

Business Name: Wilson's Power Washing & Sealing

Address: 3300 John Marshall Dr, Arlington, VA 22207

Phone: (571) 969-7761

Wilson's Power Washing & Sealing

Wilson's Power Washing & Sealing is a family-owned business and a leader in the mobile pressure washing industry in the Washington, DC metropolitan area offering commercial & residential exterior pressure washing. We have thermal power washing equipment on every vehicle. Services that are offered are softwashing, house washing, deck & hardscape cleaning. We have specialized crews that seal decks & patio pavers.

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3300 John Marshall Dr, Arlington, VA 22207

Business Hours

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

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Arlington's environment is harder on exterior surface areas than lots of property owners realize. Hot, damp summertimes, pollen, shade from mature trees, road salt spray wandering up from significant highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofs. Dirt is cosmetic at first, but over a few seasons it develops into mildew, algae, embedded spots, and in some cases early product failure.

Power Washing Arlington VA is not almost blasting away grime to make things look nicer. Succeeded, it protects surface areas and extends the life of your home's outside. Done badly, 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 outcomes in Arlington jobs, consisting of one unforgettable brick sidewalk where a passionate owner utilized a huge box shop machine with a zero-degree idea and actually sculpted his initials into the mortar by mishap. 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 hiring an expert Pressure Washing Arlington VA company. Along the method, I will stroll through the specific services that deserve spending for and the ones that are typically oversold.

What "power washing" really is, and why the terminology matters

In everyday speech, individuals mix "power washing" and "pressure washing" as if they are the same thing. Experts in Pressure Washing talk about 3 somewhat various techniques:

Cold water pressure washing relies exclusively on water pressure and flow, with cleaning agents when required. This is what nearly all homeowner machines are. They are fine for siding, decks, fences, and the majority of residential tasks when utilized correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much quicker. This prevails for commercial kitchens, parking lot, and heavily stained concrete. In residential work around Arlington, it shines on driveways with oil spots or algae-slick outdoor patios, but numerous professionals still use cold water with the best chemicals instead.

Soft washing uses low pressure (typically under 500 PSI) combined with specialized cleaning services. The chemicals do the majority of the work, not the physical effect of the spray. This method is vital for roofing systems, older painted surfaces, some kinds of stucco, and delicate trim. A trustworthy Power Washer Arlington VA will talk about soft washing for roofs and certain 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 just talks about PSI and "blasting" is a threat for fragile surfaces. One that discusses specific nozzles, cleaning agents, soft washing, and dwell time has actually generally gained from experience, not simply from the back of a maker box.

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

When house owners buy 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 tough the water hits the surface. GPM is how much water volume you have to actually carry dirt and debris away. Increase them, and you get "cleaning units," which is a rough procedure of total cleaning power.

For typical Arlington homes, you rarely require more than 2,000 to 2,500 PSI for siding when coupled with the right nozzle and detergent. I have securely cleaned up vinyl with just 1,200 PSI by using a large fan tip and an excellent surfactant. What ruins surface areas is not only high pressure, but concentrated pressure in a tight stream, used too near to the material, for too long.

Concrete is tougher and can typically endure 3,000 PSI or more, however just if the nozzle is moving at a stable pace and held at a sensible range. The driveway that looks streaky after a do it yourself wash normally suffered from irregular distance and speed, not just the incorrect machine.

Here is the practical takeaway: if you are considering your own Power Washer Arlington VA purchase, withstand the temptation to buy "the biggest one they have." Instead, choose devices that matches your most fragile desired surface, then use strategy and cleaning agents to do the remainder of the work.

Choosing a homeowner power washer in Arlington

Not everybody needs a professional service every time. For smaller jobs, light upkeep, and spot cleaning, a homeowner unit can be a good tool. The mistake I see typically is buying the incorrect device and anticipating professional-level results.

Gas vs electric units is generally the first choice. Electric makers are quieter, lighter, and work well for small outdoor patios, furnishings, and cars and truck washing. Many sit in the 1,500 to 2,000 PSI variety with 1.2 to 1.5 GPM. They are great for washing pollen off siding if the home is fairly tidy and you use a siding-safe detergent.

They have problem with heavy mildew, deep concrete staining, and larger two-story homes since they merely can stagnate enough water.

Gas systems are louder and require more maintenance, but they normally 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 contractor machine can do. Gas machines are a better match for complete driveway cleaning, heavily stained decks, and multi-story siding when coupled with the best extension wands and nozzles.

In Arlington, storage matters. Gas units with open frames and exposed pumps do not like being packed in damp, unventilated sheds, especially if winterization is careless. Pumps break if water is left inside throughout a tough freeze. If you do not plan on flushing and storing your gas unit correctly each fall, you may be better with an electrical design plus professional Power Washing Services Arlington VA for the big tasks once a year.

