

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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Walk through any Arlington community in April and you see the very same story on a great deal of homes: green mold approaching siding, dark stripes on gutters, streaks on the driveway, and brick steps that get slick after a rain. The mix of humidity, tree cover, pollen, and road salt in Northern Virginia is rough on outside surface areas. An excellent professional can make a residential or commercial property look 5 years younger in an afternoon. A bad one can etch your brick, scar your deck, or void your roof service warranty simply as fast.

Choosing the ideal business for pressure washing Arlington VA is less about finding the lowest price and more about understanding how they work, what they use, and how they believe. The device is effective enough to cut skin and lift paint. It needs judgment, not just water.



This guide strolls through how a knowledgeable property owner or home supervisor in Arlington should assess a power washing specialist and how to make sense of the typical service menu for power washing services Arlington VA.

Why outside cleaning matters in Arlington specifically

Arlington is tough on exteriors for a few factors that straight affect how a specialist ought to approach your property.

The initially is wetness. We have damp summers, regular storms, and shaded lots, especially in North Arlington. That combination breeds algae, mildew, and lichen on siding, decks, roofs, and fences. The green or black staining is not just cosmetic. Left alone, it holds wetness against your surface areas, which speeds up rot on wood and shortens the life of paint and roofing.



The second is traffic and contamination. Near I-66, Route 50, Columbia Pike, or the Pentagon City corridor, you see a steady accumulation of soot and roadway grime on stucco and brick. It is subtle over a single season, but after 2 or three years, fascia boards and lighter colored sidings start to look tired and dingy.

The 3rd is winter season treatment. De-icing salt and sand get tracked onto concrete driveways and pathways, in addition to into parking garages. Salt crystals work their way into tiny cracks, which can quicken spalling and surface flaking if you never ever rinse them away.

A business that regularly deals with power washing Arlington VA need to be tuned into these patterns. They should not deal with a brick townhouse court in Clarendon the same method they deal with a standalone vinyl home in South Arlington or a mid-rise commercial building by Ballston station.

What "expert" pressure washing really means

Many individuals envision a pressure washer as a single, blunt tool. In reality, a professional power washer Arlington VA will talk less about raw pressure and more about chemistry, circulation rate, and technique.

Water pressure is simply one variable. A competent specialist treats it as a last option. They adjust the cleaning technique based on four standard levers: pressure, water volume, cleaning service, and dwell time. On fragile surfaces like older brick, wood siding, and asphalt shingles, a professional aims to keep pressure low, rely on cleaning agents that break down organic growth and gunk, and offer those cleaning agents time to work. That is safer than blasting away with a tight, high-pressure tip.

Professional work also means utilizing various tools for different surfaces. The person who appears with one machine, one wand, and no extra gear is often a spending plan operator. A serious contractor will usually bring both direct pressure makers and soft washing systems, several spray ideas, surface area cleaners for flatwork, extension wands, and sometimes even water tanks or recovery systems for certain industrial sites.

Finally, professionalism programs in how they handle risk. Outside cleaning has two primary threat categories: damage to your residential or commercial property and liability if someone gets hurt. There should be composed processes, not just verbal assurances. The way a company approaches safety around ladders, high roof pitches, electrical fixtures, and nearby pedestrians states a lot about what working with them will feel like.

First look: how to pre-screen a pressure washing contractor

When you start searching for pressure washing Arlington VA online, the choices can blur together. Many sites sound similar, and practically all have shiny "in the past and after" photos.

Here is a compact list you can run through before you ever welcome somebody to quote your home:

1. Confirm that they are based in or routinely serve Arlington, not simply "Northern Virginia" in general. Local familiarity with neighborhood watch, historical areas, and county ordinances is an authentic advantage.
2. Ask whether they provide both low-pressure soft washing and greater pressure cleaning, and which they use for vinyl, painted wood, and roofing systems. Anybody who says they "constantly utilize high pressure" on these surfaces should be avoided.
3. Request proof of insurance: both general liability and workers' compensation if they have staff members. Have them email you a certificate, not just read numbers over the phone.
4. Ask how they secure landscaping and delicate locations from cleaning agents and overflow. You are listening for specific steps: pre-wetting plants, utilizing biodegradable detergents, covering delicate shrubs, and post-rinsing.
5. Search for evaluations with images or longer remarks that point out interaction, punctuality, and cleanup, not just how things searched the day of service.

