

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 many house owners understand. Hot, damp 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 roofs. Dirt is cosmetic initially, but over a couple of seasons it becomes mildew, algae, embedded discolorations, and in some cases early product failure.

Power Washing Arlington VA is not practically blasting away grime to make things look nicer. Done well, it secures surface areas and extends the life of your home's exterior. Done poorly, 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 remarkable brick pathway where a passionate owner used a big box store machine with a zero-degree idea and actually carved his initials into the mortar by accident. He saved a few hundred dollars on expert Power Washing Services Arlington VA and spent a number of thousand on masonry repairs.

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

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

In everyday speech, people mix "power washing" and "pressure washing" as if they are the very same thing. Specialists in Pressure Washing discuss three somewhat various approaches:

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

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much faster. This prevails for business kitchen areas, parking lot, and greatly stained concrete. In domestic work around Arlington, it shines on driveways with oil areas or algae-slick outdoor patios, but many contractors still utilize cold water with the ideal chemicals instead.

Soft washing uses low pressure (typically under 500 PSI) integrated with specialized cleaning options. The chemicals do most of the work, not the physical impact of the spray. This technique is crucial for roofs, older painted surface areas, some types of stucco, and fragile trim. A respectable Power Washer Arlington VA will talk about soft washing for roofings and specific sidings, not simply "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen carefully to how they describe their process. A company that only speaks about PSI and "blasting" is a threat for delicate surfaces. One that discusses specific nozzles, cleaning agents, soft washing, and dwell time has generally gained from experience, not simply from the back of a device box.

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

When property owners look for a power washer, they often concentrate on PSI, the pounds per square inch of pressure. More seems 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 area. GPM is how much water volume you have to really bring dirt and debris away. Multiply them, and you get "cleaning systems," which is a rough step of overall cleaning power.

For typical Arlington homes, you hardly ever require more than 2,000 to 2,500 PSI for siding when paired with the proper nozzle and cleaning agent. I have actually safely cleaned vinyl with as little as 1,200 PSI by using a broad fan idea and a good surfactant. What destroys surfaces is not just high pressure, however concentrated pressure in a tight stream, used too close to the material, for too long.

Concrete is harder and can typically tolerate 3,000 PSI or more, but only if the nozzle is moving at a stable rate and held at an affordable distance. The driveway that looks streaky after a DIY wash normally struggled with irregular range and speed, not merely the incorrect machine.

Here is the practical takeaway: if you are considering your own Power Washer Arlington VA purchase, withstand the temptation to purchase "the greatest one they have." Instead, pick equipment that matches your most fragile desired surface, then use strategy and detergents to do the rest of the work.

Choosing a homeowner power washer in Arlington

Not everyone needs an expert service whenever. For smaller sized jobs, light upkeep, and spot cleaning, a homeowner system can be a great tool. The mistake I see frequently is purchasing the incorrect device and expecting professional-level results.

Gas vs electric units is normally the first decision. Electric devices are quieter, lighter, and work well for little outdoor patios, furniture, and cars and truck washing. Most being in the 1,500 to 2,000 PSI range with 1.2 to 1.5 GPM. They are great for washing pollen off siding if the home is reasonably clean and you use a siding-safe

cleaning agent. They fight with heavy mildew, deep concrete staining, and larger two-story homes due to the fact that they simply 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 begin 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 units with open frames and exposed pumps do not love being crammed in humid, unventilated sheds, specifically if winterization is sloppy. Pumps crack if water is left inside throughout a tough freeze. If you do not intend on flushing and keeping your gas unit properly each fall, you might be better with an electrical model plus professional Power Washing Services Arlington VA for the huge jobs as soon as a year.

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

Nozzle choices, detergents and standard safety

I have actually lost count of how many Arlington homeowners have informed me they "destroyed an area" with a pressure washer. Practically every story starts with the incorrect idea 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 etch concrete and chew wood. A 15 or 25-degree tip is more flexible for concrete and brick. A 40-degree or dedicated "soap" tip is the safer choice for siding, doors, and painted surfaces.



Detergents are not just for smell or marketing. A surfactant breaks the surface stress on dirt and natural development, permitting lower pressure and less time on the surface area. On vinyl siding in Arlington's shady neighborhoods, where mildew flourishes, I often apply a siding-safe mix, let it dwell for numerous minutes, then wash with moderate pressure. The water does not have to work almost as hard.

On the safety side, deal with a pressure washer with the respect you would provide a power tool that can get rid of skin in a second. Never ever point the wand at individuals or pets, do not climb up ladders while holding an active gun if you are untrained, and understand where water will go. I have seen water pressed behind siding reach electrical boxes and trigger breakers. That problem does not appear quickly; often it appears in the next heavy rain.

