

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 property owners recognize. Hot, damp summer seasons, pollen, shade from fully grown trees, roadway salt spray drifting up from significant highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofing systems. Dirt is cosmetic initially, but over a few seasons it turns into mildew, algae, ingrained discolorations, and often early product failure.

Power Washing Arlington VA is not just about blasting away grime to make things look better. Succeeded, it safeguards surface areas and extends the life of your home's exterior. Done improperly, it strips 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 projects, including one unforgettable brick pathway where an enthusiastic owner used a big box shop machine with a zero-degree pointer and literally carved his initials into the mortar by accident. He saved a few hundred dollars on expert Power Washing Services Arlington VA and invested several thousand on masonry repairs.

The objective here is basic: assist you choose when a homeowner-grade power washer makes good sense, how to pick one if it does, and when you are better off working with a professional Pressure Washing Arlington VA company. Along the method, I will stroll through the particular services that deserve paying for and the ones that are frequently oversold.

What "power washing" in fact is, and why the terminology matters

In everyday speech, individuals blend "power washing" and "pressure washing" as if they are the same thing. Professionals in Pressure Washing discuss three slightly different approaches:

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

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some natural staining much faster. This prevails for industrial kitchens, parking lot, and heavily stained concrete. In domestic work around Arlington, it shines on driveways with oil spots or algae-slick patios, however many contractors still utilize cold water with the ideal chemicals instead.

Soft washing usages low pressure (typically under 500 PSI) combined with specialized cleaning options. The chemicals do the majority of the work, not the physical effect of the spray. This method is important for roofings, older painted surface areas, some kinds of stucco, and delicate trim. A trustworthy Power Washer Arlington VA will speak about soft washing for roofings and certain sidings, not simply "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 discusses PSI and "blasting" is a danger for fragile surfaces. One that mentions particular nozzles, detergents, soft washing, and dwell time has actually normally learned from experience, not just from the back of a maker box.

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

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

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how hard the water hits the surface. GPM is how much water volume you have to in fact bring dirt and particles away. Increase them, and you get "cleaning units," which is a rough procedure of total cleaning power.

For common Arlington homes, you seldom require more than 2,000 to 2,500 PSI for siding when coupled with the right nozzle and cleaning agent. I have actually securely cleaned up vinyl with just 1,200 PSI by using a broad fan tip and a good surfactant. What destroys surface areas is not only high pressure, however focused pressure in a tight stream, utilized too close to the material, for too long.

Concrete is harder and can usually endure 3,000 PSI or more, but just if the nozzle is moving at a constant speed and held at an affordable distance. The driveway that looks streaky after a do it yourself wash typically suffered from irregular range and speed, not merely the incorrect machine.

Here is the useful takeaway: if you are considering your own Power Washer Arlington VA purchase, withstand the temptation to buy "the greatest one they have." Instead, choice equipment that matches your most delicate designated surface, then use method and detergents to do the remainder of the work.

Choosing a homeowner power washer in Arlington

Not everyone requires an expert service every time. For smaller sized projects, light upkeep, and spot cleaning, a homeowner unit can be a great tool. The error I see typically is buying the wrong maker and anticipating professional-level results.

Gas vs electrical systems is usually the very first choice. Electric devices are quieter, lighter, and work well for small patio areas, furniture, and vehicle washing. The majority of sit 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 fairly clean and you utilize a siding-safe cleaning agent. They struggle with heavy mildew, deep concrete staining, and bigger two-story homes due to the fact that they just can stagnate enough water.

Gas systems are louder and need more upkeep, however they usually offer 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That combination is where you begin to approach what an entry-level professional maker can do. Gas devices are a 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 stuffed in damp, unventilated sheds, particularly if winterization is sloppy. Pumps break if water is left inside throughout a tough freeze. If you do not intend on flushing and keeping your gas unit correctly each fall, you may be better with an electric design plus professional Power Washing Services Arlington VA for the big tasks once a year.



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

Nozzle options, cleaning agents and standard safety

I have lost count of the number of Arlington property owners have informed me they "destroyed a spot" with a pressure washer. Nearly every story begins with the wrong idea and no detergent.

Most machines 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 engrave concrete and chew wood. A 15 or 25-degree pointer is more flexible for concrete and brick. A 40-degree or dedicated "soap" idea 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 growth, permitting lower pressure and less time on the surface area. On vinyl siding in Arlington's shady communities, where mildew grows, I frequently use a siding-safe mix, let it dwell for a number of minutes, then wash with moderate pressure. The water does not have to work nearly as hard.

On the safety side, deal with a pressure washer with the regard you would provide a power tool that can remove skin in a second. Never ever point the wand at individuals or animals, do not climb up ladders while holding an active gun if you are inexperienced, 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 quickly; sometimes it appears 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 ideas, recommended pressure for your surfaces, and any regional limitations. Some homeowners associations in Arlington have particular rules for work hours, noise, and even runoff into storm drains.