Contractors who address these questions clearly and without defensiveness have typically put thought into their systems. Vague or impatient actions are a caution sign.

Understanding the primary service classifications in power washing services Arlington VA

Most companies in this space use similar words on their sites. The information behind those words are where the distinctions lie. Below are normal categories you will see in a service menu and what they must involve when done well.

House washing

"Home washing" sounds uncomplicated, however the method depends upon the exterior. In Arlington you will see vinyl, fiber cement (like Hardie board), painted wood, stucco, and different brick veneers, often all on the same block.

A skilled professional will ask what your siding is made from and about the age and condition of any paint. For almost all contemporary house exteriors, the gold standard is soft washing: a low-pressure spray combined with a detergent blend that breaks down natural growth, dirt, and spider webs.

When I evaluate house washing tasks, I take note of three things. First, whether the specialist mentions safeguarding electric outlets, lighting fixtures, door limits, and any areas where water can be required within. Second, whether they inquire about previous water intrusion problems or current window replacements. Third, whether they discuss cleaning the underside of gutters and soffits, which often hold the most visible staining.

On older brick rowhouses or painted masonry near Lyon Village or Aurora Highlands, an experienced pro will call the pressure way down and prioritize chemistry and dwell time. High pressure on old mortar can speed up crumbling and leave wand marks that end up being obvious once the [Pressure Washing Arlington VA](#) wall dries.

Roof washing

Roof cleaning is where the space in between specialists and "guy with a device" ends up being stark.

Asphalt shingle roofings with black streaks are incredibly typical in Arlington. Those streaks are typically a kind of algae referred to as *Gloeocapsa magma*. The right way to address them is a soft wash utilizing a very low-pressure application of a solution primarily based upon salt hypochlorite (comparable to family bleach, however more powerful and thoroughly mixed), plus surfactants, followed by a thorough rinse where appropriate.

Two points separate careful contractors from the rest. The first is how they speak about your maker's guarantee. Many shingle makers explicitly warn versus high pressure on roofing systems. If a professional suggests blasting the shingles at close quarters, they are welcoming granular loss and early aging. The 2nd is how they secure your residential or commercial property while they work. Roof overflow can stress plants, tarnish metals, and leave streaks if not handled. The team ought to be prepared to tarpaulin or pre-wet vulnerable landscaping and display downspouts.

Tile, metal, and flat roofing systems each require various methods. In many cases, a contractor may in fact advise not cleaning a particular roof area if the threat outweighs the benefit, for instance on extremely fragile, old shingles over a shallow pitch. An honest "unworthy doing" reaction is a great sign that you are speaking to a pro, not a salesperson.

Concrete, brick, and stone flatwork

Driveways, walkways, patios, and parking pads are generally handled with higher pressure, however even here, blunt force is not the entire story.

For power washing Arlington VA on concrete and masonry flatwork, I try to find three elements. First, pre-treatment with the right cleaner. Organic staining from algae or mildew reacts to one type of chemical profile, while oil spots and rust require another. Second, using a surface area cleaner for big flat locations, rather than trying to do whatever with a wand. Surface area cleaners give a more constant outcome and decrease striping. Third, attention to drain and neighbors, especially in tight metropolitan settings where dirty runoff can stream onto nearby property or public sidewalks.

On historic clay brick or flagstone walks, specifically in older communities, the professional should balance cosmetic objectives against the integrity of the product. Aggressive cleaning can eliminate the natural patina that actually helps protect the surface. A good specialist will discuss that you may not get a "brand name brand-new" appearance without risking damage, and will set expectations accordingly.

Decks, fences, and outside structures

Wood behaves in a different way than masonry or vinyl. It is permeable, broadens with wetness, and can scar or "fuzz" when over-pressured.

When evaluating a power washer Arlington VA for deck work, I listen closely to how they explain their procedure. The ideal technique is normally lower pressure, slightly greater water volume, and cleaning agents fit to the finishing on the wood. Removing an old, stopping working stain from a deck is various from a light tidy on more recent pressure-treated boards. Cedar and composite boards each have distinct considerations.

A common error among inexperienced operators is dealing with railings, posts, and decking with the very same pointer and distance. That tends to leave visible wand marks and rough up the grain. Competent specialists vary their angle and keep the nozzle moving, never remaining long enough to cut fibers.

