

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.

[View on Google Maps](#)

3300 John Marshall Dr, Arlington, VA 22207

Business Hours

- Monday thru Saturday: 8:00am to 6:00pm

Follow Us:

- Instagram: <https://www.instagram.com/wilsonslc/>
- LinkedIn: <https://www.linkedin.com/in/david-wilson-15525192>
- Facebook: <https://www.facebook.com/wilsonslc>

Explore this content with AI:

 [ChatGPT](#)  [Perplexity](#)  [Claude](#)  [Google AI Mode](#)  [Grok](#)

Walk through any area in Arlington in early spring and you can find the homes that just had expert power washing. Concrete that looked dull and milky now has a clean, even color. Deck boards reveal wood grain once again rather of a gray film. Siding looks a shade lighter due to the fact that the thin layer of pollutants and mildew is finally gone.

Good power washing does more than make things look pretty. It extends the life of surface areas, secures your investment, and can even avoid safety threats like slippery steps and algae covered walkways. The trouble is that not every Power Washing Arlington VA service provider approaches the deal with the same care or skill level.

This is where it assists to comprehend not only the most typical tasks a Power Washer Arlington VA performs, however likewise how to assess who you let loose on your home with numerous thousand PSI of water.

What "power washing" in fact means

Homeowners use the terms power washing and pressure washing interchangeably, and the majority of business do too. Technically, traditional "power washing" uses heated water, while "pressure washing" utilizes unheated water under pressure. In everyday use, the difference often boils down to equipment and technique more than vocabulary.

The real distinction that matters for your home is pressure versus softness. A great contractor in Pressure Washing Arlington VA will match the method to the surface:

- High pressure for thick, tough products like concrete, with the right nozzle and distance.

- Medium pressure or washing for things like some masonry and metal railings.
- Soft washing, which depends on cleaning agents and really low pressure, for siding, roofings, and other delicate surfaces.

If you get nothing else from this article, remember this: strong pressure in the wrong hands can etch concrete, scar wood, shatter window seals, and force water behind siding. The quality of your Power Washing Services Arlington VA supplier boils down to their judgment, not just their machine.

The Arlington context: why outside cleaning matters here

Arlington's climate is hard on exterior surfaces. We being in a humid zone with four real seasons. Pollen, roadway salt, leaf tannins, and traffic contamination all gather on your home's outside. Then we add:

- Shade from fully grown trees that traps moisture.
- Dense areas where air flow is limited.
- Occasional temperature level swings that expand and agreement materials.

On a shaded north side of a house, mildew can start blooming on siding within a year or 2 if it is not cleaned up. Composite decks that are promoted as "upkeep complimentary" pick up black spots from natural growth. Concrete starts to look blotchy. None of that indicates the product has actually stopped working; it simply needs the right type of cleaning.

In older Arlington neighborhoods with brick and block structures, incorrect pressure washing can even drive water into hairline cracks and mortar joints, then freeze and expand. That is one factor local experience matters more than a rock bottom price.



The most common power washing tasks in Arlington VA

A professional Power Washer Arlington VA generally has a familiar seasonal rhythm. Here is what fills the schedule for the majority of trustworthy companies.

Driveway and sidewalk cleaning

Driveways are among the most requested pressure washing tasks. They are also where you see the most significant visual transformation.

Concrete and paver surfaces collect tire marks, oil spots, fertilizer spills, leaf tannins and basic city grime. In winter season, deicing salts can leave a white haze. A correct driveway cleaning involves:

- Pre treating areas such as oil or rust with targeted cleaners.
- Choosing the best pressure and nozzle to avoid etching the concrete.
- Using consistent overlapping passes to avoid "tiger stripes," the faint lines you see when someone cleaned up too fast.

- Rinsing away slurry so it does not settle in your yard or flower beds.

Arlington's frequent freeze thaw cycles mean small flaws in concrete can end up being larger if water is forced into them under high pressure. This is among the factors you want a specialist who comprehends when to utilize a surface cleaner, when to keep the wand farther from the surface area, and when a chemical treatment at low pressure is much safer than raw force.

Decks and patios

Decks and patio areas are where lots of property owners understandably get worried about pressure washing. They have reason to be. I have seen cedar decks scarred since someone cranked a rental maker to full power and held the pointer too close. The wood fibers rose, the surface area ended up being fuzzy, and sanding ended up being almost difficult without removing excessive material.

