

Business Name: Wilson's Power Washing & Sealing

Address: 3300 John Marshall Dr, Arlington, VA 22207

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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 climate is harder on outside surface areas than lots of house owners understand. Hot, damp summers, pollen, shade from fully grown trees, road salt spray drifting up from significant highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofings. Dirt is cosmetic at first, however over a few seasons it turns into mildew, algae, ingrained discolorations, and in some cases early material failure.

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

I have seen all of those outcomes in Arlington tasks, including one remarkable brick sidewalk where a passionate owner used a huge box store maker with a zero-degree idea and actually sculpted his initials into the mortar by accident. He conserved a few hundred dollars on expert Power Washing Services Arlington VA and spent numerous thousand on masonry repairs.

The objective here is easy: assist you decide when a homeowner-grade power washer makes sense, how to pick one if it does, and when you are better off employing a professional Pressure Washing Arlington VA company. Along the way, I will walk through the specific services that deserve paying for and the ones that are frequently oversold.

What "power washing" actually is, and why the terms matters

In everyday speech, individuals mix "power washing" and "pressure washing" as if they are the very same thing. Professionals in Pressure Washing talk about three somewhat various techniques:

Cold water pressure washing relies exclusively on water pressure and circulation, with cleaning agents when required. This is what nearly all house owner devices are. They are fine for siding, decks, fences, and most property tasks 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 business cooking areas, parking garages, and heavily stained concrete. In residential work around Arlington, it shines on driveways with oil areas or algae-slick patios, but numerous professionals still use cold water with the ideal chemicals instead.

Soft washing uses low pressure (frequently under 500 PSI) integrated with specialized cleaning services. The chemicals do most of the work, not the physical impact of the spray. This approach is vital for roofing systems, older painted surface areas, some kinds of stucco, and delicate trim. A trusted Power Washer Arlington VA will discuss soft washing for roofing systems and specific sidings, not simply "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen carefully to how they explain their procedure. A company that only discusses PSI and "blasting" is a threat for fragile surface areas. One that discusses particular nozzles, detergents, soft washing, and dwell time has typically gained from experience, not just from the back of a maker box.

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

When property owners buy a power washer, they often concentrate on PSI, the pounds per square inch of pressure. More appears 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 just how much water volume you have to in fact carry dirt and particles away. Increase them, and you get "cleaning systems," which is a rough measure of overall cleaning power.

For typical Arlington homes, you rarely need more than 2,000 to 2,500 PSI for siding when coupled with the correct nozzle and detergent. I have securely cleaned up vinyl with just 1,200 PSI by utilizing a wide fan pointer and a great surfactant. What damages surfaces is not just high pressure, however focused pressure in a tight stream, utilized too near to the material, for too long.

Concrete is tougher and can typically tolerate 3,000 PSI or more, but just if the nozzle is moving at a steady pace and held at a sensible distance. The driveway that looks streaky after a DIY wash generally experienced 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 purchase "the greatest one they have." Rather, choice devices that matches your most delicate desired surface area, then utilize technique and cleaning agents to do the remainder of the work.

Choosing a homeowner power washer in Arlington

Not everyone requires a professional service whenever. For smaller sized projects, light upkeep, and spot cleaning, a homeowner system can be an excellent tool. The error I see frequently is buying the wrong maker and expecting professional-level results.

Gas vs electrical units is typically the very first choice. Electric devices are quieter, lighter, and work well for small outdoor patios, furnishings, and car washing. A lot of being in the 1,500 to 2,000 PSI variety 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 fight with heavy mildew, deep concrete staining, and larger two-story homes since they merely can stagnate enough water.

Gas units are louder and require more upkeep, but they typically offer 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That combination is where you start to approach what an entry-level professional device can do. Gas devices are a better match for full driveway cleaning, heavily stained decks, and multi-story siding when paired with the ideal extension wands and nozzles.

