

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 environment is harder on outside surface areas than numerous house owners realize. Hot, damp summertimes, 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 roofs. Dirt is cosmetic at first, however over a few seasons it turns into mildew, algae, embedded stains, and often early product failure.

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

I have actually seen all of those results in Arlington tasks, including one unforgettable brick sidewalk where an enthusiastic owner utilized a huge box shop machine with a zero-degree idea and literally sculpted his initials into the mortar by mishap. He saved a few hundred dollars on professional Power Washing Services Arlington VA and invested numerous 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 much better off working with an expert Pressure Washing Arlington VA business. Along the way, I will walk through the particular services that are worth spending for and the ones that are frequently oversold.

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

In daily speech, people mix "power washing" and "pressure washing" as if they are the exact same thing. Experts in Pressure Washing discuss three somewhat different methods:

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

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much faster. This is common for commercial kitchen areas, parking garages, and greatly stained concrete. In residential work around Arlington, it shines on driveways with oil areas or algae-slick patios, but many professionals still utilize cold water with the ideal chemicals instead.

Soft washing uses low pressure (often under 500 PSI) integrated with specialized cleaning options. The chemicals do most of the work, not the physical impact of the spray. This technique is important for roofs, older painted surface areas, some kinds of stucco, and fragile trim. A credible Power Washer Arlington VA will speak about soft washing for roofing systems and specific sidings, not just "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen thoroughly to how they describe their process. A business that just discusses PSI and "blasting" is a danger for fragile surfaces. One that mentions particular nozzles, detergents, soft washing, and dwell time has usually gained from experience, not just from the back of a device box.

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

When homeowners look for a power washer, they frequently focus on PSI, the pounds per square inch of pressure. More appears 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 area. GPM is just how much water volume you need to actually bring dirt and debris away. Multiply them, and you get "cleaning systems," which is a rough step of total cleaning power.

For common Arlington homes, you hardly ever require more than 2,000 to 2,500 PSI for siding when paired with the appropriate nozzle and detergent. I have actually securely cleaned vinyl with as little as 1,200 PSI by using a large fan pointer and a good surfactant. What destroys surface areas is not just high pressure, but concentrated pressure in a tight stream, used too close to the material, for too long.

Concrete is tougher and can normally tolerate 3,000 PSI or more, but just if the nozzle is moving at a steady pace and held at a sensible range. The driveway that looks streaky after a do it yourself wash usually suffered from irregular range and speed, not simply the wrong machine.

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

Choosing a homeowner power washer in Arlington

Not everybody needs a professional service whenever. For smaller sized tasks, light maintenance, and area cleaning, a house owner system can be an excellent tool. The error I see often is purchasing the wrong machine and anticipating professional-level results.

Gas vs electrical units is normally the first decision. Electric makers are quieter, lighter, and work well for little patios, furniture, and car washing. A lot of 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 relatively clean and you utilize a siding-safe cleaning agent. They

battle with heavy mildew, deep concrete staining, and bigger two-story homes since they simply can not move enough water.

Gas systems are louder and need more maintenance, however they generally 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 contractor machine can do. Gas machines are a better match for full driveway cleaning, greatly stained decks, and multi-story siding when coupled with the ideal extension wands and nozzles.



In Arlington, storage matters. Gas systems with open frames and exposed pumps do not enjoy being crammed in humid, unventilated sheds, specifically if winterization is sloppy. Pumps crack if water is left inside throughout a difficult freeze. If you do not intend on flushing and keeping your gas unit correctly each fall, you might be better with an electric model plus professional Power Washing Services Arlington VA for the huge tasks as soon as a year.

Think about sound and neighbors too. If you reside in a townhouse community or near delicate next-door neighbors, long gas device sessions on a weekend early morning can develop friction. Electric systems are friendlier in tight advancements, particularly for fast cleanups.

Nozzle options, cleaning agents and standard safety

I have lost count of how many Arlington house owners have told me they "destroyed an area" with a pressure washer. Practically every story starts with the incorrect idea and no detergent.

Most devices include 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 tip is more forgiving for concrete and brick. A 40-degree or dedicated "soap" suggestion is the safer option for siding, doors, and painted surfaces.

Detergents are not just for smell or marketing. A surfactant breaks the surface stress on dirt and natural growth, allowing lower pressure and less time on the surface. On vinyl siding in Arlington's shady communities, where mildew grows, I typically apply a siding-safe mix, let it dwell for numerous minutes, then wash with moderate pressure. The water does not need to work almost as hard.

On the security side, treat a pressure washer with the respect you would offer a power tool that can get rid of skin in a 2nd. Never point the wand at people or pets, do not climb up ladders while holding an active gun if you are untrained, and understand where water will go. I have actually seen water pressed behind siding reach electrical boxes and trigger breakers. That issue does not appear quickly; in some cases it shows up in the next heavy rain.

