

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 exterior surfaces than many property owners recognize. Hot, damp summers, pollen, shade from fully grown trees, roadway salt spray wandering up from significant highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofings. Dirt is cosmetic initially, but over a couple of seasons it becomes mildew, algae, ingrained stains, and in some cases early product failure.

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

I have seen all of those outcomes in Arlington tasks, including one unforgettable brick pathway where an enthusiastic owner used a big 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 spent numerous thousand on masonry repairs.

The objective here is basic: assist you choose when a homeowner-grade power washer makes sense, how to select one if it does, and when you are much better off working with a professional Pressure Washing Arlington VA business. Along the method, I will walk through the particular services that are worth paying for and the ones that are typically oversold.



What "power washing" in fact 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 3 a little various techniques:

Cold water pressure washing relies entirely on water pressure and flow, with cleaning agents when needed. This is what almost all house owner machines are. They are fine for siding, decks, fences, and many residential tasks when used correctly.

Hot water power washing usages heated water under pressure. Heat breaks down grease, oil, and some organic staining much faster. This prevails for business kitchen areas, parking lot, and heavily stained concrete. In residential work around Arlington, it shines on driveways with oil areas or algae-slick outdoor patios, but many contractors still use cold water with the ideal chemicals instead.

Soft washing usages 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 technique is vital for roofs, older painted surfaces, some kinds of stucco, and delicate trim. A trustworthy Power Washer Arlington VA will speak about soft washing for roofings and particular sidings, not just "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen thoroughly to how they explain their procedure. A company that just speaks about PSI and "blasting" is a danger for delicate surfaces. One that points out particular nozzles, cleaning agents, soft washing, and dwell time has actually normally learned from experience, not simply from the back of a machine box.



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

When property owners buy a power washer, they often concentrate on PSI, the pounds per square inch of pressure. More seems better. The genuine 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 really bring dirt and particles away. Increase them, and you get "cleaning units," which is a rough measure of total cleaning power.

For common Arlington homes, you hardly ever need more than 2,000 to 2,500 PSI for siding when paired with the right nozzle and cleaning agent. I have actually safely cleaned up vinyl with just 1,200 PSI by utilizing a broad fan suggestion and a good surfactant. What destroys surfaces is not just high pressure, however concentrated pressure in a tight stream, used too near the material, for too long.

Concrete is tougher and can typically tolerate 3,000 PSI or more, but only if the nozzle is moving at a steady rate and held at a reasonable distance. The driveway that looks streaky after a do it yourself wash generally struggled with inconsistent distance and speed, not simply the wrong machine.

Here is the useful takeaway: if you are considering your own Power Washer Arlington VA purchase, resist the temptation to buy "the most significant one they have." Rather, pick equipment that matches your most fragile designated surface area, then utilize strategy and cleaning agents to do the rest of the work.

Choosing a house owner power washer in Arlington

Not everyone requires a professional service whenever. For smaller jobs, light maintenance, and area cleaning, a homeowner unit can be a good tool. The mistake I see frequently is buying the incorrect maker and expecting professional-level results.

Gas vs electrical systems is typically the first choice. Electric machines are quieter, lighter, and work well for little patio areas, furniture, and cars and truck washing. A lot of being in the 1,500 to 2,000 PSI variety with 1.2 to 1.5 GPM. They are fine for rinsing pollen off siding if the home is fairly clean and you utilize a siding-safe detergent. They deal with heavy mildew, deep concrete staining, and bigger two-story homes because they merely can stagnate enough water.

Gas systems are louder and need more upkeep, however they typically offer 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That mix is where you begin to approach what an entry-level specialist machine can do. Gas devices are a better match for full driveway cleaning, heavily soiled 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 like being crammed in damp, unventilated sheds, specifically if winterization is sloppy. Pumps break if water is left inside during a hard freeze. If you do not plan on flushing and keeping your gas system correctly each fall, you may be better with an electric design plus professional Power Washing Services Arlington VA for the big jobs as soon as 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 systems are friendlier in tight advancements, specifically for fast cleanups.

Nozzle options, detergents and basic safety

I have lost count of how many Arlington homeowners have actually informed me they "messed up a spot" with a pressure washer. Practically every story starts with the wrong 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 tip is more forgiving for concrete and brick. A 40-degree or devoted "soap" tip is the more secure choice for siding, doors, and painted surfaces.

