

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 numerous house owners recognize. Hot, humid summertimes, pollen, shade from mature trees, roadway salt spray wandering up from significant highways, and frequent freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofing systems. Dirt is cosmetic at first, however over a few seasons it becomes mildew, algae, embedded discolorations, and sometimes early product failure.

Power Washing Arlington VA is not almost blasting away grime to make things look better. Done well, it protects surfaces and extends the life of your home's outside. 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 projects, consisting of one memorable brick walkway where a passionate owner used [Power Washer Arlington VA Wilson's Power Washing & Sealing](#) a big box store machine with a zero-degree idea and literally sculpted his initials into the mortar by mishap. He saved a couple of hundred dollars on expert Power Washing Services Arlington VA and spent several thousand on masonry repairs.

The goal 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 much better off hiring an expert Pressure Washing Arlington VA company. Along the method, I will stroll through the specific services that deserve paying for and the ones that are often oversold.

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

In daily speech, individuals blend "power washing" and "pressure washing" as if they are the same thing. Experts in Pressure Washing speak about 3 somewhat different techniques:

Cold water pressure washing relies exclusively on water pressure and circulation, with detergents when required. This is what nearly all property owner machines are. They are fine for siding, decks, fences, and the majority of domestic tasks 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 property work around Arlington, it shines on driveways with oil areas or algae-slick patios, but numerous professionals still utilize cold water with the right chemicals instead.

Soft washing usages low pressure (frequently under 500 PSI) combined with specialized cleaning solutions. The chemicals do most of the work, not the physical impact of the spray. This method is crucial for roofs, older painted surface areas, some types of stucco, and delicate trim. A trusted Power Washer Arlington VA will discuss soft washing for roofs and certain sidings, not simply "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen thoroughly to how they describe their process. A business that just discusses PSI and "blasting" is a threat for delicate surfaces. One that points out specific nozzles, cleaning agents, soft washing, and dwell time has actually normally gained from experience, not just from the back of a maker box.

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

When house owners purchase a power washer, they often 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 need to in fact carry dirt and particles away. Increase them, and you get "cleaning units," which is a rough procedure of overall cleaning power.

For typical Arlington homes, you hardly ever need more than 2,000 to 2,500 PSI for siding when coupled with the correct nozzle and detergent. I have actually safely cleaned vinyl with just 1,200 PSI by utilizing a broad fan pointer and a great surfactant. What destroys surfaces is not only high pressure, however focused pressure in a tight stream, utilized too near to the product, for too long.



Concrete is tougher and can typically tolerate 3,000 PSI or more, however only if the nozzle is moving at a consistent pace and held at a sensible range. The driveway that looks streaky after a DIY wash usually struggled with inconsistent distance and speed, not just the wrong machine.

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

Choosing a house owner power washer in Arlington

Not everyone requires an expert service whenever. For smaller sized tasks, light upkeep, and area cleaning, a property owner unit can be an excellent tool. The error I see often is buying the incorrect device and expecting professional-level results.

Gas vs electrical systems is usually the very first choice. Electric devices are quieter, lighter, and work well for little patios, furniture, and car washing. Many being in the 1,500 to 2,000 PSI range with 1.2 to 1.5 GPM. They are fine for rinsing pollen off siding if the home is reasonably tidy and you utilize a siding-safe detergent. They deal with heavy mildew, deep concrete staining, and bigger two-story homes since they just can stagnate enough water.

Gas systems are louder and require more maintenance, however they normally provide 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That combination is where you start to approach what an entry-level contractor machine can do. Gas devices are a better match for complete driveway cleaning, greatly stained decks, and multi-story siding when paired with the right extension wands and nozzles.

In Arlington, storage matters. Gas units with open frames and exposed pumps do not enjoy being packed in damp, unventilated sheds, specifically if winterization is sloppy. Pumps split if water is left inside throughout a tough freeze. If you do not intend on flushing and saving your gas unit properly each fall, you might be better with an electrical model plus professional Power Washing Services Arlington VA for the huge tasks when a year.



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

Nozzle choices, detergents and fundamental safety

I have lost count of how many Arlington property owners have actually informed me they "destroyed a spot" with a pressure washer. Practically every story starts with the wrong tip and no detergent.

Most devices feature 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" pointer is the safer option for siding, doors, and painted surfaces.