In Arlington, storage matters. Gas units with open frames and exposed pumps do not enjoy being packed in humid, unventilated sheds, especially if winterization is sloppy. Pumps break if water is left inside during a hard freeze. If you do not plan on flushing and storing your gas system correctly each fall, you may be better with an electric design plus professional Power Washing Services Arlington VA for the huge tasks as soon as a year.

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

Nozzle options, cleaning agents and standard safety

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

Most devices come with 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 pointer is more flexible for concrete and brick. A 40-degree or devoted "soap" pointer is the much safer choice for siding, doors, and painted surfaces.

Detergents are not simply for odor or marketing. A surfactant breaks the surface area stress on dirt and natural development, enabling lower pressure and less time on the surface. On vinyl siding in Arlington's shady communities, where mildew grows, I often use a siding-safe mix, let it dwell for a number of minutes, then rinse with moderate pressure. The water does not need to work almost as hard.

On the safety side, treat a pressure washer with the respect you would give a power tool that can get rid of skin in a 2nd. Never ever point the wand at individuals or animals, do not climb up ladders while holding an active weapon if you are inexperienced, and be aware of where water will go. I have actually seen water pressed behind siding reach electrical boxes and trigger breakers. That issue does not appear quickly; sometimes it shows up in the next heavy rain.

If you are renting an unit at a regional Arlington hardware shop, ask the personnel to walk you through the tips, suggested pressure for your surface areas, and any regional restrictions. Some property owners associations in Arlington have specific rules for work hours, sound, 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 trick is acknowledging that not every surface area and not every issue belongs in the DIY bucket.

DIY is generally appropriate for smaller sized, lower-risk tasks. If you have an easy concrete outdoor patio with surface dirt and a little mildew, a leased electric or mid-grade gas washer can work, provided you check a small area and do not pursue best "like-new" restoration. The very same holds for plastic outdoor furnishings, basic fencing, or gently washing dust and pollen off vinyl siding that remains in good condition.

Where I recommend care is anything high, fragile, 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 homeowners assume a strong blast from a rented device will treat that. Instead, they send out 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 options is the accepted approach. A lot of property owners do not have the equipment or the training to do that safely from the ground or appropriate roof gain access to. A great Power Washing Arlington VA specialist will use detergents particularly labeled for roof algae, apply them equally, and rinse carefully, frequently with hardly more pressure than a garden hose.

The same logic uses to older painted surfaces, stucco, certain fiber cement sidings, and any surface area with stopping working caulk or visible cracks. On those, you can quickly press water where it need to not go. In the short-term, that produces covert wetness. In the long term, it can indicate peeling paint, swollen trim, or mold behind the siding.

I typically suggest that homeowners think about professional help for whole-house washing on 2 and 3 story homes, roof cleaning, heavily stained or big concrete surfaces, and any situation where they are not comfy operating at height with a live wand.

What expert Power Washing Services Arlington VA in fact do

If you have only seen the consumer side of makers at a big box shop, you might presume experts simply [Power Washing Services Arlington VA](#) have somewhat larger systems and the very same technique. The much better business in our area operate really differently.

A skilled Pressure Washing Arlington VA professional begins with a walkaround. They are not stalling; they read the surfaces. They look for oxidized siding, failing paint, broken stucco, open joints, plantings that require security, and electrical components that need protecting. On concrete, they note locations where the surface is already used or spalled, so they do not get blamed for pre-existing damage.

Then they pick a method. For a normal Arlington brick front with vinyl sides and rear, a pro often blends multiple approaches on the same job: soft wash mix for the siding and trim, somewhat higher pressure with a surface area cleaner on the driveway, and hand work with brushes in tight corners and on delicate features.

Chemistry plays a huge function. For natural development like mildew, algae, and some roof spotting, salt hypochlorite in the right dilution, integrated with surfactants, does the majority of the work. For rust stains from irrigation or battery leaks on concrete, a various product is used, frequently acid based, and applied carefully. The best teams keep plant-safe practices in mind, pre-wetting plant life and rinsing completely after chemical contact.

