliable service

Where is Wilson's Power Washing & Sealing located?

Wilson's Power Washing & Sealing is conveniently located at 3300 John Marshall Dr, Arlington, VA 22207. You can easily find directions on [Google Maps](#) or call at (571) 969-7761 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.