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

On the security 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 point the wand at individuals or family pets, do not climb ladders while holding an active weapon if you are inexperienced, and be aware of where water will go. I have actually seen water pushed behind siding reach electrical boxes and trigger breakers. That issue does not appear instantly; in some cases it appears in the next heavy rain.

If you are renting an unit at a regional Arlington hardware shop, ask the staff to walk you through the pointers, recommended pressure for your surfaces, and any local limitations. Some homeowners associations in Arlington have particular guidelines for work hours, noise, and even overflow into storm drains.

When DIY makes sense in Arlington, and when it does not

There is a location for property owner Pressure Washing in Arlington VA. The technique is acknowledging that not every surface and not every problem belongs in the DIY bucket.

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

Where I recommend 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. Many house owners presume a strong blast from a rented machine will cure that. Instead, they send high-pressure water up and under the shingles, get rid of granules, and often void the roof warranty.

Soft washing with low pressure and roof-safe cleaning services is the accepted technique. The majority of property owners do not have the equipment or the training to do that safely from the ground or proper roof gain access to. A great Power Washing Arlington VA expert will use cleaning agents particularly labeled for roof algae, use them evenly, and rinse gently, typically with barely more pressure than a garden hose.

The exact same reasoning uses to older painted surface areas, stucco, certain fiber cement sidings, and any surface with failing caulk or visible fractures. On those, you can quickly press water where it ought to not go. In the short-term, that produces covert moisture. In the long term, it can mean peeling paint, swollen trim, or mold behind the siding.

I typically advise that property owners think about professional help for whole-house washing on two and three story homes, roof cleaning, greatly stained or large concrete surface areas, and any situation where they are not comfortable operating at height with a live wand.

What expert Power Washing Services Arlington VA really do

If you have actually only seen the consumer side of devices at a huge box shop, you may presume specialists just have somewhat bigger systems and the exact same method. The much better companies in our area operate really differently.

A seasoned Pressure Washing Arlington VA technician starts with a walkaround. They are not stalling; they read the surfaces. They look for oxidized siding, stopping working paint, cracked stucco, open joints, plantings that require security, and electrical fixtures that need shielding. On concrete, they keep in mind locations where the finish is currently worn or spalled, so they do not get blamed for pre-existing damage.

Then they choose a technique. For a normal Arlington brick front with vinyl sides and rear, a professional often blends multiple approaches on the very same job: soft wash mix for the siding and trim, slightly higher pressure with a surface area cleaner on the driveway, and hand deal with brushes in tight corners and on delicate features.

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

Time is another advantage. A competent two-person crew with expert devices can often finish a full house wash, basic concrete cleaning, and deck wash in half a day. For a property owner with a smaller machine and no experience, that very same scope can stretch across numerous weekends.

Beyond the speed and finish quality, you are buying risk management. A reliable firm carries insurance coverage that protects 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 property owners must consider

Not every offering noted on a professional's sales brochure is necessary, however some are genuinely high worth in our area's conditions. When examining Power Washing Arlington VA services, these outside components generally deserve priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, an annual or biannual soft wash eliminates mildew, pollen, spider webs, and light oxidation. It safeguards curb appeal and makes it easier to see early indications of difficulty, such as hairline cracks or stopping working caulk, before water intrusion becomes a larger issue.

Roof cleaning is specifically useful for shaded homes under fully grown trees, or north-facing roofs that never ever rather dry out. Those black streaks are often *Gloeocapsa magma*, a kind of algae that feeds upon the limestone filler in shingles. Left alone for years, it can shorten roof life. A soft wash roof treatment in Arlington's climate generally lasts two to 5 years, depending on shade, tree coverage, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front actions and pathways can be slippery. I have seen a surprising variety of slip-and-fall stories start on a green movie that everybody had stopped "seeing" since it built up slowly. A practical annual rinse with a surface area cleaner lifts the growth and brings back grip, particularly on broom-finished concrete.

Deck and fence washing needs the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond extremely in a different way. A lot of Arlington decks have been furred up by somebody with a high-pressure suggestion held too close, leaving raised wood fibers that get dirt and water more easily. A cautious contractor counts on cleaning agents, lower pressure, and, for some discolorations, hand scrubbing to maintain the surface area. If you plan to reseal right after, inform your specialist; they will change the process to avoid leaving anything that may interfere with adhesion.