Time is another benefit. A skilled two-person team with professional equipment can typically finish a full house wash, basic concrete cleaning, and deck wash in half a day. For a house owner with a smaller device and no experience, that very same scope can stretch across several weekends.

Beyond the speed and end up quality, you are purchasing threat management. A trustworthy firm carries insurance that protects you if something does go wrong, whether that is a harmed window, a scarred deck board, or an unexpected reaction with a coating.

Core services most Arlington homeowners should consider

Not every offering listed on a specialist's sales brochure is essential, however some are genuinely high value in our area's conditions. When evaluating Power Washing Arlington VA services, these exterior aspects generally

deserve priority.



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

Roof cleaning is particularly helpful for shaded homes under fully grown trees, or north-facing roofings that never quite dry. Those black streaks are frequently *Gloeocapsa magma*, a type of algae that feeds upon the limestone filler in shingles. Left alone for many years, it can shorten roof life. A soft wash roof treatment in Arlington's environment generally lasts 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 walkways can be slippery. I have seen a surprising number of slip-and-fall stories start on a green film that everyone had actually stopped "seeing" since it developed gradually. A practical yearly rinse with a surface area cleaner raises the development and restores grip, especially on broom-finished concrete.

Deck and fence washing requires the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond extremely differently. Too many Arlington decks have been furred up by somebody with a high-pressure tip held too close, leaving raised wood fibers that grab dirt and water more quickly. A cautious professional counts on cleaning agents, lower pressure, and, for some stains, hand scrubbing to preserve the surface area. If you plan to reseal right after, tell your professional; they will adjust the procedure to prevent leaving behind anything that may interfere with adhesion.

Commercial and multifamily homes also benefit from regular Power Washing Services Arlington VA. Loading docks, parking lot, dumpster pads, and shop stalls collect oil, gum, and food waste that attract bugs and produce liability. Lots of residential or commercial property supervisors arrange quarterly or semiannual cleanings to stay ahead of problems and code issues.

Extras you may not require, and upsells to question

Like any service market, outside cleaning has its share of unnecessary add-ons. A few are worth a vital eye.

Be cautious with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is regular on older paint and vinyl. Trying to scrub or power wash it completely off in one go can leave unequal color and

even reveal substrate underneath. Often a repaint or siding replacement is the more truthful long-lasting response, although it costs more.

Routine sealing of every surface is another location where marketing can get ahead of truth. Concrete sealants have their place, particularly on ornamental stamped work or salt-exposed driveways, but not every fundamental sidewalk needs a new finishing every year. Over-application can produce a slippery surface or peeling layers. For decks, the best schedule depends on the product type (permeating oil, water-based movie, etc), the sun exposure, and how the wood was prepared. A great specialist will talk about your specific products rather than pressing a one-size-fits-all plan.



Finally, be cautious of contractors who recommend very regular full-house washes without thinking about the condition of the surfaces. On some older Arlington homes with fragile paint movies, you might be much better with targeted area cleanings and cautious hand work near vulnerable areas, instead of duplicated whole-house washes that accelerate paint failure.

How to pick a Power Washer Arlington VA company

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

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

- Ask for proof of liability insurance and, if they have employees, workers' payment protection. A legitimate business needs to provide this quickly and without hesitation.
- Request recent local recommendations, ideally within Arlington, and ask particularly about punctuality, protection of landscaping, and how the team managed any issues.
- Listen to how they describe their procedure for your specific surface areas. You want to hear about soft washing for roofing systems and fragile siding, not just high PSI numbers.

- Get a written price quote that plainly states what is included, what is omitted, and how they handle damage if something goes wrong.
- Watch their attention to detail throughout the initial go to or call. Somebody who inquires about water access, drainage, and your concerns is most likely to respect your property.

If you reside in a condo or HOA-managed neighborhood, validate that the company comprehends any limitations on Pressure Washing Arlington VA activities, such as water use guidelines, permitted work hours, or requirements for runoff control. Failing to examine this can put you at odds with your management company, even when the specialist leaves everything else spotless.