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

There is a location for homeowner Pressure Washing in Arlington VA. The technique is recognizing that not every surface and not every issue belongs in the DIY bucket.

DIY is normally proper for smaller sized, lower-risk tasks. If you have a basic concrete patio with surface area dirt and a little mildew, a rented electrical or mid-grade gas washer can work, offered you test a small area and do not try for best "like-new" remediation. The same holds for plastic outside furnishings, fundamental fencing, or gently washing dust and pollen off vinyl siding that remains in good condition.

Where I advise caution is anything high, delicate, or tied 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. Numerous house owners assume a strong blast from a rented device will cure that. Instead, they send high-pressure water up and under the shingles, remove granules, and sometimes void the roof warranty.

Soft washing with low pressure and roof-safe cleaning services is the accepted technique. A lot of homeowners do not have the equipment or the training to do that safely from the ground or proper roof access. A great Power Washing Arlington VA professional will utilize detergents specifically identified for roof algae, apply them uniformly, and rinse carefully, typically with hardly more pressure than a garden hose.

The same logic applies to older painted surface areas, stucco, certain fiber cement sidings, and any surface with stopping working caulk or noticeable cracks. On those, you can quickly push water where it need to not go. In the short term, that creates hidden dampness. In the long term, it can indicate peeling paint, inflamed trim, or mold behind the siding.

I generally recommend that property owners think about expert assistance for whole-house washing on 2 and three story homes, roof cleaning, greatly stained or big concrete surfaces, and any situation where they are not comfy working at height with a live wand.

What expert Power Washing Services Arlington VA really do

If you have only seen the consumer side of machines at a huge box shop, you might presume specialists simply have a little bigger systems and the very same method. The better business in our area run very differently.

An experienced Pressure Washing Arlington VA technician begins with a walkaround. They are not stalling; they read the surfaces. They try to find oxidized siding, stopping working paint, broken stucco, open joints, plantings that require security, and electrical components that need protecting. On concrete, they keep [Pressure Washing Arlington VA](#) in mind locations where the surface is already worn or spalled, so they do not get blamed for pre-existing damage.

Then they pick a method. For a common Arlington brick front with vinyl sides and rear, a professional often mixes multiple techniques on the very same task: soft wash mix for the siding and trim, a little higher pressure with a surface area cleaner on the driveway, and hand deal with brushes in tight corners and on fragile features.

Chemistry plays a big function. For natural development like mildew, algae, and some roof spotting, sodium hypochlorite in the best dilution, integrated with surfactants, does the majority of the work. For rust discolorations from irrigation or battery leaks on concrete, a different product is used, frequently acid based, and used thoroughly. The very best crews keep plant-safe practices in mind, pre-wetting vegetation and rinsing thoroughly after chemical contact.

Time is another advantage. A proficient two-person team with expert devices can typically finish a full house wash, standard concrete cleaning, and deck wash in half a day. For a property owner with a smaller maker and no experience, that exact same scope can stretch across a number of weekends.

Beyond the speed and end up quality, you are purchasing danger management. A reliable firm brings insurance coverage that protects you if something does fail, whether that is a harmed window, a scarred deck board, or an unexpected reaction with a coating.

Core services most Arlington homeowners ought to consider

Not every offering noted on a specialist's pamphlet is important, however some are truly high value in our region's conditions. When evaluating Power Washing Arlington VA services, these exterior components typically deserve 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 protects curb appeal and makes it much easier to see early signs of trouble, such as hairline fractures or stopping working caulk, before water invasion ends up being a larger issue.

Roof cleaning is particularly useful for shaded homes under fully grown trees, or north-facing roofings that never ever quite dry out. Those black streaks are typically *Gloeocapsa lava*, a type of algae that eats the limestone filler in shingles. Left alone for years, it can shorten roof life. A soft wash roof treatment in Arlington's climate usually lasts two to five years, depending upon shade, tree protection, and air circulation.

Concrete and hardscape cleaning matters for more than appearances. Algae on shaded front actions and sidewalks can be slippery. I have seen an unexpected number of slip-and-fall stories begin on a green movie that everyone had actually stopped "seeing" due to the fact that it built up gradually. A reasonable annual rinse with a surface cleaner raises the development and brings back grip, particularly on broom-finished concrete.

Deck and fence washing requires the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond very 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 grab dirt and water more quickly. A mindful professional depends on detergents, lower pressure, and, for some stains, hand scrubbing to preserve the surface area. If you plan to reseal right after, inform your contractor; they will adjust the procedure to avoid leaving behind anything that might hinder adhesion.

Commercial and multifamily homes also take advantage of routine Power Washing Services Arlington VA. Filling docks, parking areas, dumpster pads, and store walks gather oil, gum, and food waste that attract bugs and produce liability. Lots of residential or commercial property supervisors schedule quarterly or semiannual cleanings to stay ahead of complaints and code issues.