A seasoned specialist in Power Washing Arlington VA approaches decks in a different way depending on the product:

- For pressure treated lumber or cedar, they often use lower pressure and a fan idea, integrated with a wood cleaner that lifts mildew, dirt, and old stains.
- For composite decks, they focus on mold and mildew areas with suitable cleaning agents and shorter dwell times, then wash at medium to low pressure to avoid harming the shell.
- For stone or paver patio areas, they may adjust methods based on whether the joints are sanded, polymeric, or mortared.

What you ought to listen for when speaking with a supplier is how they explain protecting the wood. If every sentence focuses on "powerful devices" and "blasting away grime" without discussing cleaning agents, dwell time, and wood fibers, that is a red flag.

Siding and exterior walls

Siding cleaning is a really typical part of Power Washing Services Arlington VA, specifically for homes in shaded or tree lined streets.

Vinyl and fiber cement siding gradually develop algae streaks, cobwebs, and a dull film of pollution. The solution is usually soft washing, not high pressure. An excellent contractor will:

- Pre damp landscaping and cover sensitive plants where needed.
- Apply a moderate detergent mix with surfactants so it holds on to the siding.
- Let it dwell enough time to break down natural growth.
- Rinse from leading to bottom using low pressure, roughly the strength of a garden hose pipe with some help.

If somebody plans to hold a pressure wand close to your siding and "erase" the discolorations with pure force, that can drive water behind the panels and void service warranties. On brick or stucco, care is just as crucial. Mortar can be gouged by high pressure, and some colored stucco coats can be stripped unintentionally.

Roofs and gutters

Not every Pressure Washing Arlington VA business cleans up roofs. Those that do must fast to explain that they utilize extremely low pressure. Traditional pressure washing on shingles is a bad idea. It removes off granules, shortens the roof's life, and can force water under the shingles.

Proper roof cleaning utilizes a soft washing procedure with specialized options developed for algae and lichen. In Arlington, black streaks on roofings prevail, particularly on the north sides of houses or under overhanging trees. Eliminating that growth not just enhances curb appeal however can likewise extend the life of the shingles by reducing wetness retention.

Gutters are frequently added to the scope. Hand cleaning and flushing downspouts is still the requirement. Light outside gutter whitening, to eliminate tiger striping, typically uses detergents and mild scrubbing followed by low pressure rinsing.

Fences, keeping walls, and outside structures

Fences pick up whatever: sprinkler overspray, soil, mildew, pollen, even graffiti in some locations. Wood fences can be cleaned and prepped for staining or sealing. Vinyl fences react well to a cautious detergent soak and rinse.

Retaining walls in Arlington are typically constructed from cinder block, stone, or brick. They gather mineral deposits, mildew, and dirt from upper yards. Cleaning them properly suggests respecting the age and condition of the masonry. Very old mortar, for example, can be soft enough that it should not see high pressure.

Outdoor structures like pergolas, gazebos, and shed outsides can be included in a wider service plan, but the exact same rule uses: the business should be customizing method to material, not applying one blanket method.

Commercial and multi unit properties

Many regional contractors who advertise domestic Power Washing Arlington VA also service small commercial residential or commercial properties, HOA common locations, and apartment building. That work typically consists of:

- Sidewalks and entrances with heavy foot traffic.
- Parking garages with oil and exhaust buildup.
- Dumpster pads that require degreasers and warm water for sanitation.
- Pool decks where slip resistance and chemical compatibility matter.

If your property is part of a condominium association or HOA, ask whether the supplier has experience managing multi unit logistics: scheduling, interaction, and working around resident cars and pets.

Evaluating power washing services: what separates specialists from pretenders

From the street, every rig looks comparable: a trailer, tanks, hose pipes, perhaps a surface cleaner. The difference in results comes from training, insurance coverage, chemistry knowledge, and respect for your property.

Here are some core concerns and criteria to assist you size up Power Washing Services Arlington VA.

Training, licensing, and insurance

Virginia does not need a particular state license for pressure washing alone, which makes it easy for underinsured operators to flood the marketplace. At minimum, you wish to see:

- Active general liability insurance with coverage high enough to actually matter if something goes wrong.
- Workers compensation if the company has workers dealing with your property.
- A service license proper for Arlington or the local jurisdiction.