Comparing DIY and expert services for common Arlington projects

Sometimes it assists to see the trade-offs spelled out. Consider 3 extremely common situations in Arlington and how doing it yourself compares with employing expert Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electric maker might struggle to reach the upper stories from the ground and threat working from ladders with a live wand. An expert team utilizes extension poles, downstream injectors for detergent, and controlled rinse patterns, normally ending up in a few hours with uniform results.
- Shaded concrete steps and front walk with algae: You could lease a mid-grade maker and spend a day try out ideas and distance, most likely ending with some spotting or missed out on spots. A pro utilizes a surface area cleaner, pre-treatment solution, and consistent strategy, accomplishing a more even end up and considerably lowering slip risk.
- Aging wood deck that you desire all set for stain: Aggressive DIY pressure washing can raise the grain, develop furred boards, and even gouge the wood. A knowledgeable contractor leans on detergents, brushes, and thoroughly selected 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 top priority is preserving materials, avoiding injury, and getting predictable outcomes on the very first try, expert Pressure Washing Arlington VA generally validates its cost, specifically when you factor in your time and the danger of mistakes.

Maintenance rhythm in Arlington's climate

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

For most removed homes in Arlington, a full house wash every one to 2 years is sensible. Houses under dense tree cover or near busy roadways get grime quicker and might gain from annual attention, while sunnier, more disclosed homes can stretch to every other year with area cleaning in between.

Roofs usually should not be treated unless there is visible organic growth or staining. In our environment, that typically means every 3 to five years for problem locations, often longer for open, warm roofing systems. Decks depend more on sun and foot traffic than on strict calendar timing. Inspect each year. When water stops beading on the boards, or the color has actually faded significantly, it is time to tidy and recoat, not necessarily before.

Driveways, walks, and actions are best done as required. Expect slickness and deep staining. Many Arlington property owners pair concrete cleaning with home washing for effectiveness, scheduling both together every year or two so the residential or commercial property is revitalized at once.



By understanding what Power Washing Arlington VA can do, what tools and methods are appropriate, and how to balance DIY with professional assistance, you can keep your property tidy, safe, and attractive without overpaying or harming the very surface areas you are trying to protect.

Wilson's Power Washing and Sealing provides power washing services

Wilson's Power Washing and Sealing cleans exterior surfaces

Wilson's Power Washing and Sealing restores property appearance

Wilson's Power Washing and Sealing seals concrete surfaces

Wilson's Power Washing and Sealing protects driveways

Wilson's Power Washing and Sealing cleans sidewalks

Wilson's Power Washing and Sealing washes residential properties

Wilson's Power Washing and Sealing services commercial buildings

Wilson's Power Washing and Sealing removes dirt buildup

Wilson's Power Washing and Sealing eliminates surface stains

Wilson's Power Washing and Sealing improves curb appeal

Wilson's Power Washing and Sealing seals paver patios

Wilson's Power Washing and Sealing maintains outdoor surfaces

Wilson's Power Washing and Sealing cleans decks and fences

Wilson's Power Washing and Sealing enhances property value

Wilson's Power Washing and Sealing prevents surface deterioration

Wilson's Power Washing and Sealing delivers quality workmanship

Wilson's Power Washing and Sealing provides reliable service

Wilson's Power Washing and Sealing extends surface longevity

Wilson's Power Washing and Sealing improves exterior cleanliness

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

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

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

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

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

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

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

People Also Ask about Wilson's Power Washing & Sealing

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

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

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

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

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

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

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

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

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

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

Where is Wilson's Power Washing & Sealing located?

Wilson's Power Washing & Sealing is conveniently located at 3300 John Marshall Dr, Arlington, VA 22207. You can easily find directions on [Google Maps](#) or call at (571) 969-7761 Monday through Saturday 8:00am to 6:00pm

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

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

Residents may take a trip to the [DEA Museum & Visitors Center](#). The DEA Museum reflects the importance of clean exterior surfaces, reliable service, and quality workmanship in maintaining professional public facilities.