If you are leasing an unit at a local Arlington hardware store, ask the personnel to walk you through the ideas, suggested pressure for your surface areas, and any local restrictions. Some house owners associations in Arlington have specific rules for work hours, noise, and even overflow into storm drains.

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

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

DIY is generally appropriate for smaller, lower-risk tasks. If you have a basic concrete patio area with surface dirt and a little mildew, a rented electric or mid-grade gas washer can work, provided you evaluate a little location and do not try for best "like-new" repair. The same holds for plastic outside furniture, basic fencing, or gently rinsing dust and pollen off vinyl siding that remains in great condition.

Where I encourage care is anything high, delicate, or tied carefully to your home's envelope and structural stability. Roof cleaning is the prime example. In Arlington, we see a great deal of black streaks and lichen on asphalt shingles. Numerous property owners presume a strong blast from a leased machine will treat that. Instead, they send out high-pressure water up and under the shingles, get rid of granules, and sometimes void the roof warranty.

Soft washing with low pressure and roof-safe cleaning options is the accepted method. Many homeowners do not have the devices or the training to do that securely from the ground or correct roof gain access to. A good Power Washing Arlington VA specialist will use cleaning agents particularly labeled for roof algae, apply them equally, and wash gently, typically with barely more pressure than a garden hose.

The same logic uses to older painted surface areas, stucco, certain fiber cement sidings, and any surface area with failing caulk or visible fractures. On those, you can quickly push water where it must not go. In the short term, that develops surprise wetness. In the long term, it can indicate peeling paint, swollen trim, or mold behind the siding.



I typically recommend that homeowners consider professional assistance for whole-house washing on two and three story homes, roof cleaning, greatly stained or large concrete surfaces, and any situation where they are not comfortable working at height with a live wand.

What expert Power Washing Services Arlington VA in fact do

If you have just seen the consumer side of makers at a big box shop, you may presume experts merely have somewhat larger units and the very same approach. The much better companies in our location run really differently.

An experienced Pressure Washing Arlington VA service technician begins with a walkaround. They are not stalling; they are reading the surfaces. They search for oxidized siding, failing paint, split stucco, open joints, plantings that require security, and electrical fixtures that require shielding. [Power Washer Arlington VA](#) On concrete, they keep in mind areas where the finish is already worn or spalled, so they do not get blamed for pre-existing damage.

Then they select a method. For a normal Arlington brick front with vinyl sides and rear, a pro typically mixes several techniques on the exact same job: soft wash mix for the siding and trim, somewhat greater pressure with

a surface area cleaner on the driveway, and hand deal with brushes in tight corners and on fragile features.

Chemistry plays a big function. For organic development like mildew, algae, and some roof streaking, salt hypochlorite in the ideal dilution, combined with surfactants, does most of the work. For rust discolorations from watering or battery leakages on concrete, a various product is utilized, frequently acid based, and used carefully. The best teams keep plant-safe practices in mind, pre-wetting plants and washing completely after chemical contact.

Time is another benefit. A proficient two-person team with professional devices can frequently finish a full house wash, standard concrete cleaning, and deck wash in half a day. For a house owner with a smaller maker and no experience, that very same scope can extend throughout numerous weekends.

Beyond the speed and complete quality, you are buying risk management. A trusted company brings insurance coverage 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 need to consider

Not every offering listed on a specialist's sales brochure is necessary, but some are truly high worth in our region's conditions. When assessing Power Washing Arlington VA services, these exterior aspects generally should have priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, an annual or biannual soft wash removes mildew, pollen, spider webs, and light oxidation. It protects curb appeal and makes it easier to notice early indications of problem, such as hairline cracks or failing caulk, before water invasion ends up being a bigger issue.

Roof cleaning is especially helpful for shaded homes under mature trees, or north-facing roofings that never rather dry. Those black streaks are frequently *Gloeocapsa magma*, a type of algae that eats the limestone filler in shingles. Left alone for years, it can reduce roof life. A soft wash roof treatment in Arlington's climate normally lasts 2 to 5 years, depending upon 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 an unexpected variety of slip-and-fall stories start on a green movie that everybody had actually stopped "seeing" due to the fact that it developed gradually. A practical yearly rinse with a surface area cleaner lifts the development and brings back grip, specifically on broom-finished concrete.



Deck and fence washing needs the most nuanced method. Cedar, pressure-treated lumber, and composite each respond really in a different way. Too many Arlington decks have been furred up by somebody with a high-pressure suggestion held too close, leaving raised wood fibers that grab dirt and water more easily. A cautious professional counts on detergents, lower pressure, and, for some discolorations, hand scrubbing to maintain the surface. If you plan to reseal right after, tell your specialist; they will change the process to avoid leaving behind anything that may hinder adhesion.

Commercial and multifamily homes also gain from routine Power Washing Services Arlington VA. Loading docks, parking areas, dumpster pads, and storefront strolls collect oil, gum, and food waste that draw in insects and produce liability. Numerous home managers arrange quarterly or semiannual cleanings to stay ahead of problems and code issues.