Ask who will be on website. If the owner sends workers, they should be trained to check out surface areas, mix solutions, and adjust pressure. A service technician who discovered by "figuring it out on the job" with no guidance is how siding gets distorted and decks get scarred.

Equipment and methods

Bigger devices are not immediately much better. A 4 to 5 gallon per minute unit at moderate PSI, coupled with the best nozzles and detergents, is more secure and more reliable than a small device dialed to maximum.

During an estimate or call, listen for how they describe their procedure. An experienced Power Washer Arlington VA will speak about:

- Soft washing versus pressure washing and when each is appropriate.
- Specific cleaner for different surface areas, not simply "soap."
- Protecting plants and overflow management.

If a professional happily mentions they "never ever use chemicals, only distilled water," that sounds environmentally friendly, but it often implies they depend on too much pressure to compensate. Water alone does not dissolve grease, get rid of persistent natural discolorations, or eliminate mildew spores.

Understanding of regional conditions

Local experience matters. Someone who has actually operated in Arlington areas for many years will acknowledge common concerns with older brick, wood trim, and particular home builder materials used in different eras.

Ask about past work on homes similar to yours. A specialist who regularly works on 1940s brick colonials, for instance, will likely treat your aged brick and mortar [Pressure Washing Arlington VA](#) differently than they would handle a 5 years of age townhouse with vinyl siding and composite trim.

Communication and professionalism

Power washing is disruptive by nature. There is water, sound, pipes, periodic overspray. Business that respect your time and home tend to:

- Provide a written scope of work and rates before starting.
- Set expectations about water usage, sound, and duration.
- Explain what they need you to move or cover in advance.
- Walk the home with you after the job to validate results.

If someone is difficult to reach before the task, vague about their approaches, or reluctant to provide anything in writing, it is not likely that they will be more organized once they are on site.

Core questions to ask any Power Washer Arlington VA

Use these as a fast filter when you are collecting quotes:

- What pressure and approach will you use on my particular surface areas, and why?
- What cleaning options do you use, and how do you secure landscaping and pets?
- Can you supply evidence of insurance and a minimum of a number of current local references?
- How do you handle unintentional damage if it occurs?

You learn as much from how they address as from the content. Clear, confident explanations without defensiveness signal someone who knows their craft and is utilized to dealing with notified homeowners.

What a common service check out looks like

Understanding the circulation of a power washing job assists you evaluate whether the crew is working systematically or just rushing.

On arrival, a professional specialist ought to walk the home with you. They may mention existing fractures, discolorations that might not completely come out, loose boards, or caulk gaps that need attention. This protects both of you from misunderstandings later.

Next comes setup: running pipes, connecting to your supply of water or their tank, laying out cones or caution indications if they work near pathways or shared driveways. Good teams safeguard electrical outlets and light fixtures where needed.

Before they shoot on the wand, they should damp neighboring plants and sometimes pre soak the surface to lower shock. Cleaning products get used, allowed to dwell, then the actual pressure washing starts. On multi surface area jobs, they will adjust settings and tools as they move from concrete to wood to siding.



After cleaning, they wash thoroughly, often with lower pressure than the cleaning stage. Finally, they carry out a walk around to gather tubes and examine their work. On greater end services, the lead technician will invite you for a fast tour of the finished areas.

If you see employees blasting away without pre soaking, never altering nozzles, or avoiding rinsing in specific areas, that is a sign they are focusing on speed over care.

Common mistakes property owners make when hiring

Most headaches with Pressure Washing Arlington VA begin before the very first drop of water strikes the house. A couple of patterns show up repeatedly.

Some house owners pick entirely on rate, without asking how that low price is possible. Typically it suggests minimal insurance, inexperienced labor, or shortcuts on time and materials. A thirty dollar distinction for a driveway might not matter. A few hundred dollars on a large, fragile home can.

Another mistake is presuming any damage will be obvious instantly. Concerns like water invasion behind siding, blown window seals, or loosened mortar may not show till the next heavy rain or freeze. That is why it pays to work with companies that have actually been around enough time to guarantee their work.

Finally, many individuals hesitate to ask detailed concerns since they do not want to upset the professional or appear uninformed. The credible professionals in Power Washing Arlington VA really choose an engaged client. It enables them to discuss their techniques and lower misunderstandings.

Typical rates and what drives it

Exact costs vary extensively, but you can comprehend the structure. Most Arlington companies price by a mix of square footage, complexity, availability, and risk.