Extras you may not require, and upsells to question

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

Be careful with aggressive "oxidation elimination" on older siding. Light chalking on sun-facing walls is typical on older paint and vinyl. Trying to scrub or power clean it completely off in one see can leave uneven color and even reveal substrate below. Sometimes a repaint or siding replacement is the more truthful long-lasting response, although it costs more.

Routine sealing of every surface area is another area where marketing can get ahead of reality. Concrete sealers have their place, especially on decorative stamped work or salt-exposed driveways, however not every standard walkway requires a brand-new coating every year. Over-application can develop a slippery surface or peeling layers. For decks, the ideal schedule depends on the item type (permeating oil, water-based film, etc), the sun direct exposure, and how the wood was prepared. A good specialist will speak about your particular materials instead of pressing a one-size-fits-all plan.

Finally, beware of specialists who recommend really regular full-house washes without considering the condition of the surface areas. On some older Arlington homes with fragile paint films, you may be better with targeted area cleanings and cautious hand work near vulnerable areas, rather of repeated whole-house cleans that speed up paint failure.

How to choose a Power Washer Arlington VA company

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



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

- Ask for proof of liability insurance and, if they have employees, employees' settlement coverage. A legitimate business must supply this quickly and without hesitation.
- Request recent local references, ideally within Arlington, and ask particularly about punctuality, protection of landscaping, and how the team handled any issues.
- Listen to how they explain their procedure for your particular surfaces. You wish to become aware of soft washing for roofings and delicate siding, not just high PSI numbers.
- Get a composed price quote that clearly mentions what is included, what is excluded, and how they deal with damage if something goes wrong.
- Watch their attention to detail during the initial check out or call. Someone who asks about water access, drainage, and your concerns is most likely to appreciate your property.

If you live in a condominium or HOA-managed community, confirm that the business understands any constraints on Pressure Washing Arlington VA activities, such as water usage rules, allowed work hours, or requirements for overflow control. Stopping working to check this can put you at chances with your management business, even when the professional leaves whatever else spotless.

Comparing DIY and professional services for common Arlington projects

Sometimes it assists to see the trade-offs defined. Think about three very common situations in Arlington and how doing it yourself compares to hiring professional Power Washing Services Arlington VA.

- Two-story vinyl siding with noticeable mildew: A DIYer with an electric device might have a hard time to reach the upper stories from the ground and risk working from ladders with a live wand. A professional crew uses extension poles, downstream injectors for detergent, and regulated rinse patterns, usually completing in a few hours with uniform results.
- Shaded concrete actions and front walk with algae: You could lease a mid-grade device and spend a day try out ideas and range, most likely ending with some streaking or missed out on spots. A professional utilizes a surface cleaner, pre-treatment option, and constant strategy, attaining a more even complete and considerably decreasing slip risk.
- Aging wood deck that you want all set for stain: Aggressive do it yourself pressure washing can raise the grain, develop furrowed boards, and even gouge the wood. A skilled professional leans on cleaning agents, brushes, and thoroughly selected pressure, frequently followed by a brightener to prepare the wood for stain.

If your goal is basic cleaning and you are comfortable with some trial and error, DIY can be satisfying. If your priority is maintaining materials, avoiding injury, and getting foreseeable outcomes on the very first shot, expert Pressure Washing Arlington VA generally validates its cost, particularly when you factor in your time and the danger 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 brand-new?" however "How typically should I really do this?" Over-cleaning can be as troublesome as neglect.

For most detached homes in Arlington, a capacity wash each to 2 years is sensible. Houses under dense tree cover or near hectic roads pick up gunk faster and may take advantage of annual attention, while sunnier, more discovered homes can stretch to every other year with spot cleaning in between.

Roofs usually need to not be dealt with unless there is visible organic growth or staining. In our climate, that frequently means every 3 to 5 years for issue locations, sometimes longer for open, warm roofings. Decks depend more on sun and foot traffic than on rigorous calendar timing. Check annually. When water stops beading on the boards, or the color has faded considerably, it is time to clean and recoat, not necessarily before.

Driveways, strolls, and steps are best done as required. Look for slickness and deep discoloration. Lots of Arlington property owners pair concrete cleaning with home washing for performance, scheduling both together every year or more so the property is revitalized at once.

By understanding what Power Washing Arlington VA can do, what tools and approaches are appropriate, and how to balance do it yourself with expert help, you can keep your property clean, safe, and attractive without overpaying or harming the very surface areas you are attempting 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>
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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](#) 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](#), visit their website at <https://prowasher.com/> or connect on social media via [Instagram](#) [Facebook](#) or [LinkedIn](#)

You might take a short drive to the [Arlington Historical Museum](#) . The Arlington Historical Museum demonstrates how power washing services, concrete sealing, and exterior maintenance help preserve historic properties and restore property appearance.