If you are leasing a system at a regional Arlington hardware shop, ask the personnel to stroll you through the suggestions, suggested pressure for your surfaces, and any regional limitations. Some property owners associations in Arlington have particular rules for work hours, noise, and even overflow 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 recognizing that not every surface area and not every issue belongs in the DIY bucket.

DIY is typically proper for smaller, lower-risk jobs. If you have a basic concrete patio with surface dirt and a little mildew, a leased electric or mid-grade gas washer can work, supplied you evaluate a little location and do not pursue best "like-new" repair. The exact same holds for plastic outside furnishings, fundamental fencing, or gently washing dust and pollen off vinyl siding that is in great condition.

Where I advise care 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 great deal of black streaks and lichen on asphalt shingles. Many property owners presume a strong blast from a leased device will cure that. Instead, they send high-pressure water up and under the shingles, get rid of granules, and sometimes void the roof warranty.

Soft washing with low pressure and roof-safe cleaning options is the accepted technique. Many property owners do not have the devices or the training to do that securely from the ground or appropriate roof gain access to. A

good Power Washing Arlington VA professional will utilize detergents particularly labeled for roof algae, use them evenly, and wash gently, frequently with hardly more pressure than a garden hose.

The exact same reasoning applies to older painted surface areas, stucco, certain fiber cement sidings, and any surface area with failing caulk or noticeable cracks. On those, you can easily push water where it must not go. In the short-term, that creates hidden moisture. In the long term, it can suggest peeling paint, inflamed trim, or mold behind the siding.

I usually advise that house owners consider professional help for whole-house washing on 2 and three story homes, roof cleaning, heavily stained or big concrete surface areas, and any situation where they are not comfy working at height with a live wand.

What professional Power Washing Services Arlington VA in fact do

If you have actually just seen the customer side of devices at a big box store, you may assume experts merely have somewhat larger systems and the same method. The better companies in our location run extremely differently.

An experienced Pressure Washing Arlington VA service technician starts with a walkaround. They are not stalling; they read the surface areas. They try to find oxidized siding, stopping working paint, split stucco, open joints, plantings that require defense, and electrical components that need shielding. On concrete, they keep in mind areas where the surface is currently worn or spalled, so they do not get blamed for pre-existing damage.

Then they pick an approach. For a common Arlington brick front with vinyl sides and rear, a professional frequently blends several approaches on the exact same task: soft wash mix for the siding and trim, a little higher pressure with a surface cleaner on the driveway, and hand deal with brushes in tight corners and on fragile features.

Chemistry plays a big role. For natural growth like mildew, algae, and some roof spotting, salt hypochlorite in the best dilution, integrated with surfactants, does the majority of the work. For rust discolorations from watering or battery leakages on concrete, a different item is utilized, frequently acid based, and used thoroughly. The very best crews keep plant-safe practices in mind, pre-wetting plant life and washing completely after chemical contact.

Time is another benefit. A proficient two-person team with professional equipment can typically complete a capacity wash, fundamental concrete cleaning, and deck wash in half a day. For a house owner with a smaller maker and no experience, that very same scope can stretch across numerous weekends.

Beyond the speed and end up quality, you are buying risk management. A trustworthy company carries insurance coverage that protects you if something does fail, whether that is a damaged window, a scarred deck board, or an unexpected response with a coating.

Core services most Arlington property owners must consider

Not every offering listed on a contractor's sales brochure is essential, however some are really high value in our region's conditions. When assessing Power Washing Arlington VA services, these exterior components 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 removes mildew, pollen, spider webs, and light oxidation. It protects curb appeal and makes it much

easier to see early indications of difficulty, such as hairline fractures or stopping working caulk, before water intrusion ends up being a bigger issue.

Roof cleaning is specifically useful for shaded homes under fully grown trees, or north-facing roofings that never rather dry out. Those black streaks are frequently *Gloeocapsa magma*, a kind 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 environment usually lasts two to 5 years, depending on shade, tree protection, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front actions and walkways can be slippery. I have seen an unexpected number of slip-and-fall stories start on a green film that everybody had actually stopped "seeing" since it developed gradually. A practical annual rinse with a surface cleaner raises the growth and restores grip, especially 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 suggestion held too close, leaving raised wood fibers that grab dirt and water more quickly. A cautious contractor 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 specialist; they will adjust the procedure to prevent leaving behind anything that may interfere with adhesion.