Fence cleaning follows comparable concepts, however with more issue about overspray and neighbors' yards. On Arlington's smaller lots, that can matter more than the fence itself.

Commercial and multi-unit properties

Property managers in Arlington condominiums, townhouse neighborhoods, and industrial buildings have various priorities. Suppress appeal is definitely one, however safety, occupant impact, and compliance matter just as much.

For multi-story work in locations like Crystal City or Ballston, gain access to techniques shape the whole task. Your specialist might require lift equipment, rope access, or specialized long-reach tools. They must discuss OSHA compliance, traffic control for garages, and water source logistics. For parking garages, recovering or filtering wash water might be required to satisfy local regulations, specifically if oil and sediment are heavy.

Retail and office exteriors near heavy pedestrian traffic need a plan for obstructing off areas, signage, and after-hours work. Professionals who do commercial power washing services Arlington VA frequently will be familiar with collaborating with structure engineers, security, and in some cases, Arlington County staff.

The core questions that expose how a contractor actually operates

You do not need technical knowledge to assess a pressure washing business. You just require to ask questions that expose how they think.

Start with process. Ask to stroll you through how they would clean your specific residential or commercial property: siding type, roof type, driveway product, deck condition. Listen to whether they change their technique or offer a one-size-fits-all answer.

Next, ask about their equipment. You do not need brand names or specific PSI numbers, but note if they explain various tools for various tasks. "We utilize a devoted soft wash system on siding and roofings, a warm water unit on oily surface areas, and surface cleaners on concrete" is a strong answer.

Then explore training and team experience. Lots of companies rely on seasonal aid. That is not inherently bad, but you wish to hear that new specialists shadow skilled staff, that they have security instructions, which the

owner or a senior lead regularly inspects the work.

Finally, inquire about what happens when things fail. Every knowledgeable pro has a story where a sprinkler head broke, a covert fracture in a window permitted water ingress, or a plant reacted badly even with security. The key is how they responded. A professional who freely shares a previous problem and how they corrected it is usually more trustworthy than somebody who insists they have "never ever had a single problem."

A closer take a look at pricing in Arlington

Rates for pressure washing Arlington VA vary, however there suffice local patterns to offer you reasonable expectations.

For a common single-family home in Arlington with two stories and basic access, full house washing frequently falls into a mid-hundreds range, with bigger or more intricate homes pressing higher. Roof cleaning can vary from a few hundred dollars for a small, low-pitch area approximately significantly more for large, high, or multi-facet roofs. Concrete driveways and walks are typically priced by square video or by section, with bundled prices if you integrate them with home washing.

If you receive a quote that is significantly lower than others, ask yourself where they are saving that expense. Typical shortcuts include skipping pre-treatment chemicals, utilizing high pressure all over to minimize time, running with minimal insurance, or hurrying from task to job without detailed cleanup and assessment. On the other end, really high quotes ought to include clear justification, such as difficult access, need for lifts, or rigorous time-of-day restrictions.

Many reputable companies offer plan prices for numerous services on the very same visit. For example, a home wash plus driveway and front walk might be priced more positively than the amount of individual services. That is reasonable, considering that setup and travel are a large part of the overhead.

If a contractor can not explain their prices structure in simple, non-defensive terms, or if the composed quote is considerably various from the spoken conversation, treat that as a concern.

Red flags specific to power washing Arlington VA

Not all risk is obvious, especially if you are not on website while the work is done. Throughout the years, a couple of repeating red flags have appeared again and once again when people call for assistance after a bad experience.

The first is aggressive upselling of unneeded services. For instance, pitching roof cleaning on a roof that is still evenly colored without any streaking, or insisting that every concrete surface must be sealed right away after washing without discussing your real use and spending plan. A good specialist will mention true problems, but will not produce problems.

Another is rejection to test. Any trustworthy power washer Arlington VA ought to be willing to check a discreet area if there is any unpredictability about how a surface will react. This is specifically essential on older painted wood, stained decks, specialty stucco, and synthetic products like Trex. If someone remains in a rush to do the entire job sight hidden, they are prioritizing speed over care.