Driveways and pathways are typically among the most simple. A small single vehicle driveway might cost in the low hundreds, a wide or long driveway considerably more, especially if it requires heavy stain elimination. Siding cleaning is typically priced by the direct foot or by "story," given that upper levels need ladders and include risk.

Deck cleaning is more variable. Elements include whether railings, stairs, and under deck areas are included, whether removing old stain or sealant is required, and how available it is. Roof cleaning, when provided, normally carries a premium due to the fact that of security equipment, chemical expense, and liability.

A company that asks great questions about your property over the phone, or better yet, insists on seeing it in person before committing to a rate, is normally trying to prevent surprise modification orders. A one cost fits all quote for "home washing" without asking about square footage, stories, surface type, or access is normally a guess, not an estimate.

Preparing your residential or commercial property for pressure washing

You can improve outcomes and avoid hold-ups by prepping your home before the crew arrives. A simple list keeps you ahead of the game.

- Move vehicles far from areas being cleaned, specifically from driveways and garage doors.
- Clear vulnerable products like potted plants, decorative lights, or outdoor patio furnishings from work zones.
- Close windows securely and check that screens are safe where washing will occur.
- Ensure outdoor family pets are securely inside or in a part of the lawn away from spray and hoses.

If you have outdoor electrical outlets or components with known problems, discuss them to the specialist. They can protect or prevent them as needed.

When do it yourself pressure washing makes good sense, and when it does not

Plenty of Arlington house owners rent or buy little pressure washers for light upkeep. That can be reasonable for standard jobs like rinsing a lightly soiled patio area, cleaning plastic outdoor furnishings, or revitalizing a trash bin pad.

The danger comes when do it yourself users deal with jobs that integrate fragile materials with high exposure, such as wood decks, older siding, roofing systems, or masonry. Without experience, it is simple to:

- Etch patterns into concrete that only reveal when it dries.
- Raise wood grain and produce irreversible wand marks.
- Force water behind siding or into doors and window assemblies.
- Strip paint or stain in irregular spots that are tough to disguise.

If the surface is costly to replace or repair, or if you are handling a multi story structure, the economics often tilt towards working with a pro. Replacing a scarred deck board or repainting an area of siding can promptly eliminate any cost savings from a rental machine.

Environmental and overflow considerations

Arlington regulations around stormwater and runoff focus primarily on bigger projects, however homeowners still share responsibility for what gets cleaned into storm drains pipes. A responsible service provider of Power Washing Services Arlington VA will bear in mind:

- Using biodegradable cleaners where feasible.
- Avoiding unneeded overspray into planting beds.
- Managing unclean water so it does not rush directly into drains, specifically when degreasers or much heavier chemicals are used.

If your property is near a creek or drainage area, bring it up throughout the quote. A thoughtful contractor can adjust products or capture and reroute water in delicate spots.

Final point of view: matching expectations with the right provider

Power washing is one of the more satisfying home upkeep tasks since the outcomes are immediate and visible. The driveway that looked completely stained can look almost brand-new after an hour of skilled cleaning. Decks regain their character. Siding brightens. For lots of Arlington house owners, that uplift becomes part of getting the house prepared to offer, host a graduation party, or just enjoy the yard again.

The key to an excellent outcome is not going after the most affordable cost or the loudest device, however finding a Pressure Washing Arlington VA service provider who reads your home the way a good physician checks out a client. They discover products, age, exposure, and underlying conditions, then choose tools and strategies accordingly.

If you take a bit of time up front to ask the best questions, confirm insurance and references, and assess their understanding of regional conditions, you will likely end up with a partner you can call each year as part of your regular maintenance regimen. Gradually, that consistency protects your concrete, wood, brick, and siding even more effectively than any one time "deep tidy" performed at the rough edge of what your products can tolerate.

From driveways to decks, and from roofing systems to keeping walls, the ideal Power Washing Arlington VA service can keep your property looking looked after and performing well, season after season.

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](tel:(571)969-7761) Monday through Saturday 8:00am to 6:00pm

How can I contact Wilson's Power Washing & Sealing?

You can contact Wilson's Power Washing & Sealing by phone at: [\(571\) 969-7761](tel:(571)969-7761), visit their website at <https://prowasher.com/> or connect on social media via [Instagram](#) [Facebook](#) or [LinkedIn](#)

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