Extras you might not require, and upsells to question

Like any service industry, exterior cleaning has its share of unnecessary add-ons. A couple of deserve 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 totally off in one visit can leave uneven color and even expose substrate beneath. In some cases a repaint or siding replacement is the more sincere long-lasting answer, despite the fact that it costs more.

Routine sealing of every surface is another area where marketing can get ahead of reality. Concrete sealers have their place, particularly on ornamental stamped work or salt-exposed driveways, but not every basic walkway requires a brand-new finishing every year. Over-application can create a slippery finish or peeling layers. For decks, the right schedule depends on the item type (permeating oil, water-based movie, etc), the sun direct exposure, and how the wood was prepared. A good professional will speak about your particular products instead of pushing a one-size-fits-all plan.

Finally, be cautious of professionals who recommend really frequent full-house washes without considering the condition of the surfaces. On some older Arlington homes with brittle paint movies, you might be much better with targeted area cleanings and careful hand work near vulnerable areas, rather of duplicated whole-house cleans that accelerate paint failure.

How to pick a Power Washer Arlington VA company

When you hire a specialist, you are trusting them with surfaces you can not easily or inexpensively replace. Beyond cost, take a look at how they run and communicate.

Here is a compact list that assists different specialists from opportunists when you are comparing Power Washing Arlington VA companies:

- Ask for proof of liability insurance and, if they have workers, workers' payment coverage. A legitimate business must supply this rapidly and without hesitation.
- Request recent regional recommendations, preferably within Arlington, and ask particularly about punctuality, security of landscaping, and how the crew dealt with any issues.
- Listen to how they describe their process for your specific surfaces. You want to find out about soft washing for roofings and delicate siding, not simply high PSI numbers.
- Get a written price quote that plainly states what is consisted of, what is omitted, and how they handle damage if something goes wrong.
- Watch their attention to information throughout the initial visit or call. Somebody who asks about water access, drain, and your issues is more likely to appreciate your property.

If you live in a condo or HOA-managed neighborhood, validate that the business understands any limitations on Pressure Washing Arlington VA activities, such as water usage rules, permitted work hours, or requirements for runoff control. Stopping working to inspect this can put you at odds with your management business, even when the specialist leaves everything else spotless.

Comparing do it yourself and expert services for common Arlington projects

Sometimes it helps to see the compromises spelled out. Consider three very typical circumstances in Arlington and how doing it yourself compares to working with expert Power Washing Services Arlington VA.

- Two-story vinyl siding with noticeable mildew: A DIYer with an electrical maker may struggle to reach the upper stories from the ground and danger working from ladders with a live wand. A professional crew utilizes

extension poles, downstream injectors for cleaning agent, and regulated rinse patterns, normally ending up in a couple of hours with uniform results.

- Shaded concrete steps and front walk with algae: You could rent a mid-grade maker and invest a day experimenting with ideas and distance, most likely ending with some streaking or missed out on spots. A pro utilizes a surface area cleaner, pre-treatment solution, and consistent technique, achieving a more even finish and significantly decreasing slip risk.
- Aging wood deck that you desire all set for stain: Aggressive DIY pressure washing can raise the grain, create furrowed boards, and even gouge the wood. A knowledgeable professional leans on detergents, brushes, and carefully chosen pressure, typically followed by a brightener to prepare the wood for stain.

If your objective is standard cleaning and you are comfortable with some trial and error, do it yourself can be pleasing. If your concern is preserving products, preventing injury, and getting foreseeable outcomes on the first try, expert Pressure Washing Arlington VA generally validates its expense, especially when you consider your time and the danger of mistakes.

Maintenance rhythm in Arlington's climate

One of the best questions a homeowner can ask is not "Can you make it look brand name brand-new?" however "How often should I actually 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 reasonable. Homes under thick tree cover or near busy roadways pick up grime quicker and may gain from yearly attention, while sunnier, more discovered homes can stretch to every other year with spot cleaning in between.

Roofs typically should not be treated unless there shows up natural development or staining. In our climate, that typically means every three to five years for problem locations, often longer for open, warm roofings. 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 considerably, it is time to tidy and recoat, not necessarily before.

Driveways, walks, and steps are best done as needed. Expect slickness and deep staining. Lots of Arlington house owners set concrete cleaning with house washing for effectiveness, scheduling both together every year or more so the 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 expert assistance, you can keep your home tidy, safe, and attractive without overpaying or harming the very surface areas you are trying to protect.

Wilsons Power Washing and Sealing provides power washing services

Wilsons Power Washing and Sealing cleans exterior surfaces

Wilsons Power Washing and Sealing restores property appearance

Wilsons Power Washing and Sealing seals concrete surfaces

Wilsons Power Washing and Sealing protects driveways

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>
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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

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.