Commercial and multifamily residential or commercial properties likewise take advantage of regular Power Washing Services Arlington VA. Filling docks, parking areas, dumpster pads, and storefront walks gather oil, gum, and food waste that bring in bugs and create liability. Many home managers schedule quarterly or semiannual cleanings to stay ahead of problems and code issues.



Extras you may 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 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 wash it entirely off in one visit can leave unequal color and even reveal substrate below. Sometimes a repaint or siding replacement is the more honest long-lasting answer, although it costs more.

Routine sealing of every surface is another location where marketing can get ahead of reality. Concrete sealants have their location, particularly on decorative stamped work or salt-exposed driveways, but not every standard walkway requires a new finish every year. Over-application can create a slippery finish or peeling layers. For decks, the ideal schedule depends on the product type (permeating oil, water-based film, and so on), the sun direct exposure, and how the wood was prepared. A great professional will discuss your particular materials instead of pressing a one-size-fits-all plan.

Finally, be cautious of specialists who suggest really frequent full-house cleans without considering the condition of the surfaces. On some older Arlington homes with breakable paint movies, you may be much better with targeted spot cleanings and careful hand work near susceptible locations, instead of duplicated whole-house cleans that accelerate paint failure.

How to pick a Power Washer Arlington VA company

When you employ a contractor, you are trusting them with surfaces you can not easily or cheaply replace. Beyond price, take a look at how they run and communicate.

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

- Ask for evidence of liability insurance and, if they have workers, workers' payment protection. A legitimate business should provide this rapidly and without hesitation.
- Request current regional references, ideally within Arlington, and ask particularly about punctuality, security of landscaping, and how the team dealt with any issues.
- Listen to how they explain their procedure for your particular surface areas. You want to hear about soft washing for roofings and delicate siding, not simply high PSI numbers.
- Get a written price quote that clearly states what is consisted of, what is left out, and how they handle damage if something goes wrong.
- Watch their attention to information during the initial go to or call. Somebody who asks about water access, drainage, and your concerns is more likely to appreciate your property.

If you live in an apartment or HOA-managed community, verify that the company understands any restrictions on Pressure Washing Arlington VA activities, such as water usage guidelines, permitted work hours, or requirements for overflow control. Stopping working to check this can put you at chances with your management company, even when the professional leaves whatever else spotless.

Comparing DIY and expert services for common Arlington projects

Sometimes it assists to see the compromises defined. Think about three very common scenarios in Arlington and how doing it yourself compares to working with professional Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electrical device might struggle to reach the upper stories from the ground and threat working from ladders with a live wand. An expert crew utilizes extension poles, downstream injectors for cleaning agent, and regulated rinse patterns, normally finishing in a few hours with uniform results.
- Shaded concrete steps and front walk with algae: You might rent a mid-grade machine and invest a day explore pointers and distance, most likely ending with some spotting or missed spots. A professional uses a surface area cleaner, pre-treatment option, and consistent method, attaining a more even complete and greatly lowering slip risk.
- Aging wood deck that you want prepared for stain: Aggressive DIY pressure washing can raise the grain, develop furred boards, and even gouge the wood. A skilled specialist leans on detergents, 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 comfortable with some trial and error, DIY can be satisfying. If your priority is maintaining materials, avoiding injury, and getting predictable outcomes on the first try, expert

Pressure Washing Arlington VA generally validates its expense, particularly when you consider your time and the danger of mistakes.

Maintenance rhythm in Arlington's climate

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

For most separated homes in Arlington, a capacity wash each to 2 years is reasonable. Houses under thick tree cover or near hectic roadways get grime quicker and might take advantage of yearly attention, while sunnier, more bare homes can extend to every other year with area cleaning in between.

Roofs generally need to not be dealt with unless there is visible natural growth or staining. In our climate, that typically implies every three to five years for problem areas, sometimes longer for open, bright roofing systems. Decks depend more on sun and foot traffic than on strict calendar timing. Check each year. When water stops beading on the boards, or the color has faded substantially, it is time to clean and recoat, not always before.

Driveways, walks, and steps are best done as needed. Look for slickness and deep staining. Lots of Arlington property owners pair concrete cleaning with house washing for performance, scheduling both together every year or two so the home is refreshed at once.

By understanding what Power Washing Arlington VA can do, what tools and techniques are appropriate, and how to stabilize DIY with expert assistance, you can keep your residential or commercial property tidy, safe, and attractive without overpaying or damaging 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

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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](#)

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