A 3rd is casual attitude around next-door neighbors and shared locations. Arlington has lots of townhome clusters, condo associations, and tight streets. Overspray and overflow can cross property lines quickly. A operator who shakes off those concerns is informing you they have actually not needed to tidy up a mess in another person's backyard yet.

Finally, watch out for specialists who can not specify what chemicals they utilize or who insist everything is "simply soap and water." That phrase typically suggests either lack of understanding or lack of openness. While you might not know the names of particular agents, you have a right to comprehend whether they are utilizing bleach-based solutions, surfactant blends, detergents focused on particular discolorations, or acid-based items for rust removal.

How a well-run pressure washing task unfolds

Seeing the rhythm of a project typically assures clients more than any list of credentials. A professional job has a foreseeable circulation, even though specific actions vary.

It typically starts with a walk-through. The lead professional meets you on website, verifies the scope, and walks the residential or commercial property. They identify fragile items like loose pavers, stopping working paint, delicate plants, and any open spaces or cracks that might confess water. They might take pictures, both for their own reference and to document pre-existing conditions.

Next comes preparation. Tubes are run in ways that reduce tripping risks. Exterior outlets and components may be covered. Plants near the wash areas are pre-wet and, if needed, gently tarped. Neighboring lorries are moved or covered. If you remain in a multi-unit setting, signs or cones may be positioned to redirect pedestrians.

The cleaning stage itself is usually methodical instead of hurried. On a house wash, for example, the crew begins at the bottom to check for any odd reactions, works around in areas, uses cleaning agent from the ground or with extension poles, lets it dwell briefly, then rinses from leading down with appropriate pressure. On roofings, they often operate in smaller sized zones, both to control runoff and to keep track of how the shingles respond.

On concrete and flatwork, pre-treatment of greatly stained areas comes first. Then the surface cleaner handles the primary field, followed by edge detailing with a wand. Oil or rust spots may get a separate treatment entirely.

Cleanup and last checks matter more than many understand. A conscientious team will rinse windows, hardscape, and plants to eliminate recurring option, coil hoses nicely, and stroll the site once again to find any misses. They must welcome you to look everything over while they are still there so modifications can be made on the spot.

Throughout, communication is peaceful however present. If the team comes across an issue, like a hornets' nest behind a shutter or unexpectedly loose siding, they pause and speak with you before improvising. When companies avoid this, small surprises develop into arguments.

Matching contractor strengths to your particular property

There is no single "best" provider for every single scenario. The contractor who stands out at deep cleaning a 20-story glass exterior in Rosslyn is most likely overkill for a modest Cape Cod in Alcova Heights. Similarly, the solo operator who does stunning deal with residential decks may not have the insurance coverage, staffing, or devices for a large condominium association.

When you veterinarian companies for power washing services Arlington VA, think of your own top priorities. An owner-occupied single-family home may prioritize gentle treatment of landscaping and comprehensive work around windows and trim. A rental property could prioritize foreseeable scheduling and expense control. An industrial building will care highly about security procedures and very little renter disruption.

Ask each contractor what type of work comprises most of their week. If somebody generally deals with gasoline station and storage facility packing docks, they could be impressive on heavy concrete cleaning but less fine-

tuned on delicate siding. If another business's portfolio is 80 percent historic homes, they might be slower or more expensive on extensive business parking lots.



You desire someone for whom your task type is typical, not an unusual exception.

Final thoughts: buying long-term care, not one-off sparkle

Pressure washing, whether you call it power washing or soft washing, is more than cosmetic. Done on a smart schedule, it imitates preventive upkeep. Eliminating mold, algae, and contaminants extends the life of paint, siding, roofing, and masonry. Cleaning slippery pathways lowers slip hazards. Taking care of decks and fences slows weathering and rot.

The key is to treat it like any other professional service. A quality power washer Arlington VA brings specialized knowledge, solid security practices, suitable devices, and a willingness to state "no" when something is not in your finest interest.

By asking pointed questions, comprehending the genuine meaning of soft washing and surface-specific techniques, and choosing a business whose routine work matches your residential or commercial property type, you move beyond rolling the dice on the most affordable bid. You end up with a partner who helps your home or structure age with dignity in the particular environment and context of Arlington, year after year.

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
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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](#)

Take a drive to [Lebanese Taverna](#). Lebanese Taverna benefits from power washing services that clean exterior surfaces and help maintain a welcoming appearance through reliable service and quality workmanship.