Think about sound and neighbors too. If you reside in a townhouse neighborhood or near sensitive next-door neighbors, long gas device sessions on a weekend morning can produce friction. Electric units are friendlier in tight advancements, particularly for quick cleanups.

Nozzle choices, detergents and basic safety

I have actually lost count of the number of Arlington homeowners have informed me they "destroyed an area" with a pressure washer. Practically every story begins with the incorrect suggestion and no detergent.

Most machines 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 idea is more forgiving 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 area stress on dirt and organic growth, allowing lower pressure and less time on the surface area. On vinyl siding in Arlington's dubious neighborhoods, where mildew prospers, I typically use a siding-safe mix, let it dwell for a number of minutes, then wash with moderate pressure. The water does not need to work nearly as hard.

On the security side, deal with a pressure washer with the regard you would provide a power tool that can eliminate skin in a second. Never ever point the wand at people 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 seen water pressed behind siding reach electrical boxes and trigger breakers. That problem does not appear instantly; in some cases it appears in the next heavy rain.

If you are renting a system at a local Arlington hardware store, ask the personnel to walk you through the ideas, recommended pressure for your surfaces, and any local limitations. Some house owners associations in Arlington have specific rules for work hours, sound, and even runoff into storm drains.

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

There is a place for house owner Pressure Washing in Arlington VA. The technique is acknowledging that not every surface and not every issue belongs in the do it yourself bucket.

DIY is typically appropriate for smaller, lower-risk tasks. If you have a basic concrete patio area with surface area dirt and a little mildew, a leased electrical or mid-grade gas washer can work, offered you test a little area and do

not pursue ideal "like-new" repair. The very same holds for plastic outdoor furnishings, basic fencing, or gently rinsing dust and pollen off vinyl siding that is in excellent condition.



Where I recommend care is anything high, fragile, or tied closely 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. Numerous property owners assume a strong blast from a leased machine will cure that. Rather, they send high-pressure water up and under the shingles, remove granules, and often void the roof warranty.

Soft washing with low pressure and roof-safe cleaning solutions is the accepted approach. Many homeowners do not have the equipment or the training to do that safely from the ground or appropriate roof gain access to. A good Power Washing Arlington VA specialist will utilize cleaning agents specifically identified for roof algae, apply them evenly, and wash carefully, typically with hardly more pressure than a garden hose.

The exact same reasoning uses to older painted surface areas, stucco, particular fiber cement sidings, and any surface area with stopping working caulk or visible fractures. On those, you can quickly push water where it ought to not go. In the short-term, that creates hidden dampness. In the long term, it can suggest peeling paint, inflamed trim, or mold behind the siding.

I typically suggest that house owners think about professional help for whole-house washing on 2 and three story homes, roof cleaning, greatly stained or big 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 in fact do

If you have only seen the consumer side of makers at a huge box store, you might presume professionals just have somewhat bigger units and the same approach. The much better business in our area operate very differently.

A seasoned Pressure Washing Arlington VA service technician starts with a walkaround. They are not stalling; they read the surfaces. They search for oxidized siding, stopping working paint, broken stucco, open joints, plantings

that need security, and electrical fixtures that need shielding. On concrete, they keep in mind locations where the surface is already worn or spalled, so they do not get blamed for pre-existing damage.

Then they pick an approach. For a normal Arlington brick front with vinyl sides and rear, a pro typically blends several techniques on the very same task: soft wash mix for the siding and trim, slightly greater pressure with a surface area cleaner on the driveway, and hand work with brushes in tight corners and on fragile features.

Chemistry plays a huge role. For natural development like mildew, algae, and some roof spotting, sodium hypochlorite in the ideal dilution, integrated with surfactants, does the majority of the work. For rust spots from irrigation or battery leaks on concrete, a different item is used, typically acid based, and applied thoroughly. The very best teams keep plant-safe practices in mind, pre-wetting vegetation and rinsing completely after chemical contact.

Time is another advantage. A competent two-person crew with expert devices can often finish a capacity wash, standard concrete cleaning, and deck wash in half a day. For a homeowner with a smaller maker and no experience, that very same scope can extend across several weekends.

Beyond the speed and end up quality, you are buying risk management. A reliable firm carries insurance that protects you if something does go wrong, whether that is a damaged window, a scarred deck board, or an unanticipated reaction with a coating.

Core services most Arlington property owners ought to consider

Not every offering listed on a professional's brochure is important, but some are really high worth in our area's conditions. When evaluating Power Washing Arlington VA services, these outside 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 removes mildew, pollen, spider webs, and light oxidation. It secures curb appeal and makes it much easier to notice early indications of trouble, such as hairline cracks or failing caulk, before water intrusion ends up being a bigger issue.

Roof cleaning is specifically beneficial for shaded homes under fully grown trees, or north-facing roofing systems that never quite dry. Those black streaks are frequently *Gloeocapsa magma*, a kind of algae that feeds on 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 five years, depending upon shade, tree coverage, and air circulation.