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

Extras you may not need, and upsells to question

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

Be mindful with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is normal on older paint and vinyl. Trying to scrub or power wash it totally off in one visit can leave unequal color and even reveal substrate beneath. Sometimes a repaint or siding replacement is the more truthful long-lasting response, even though it costs more.

Routine sealing of every surface is another area where marketing can get ahead of truth. Concrete sealers have their location, specifically on decorative stamped work or salt-exposed driveways, but not every basic walkway needs a new covering every year. Over-application can develop a slippery surface or peeling layers. For decks, the right schedule depends on the item type (permeating oil, water-based film, etc), the sun exposure, and how the wood was prepared. A great contractor will discuss your particular products rather than pushing a one-size-fits-all plan.

Finally, beware of contractors who advise extremely frequent full-house cleans without considering the condition of the surface areas. On some older Arlington homes with fragile paint movies, you may be better with targeted spot cleanings and careful hand work near susceptible locations, rather of repeated whole-house cleans that accelerate paint failure.

How to select a Power Washer Arlington VA company

When you work with a professional, you are trusting them with surfaces you can not easily or cheaply replace. Beyond cost, take a look at how they operate and communicate.

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

- Ask for evidence of liability insurance coverage and, if they have workers, employees' settlement protection. A legitimate company needs to offer this rapidly and without hesitation.
- Request recent local referrals, ideally within Arlington, and ask specifically about punctuality, defense of landscaping, and how the crew managed any issues.
- Listen to how they describe their procedure for your specific surfaces. You want to find out about soft washing for roofing systems and fragile siding, not simply high PSI numbers.
- Get a composed quote that plainly mentions what is consisted of, what is excluded, and how they deal with damage if something goes wrong.
- Watch their attention to information throughout the preliminary see or call. Someone who asks about water access, drain, and your issues is more likely to respect your property.

If you reside in an apartment or HOA-managed community, confirm that the business understands any limitations on Pressure Washing Arlington VA activities, such as water usage rules, allowed work hours, or requirements for overflow control. Failing to check this can put you at odds with your management business, even when the professional leaves everything else spotless.

Comparing DIY and expert services for common Arlington projects

Sometimes it assists to see the trade-offs defined. Consider 3 really normal circumstances in Arlington and how doing it yourself compares to employing professional Power Washing Services Arlington VA.

- Two-story vinyl siding with noticeable mildew: A DIYer with an electric device may struggle to reach the upper stories from the ground and risk working from ladders with a live wand. A professional team uses extension poles, downstream injectors for cleaning agent, and regulated rinse patterns, usually ending up in a couple of 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 tips and range, most likely ending with some streaking or missed out on areas. A pro utilizes a surface area cleaner, pre-treatment service, and constant technique, accomplishing a more even end up and considerably decreasing slip risk.
- Aging wood deck that you want prepared for stain: Aggressive do it yourself pressure washing can raise the grain, produce furred boards, and even gouge the wood. A knowledgeable specialist leans on cleaning agents, brushes, and thoroughly chosen pressure, typically followed by a brightener to prepare the wood for stain.

If your objective is standard cleaning and you are comfy with some experimentation, DIY can [Power Washing Arlington VA Wilson's Power Washing & Sealing](#) be pleasing. If your priority is preserving materials, preventing injury, and getting predictable outcomes on the very first try, professional Pressure Washing Arlington VA generally justifies its expense, particularly when you factor in your time and the threat of mistakes.

Maintenance rhythm in Arlington's climate

One of the best concerns a property owner can ask is not "Can you make it look brand name brand-new?" however "How often should I really do this?" Over-cleaning can be as troublesome as neglect.

For most removed homes in Arlington, a full house wash each to 2 years is reasonable. Homes under thick tree cover or near hectic roadways pick up gunk much faster and may take advantage of yearly attention, while

sunnier, more uncovered homes can extend to every other year with area cleaning in between.

Roofs normally ought to not be dealt with unless there is visible organic development or staining. In our climate, that typically indicates every 3 to five years for issue locations, in some cases longer for open, sunny roofings. Decks depend more on sun and foot traffic than on strict calendar timing. Examine yearly. When water stops beading on the boards, or the color has faded considerably, it is time to tidy and recoat, not always before.



Driveways, strolls, and steps are best done as needed. Look for slickness and deep staining. Many Arlington homeowners pair concrete cleaning with home washing for effectiveness, scheduling both together every year or more so the property 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 professional assistance, 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>

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](#), visit their website at <https://prowasher.com/> or connect on social media via [Instagram](#) [Facebook](#) or [LinkedIn](#)

Conveniently located near Wilson's Power Washing & Sealing [Lincoln Theatre](#) a great theater with full food & drink menu. Catch a show and enjoy some great food while you wait.