Concrete and hardscape cleaning matters for more than appearances. Algae on shaded front steps and sidewalks can be slippery. I have actually seen an unexpected number of slip-and-fall stories start on a green movie that everybody had actually stopped "seeing" because it developed gradually. A reasonable annual rinse with a surface area cleaner raises the development and restores grip, specifically on broom-finished concrete.

Deck and fence washing needs the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond really differently. Too many Arlington decks have actually 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 mindful specialist counts on detergents, lower pressure, and, for some stains, hand scrubbing to maintain the surface. If you prepare to reseal right after, tell your contractor; they will adjust the process to prevent leaving anything that might interfere with adhesion.



Commercial and multifamily residential or commercial properties also benefit from regular Power Washing Services Arlington VA. Packing docks, parking lot, dumpster pads, and store walks gather oil, gum, and food waste that attract bugs and develop liability. Many property managers arrange quarterly or semiannual cleanings to remain ahead of problems and code issues.



Extras you might not require, and upsells to question

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

Be careful 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 clean it entirely off in one go can leave uneven color and even reveal substrate below. Sometimes a repaint or siding replacement is the more sincere long-lasting response, although it costs more.

Routine sealing of every surface area is another location where marketing can get ahead of reality. Concrete sealers have their location, especially on decorative stamped work or salt-exposed driveways, however not every fundamental pathway requires a brand-new covering every year. Over-application can create a slippery surface or peeling layers. For decks, the ideal schedule depends upon the product type (penetrating oil, water-based film, and so on), the sun direct exposure, and how the wood was prepared. A good specialist will talk about your specific products instead of pushing a one-size-fits-all plan.

Finally, be cautious of contractors who advise extremely frequent full-house washes without considering the condition of the surface areas. On some older Arlington homes with brittle paint films, you might be much better with targeted area cleanings and mindful hand work near susceptible locations, rather of duplicated whole-house washes that accelerate paint failure.

How to pick a Power Washer Arlington VA company

When you work with a professional, you are trusting them with surface areas you can not easily or inexpensively replace. Beyond rate, 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 evidence of liability insurance coverage and, if they have workers, workers' payment coverage. A legitimate business ought to provide this rapidly and without hesitation.

- Request current local references, ideally within Arlington, and ask specifically about punctuality, protection of landscaping, and how the crew dealt with any issues.
- Listen to how they explain their procedure for your particular surfaces. You want to find out about soft washing for roofs and delicate siding, not simply high PSI numbers.
- Get a composed price quote that clearly specifies what is consisted of, what is excluded, and how they manage damage if something goes wrong.
- Watch their attention to detail throughout the preliminary check out or call. Somebody who inquires about water access, drainage, and your concerns is most likely to appreciate your property.

If you reside in a condominium or HOA-managed neighborhood, confirm that the business comprehends any limitations 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 odds with your management company, even when the contractor leaves whatever else spotless.

Comparing do it yourself and expert services for common Arlington projects

Sometimes it assists to see the compromises defined. Consider 3 very common circumstances in Arlington and how doing it yourself compares to hiring professional Power Washing Services Arlington VA.

- Two-story vinyl siding with visible mildew: A DIYer with an electrical device may struggle to reach the upper stories from the ground and risk working from ladders with a live wand. A professional team utilizes extension poles, downstream injectors for detergent, and controlled rinse patterns, usually completing in a few hours with uniform results.
- Shaded concrete steps and front walk with algae: You could rent a mid-grade device and invest a day experimenting with pointers and distance, most likely ending with some streaking or missed areas. A pro uses a surface cleaner, pre-treatment option, and constant method, attaining 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, develop furrowed boards, and even gouge the wood. A skilled contractor leans on cleaning agents, brushes, and carefully chosen pressure, frequently followed by a brightener to prepare the wood for stain.

If your objective is basic cleaning and you are comfy with some trial and error, do it yourself can be satisfying. If your concern is preserving products, avoiding injury, and getting predictable results on the very first try, professional Pressure Washing Arlington VA usually validates its expense, especially when you consider 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 brand-new?" but "How often should I really do this?" Over-cleaning can be as bothersome as neglect.

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

Roofs generally must not be dealt with unless there is visible natural growth or staining. In our environment, that frequently means every three to five years for issue locations, often longer for open, bright roofs. Decks depend

more on sun and foot traffic than on strict calendar timing. Inspect annually. When water stops beading on the boards, or the color has actually faded significantly, it is time to clean and recoat, not always before.

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

[Power Washer Arlington VA](#)

By understanding what Power Washing Arlington VA can do, what tools and approaches are appropriate, and how to balance DIY with expert aid, you can keep your home clean, safe, and appealing without paying too much 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

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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/wilsonsllc/>

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.