Detergents are not simply for odor or marketing. A surfactant breaks the surface area tension on dirt and natural development, enabling lower pressure and less time on the surface. On vinyl siding in Arlington's dubious areas, where mildew grows, I frequently use a siding-safe mix, let it dwell for several minutes, then wash with moderate pressure. The water does not have to work nearly as hard.

On the security side, treat a pressure washer with the regard you would offer a power tool that can eliminate skin in a 2nd. Never point the wand at people or [Power Washing Arlington VA](#) pets, do not climb up ladders while holding an active gun if you are untrained, and know where water will go. I have seen water pressed behind siding reach electrical boxes and trigger breakers. That issue does not appear instantly; in some cases it shows up in the next heavy rain.

If you are renting an unit at a regional Arlington hardware shop, ask the staff to stroll you through the suggestions, suggested pressure for your surfaces, and any regional constraints. Some house owners associations in Arlington have particular guidelines for work hours, sound, and even overflow into storm drains.

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

There is a place for house owner Pressure Washing in Arlington VA. The trick is recognizing that not every surface and not every issue belongs in the DIY bucket.

DIY is normally proper for smaller, lower-risk tasks. If you have a simple concrete outdoor patio with surface dirt and a little mildew, a rented electrical or mid-grade gas washer can work, supplied you check a small location and do not try for ideal "like-new" restoration. The exact same holds for plastic outside furnishings, fundamental fencing, or gently rinsing dust and pollen off vinyl siding that remains in excellent condition.

Where I encourage caution 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 lot of black streaks and lichen on asphalt shingles. Numerous house owners presume a strong blast from a leased machine will treat that. Instead, they send out high-pressure water up and under the shingles, eliminate granules, and in some cases void the roof warranty.

Soft washing with low pressure and roof-safe cleaning solutions is the accepted technique. Most property owners do not have the devices 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 cleaning agents specifically labeled for roof algae, use them evenly, and wash carefully, often with hardly more pressure than a garden hose.

The very same logic applies to older painted surface areas, stucco, particular fiber cement sidings, and any surface with stopping working caulk or noticeable cracks. On those, you can easily press water where it need to not go. In the short-term, that produces covert wetness. In the long term, it can imply peeling paint, swollen trim, or mold behind the siding.

I normally recommend that homeowners consider professional assistance for whole-house washing on 2 and three story homes, roof cleaning, heavily stained or big concrete surfaces, and any scenario 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 just seen the customer side of makers at a huge box store, you might presume professionals simply have slightly larger units and the same technique. The better business in our location operate very differently.

A seasoned Pressure Washing Arlington VA professional starts with a walkaround. They are not stalling; they are reading the surfaces. They try to find oxidized siding, failing paint, broken stucco, open joints, plantings that need security, and electrical components that require protecting. On concrete, they keep in mind locations where the surface is currently used 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 frequently blends several techniques on the same task: 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 big role. For organic growth like mildew, algae, and some roof spotting, salt hypochlorite in the right dilution, combined with surfactants, does most of the work. For rust stains from irrigation or battery leaks on concrete, a different product is utilized, typically acid based, and used carefully. The very best crews keep plant-safe practices in mind, pre-wetting vegetation and rinsing thoroughly after chemical contact.

Time is another benefit. A qualified two-person team with professional devices can frequently finish a full house wash, fundamental concrete cleaning, and deck wash in half a day. For a homeowner with a smaller maker and no experience, that exact same scope can stretch throughout a number of weekends.



Beyond the speed and finish quality, you are buying threat management. A trusted company carries insurance that safeguards you if something does fail, whether that is a damaged window, a scarred deck board, or an unanticipated reaction with a coating.

Core services most Arlington homeowners must consider

Not every offering noted on a specialist's pamphlet is vital, however some are really high value in our area's conditions. When assessing Power Washing Arlington VA services, these outside elements usually deserve priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, an annual or biannual soft wash eliminates 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 stopping working caulk, before water intrusion ends up being a bigger issue.

Roof cleaning is especially beneficial for shaded homes under fully grown trees, or north-facing roofs that never rather dry out. Those black streaks are often *Gloeocapsa lava*, a kind of algae that feeds on the limestone filler in shingles. Left alone for several years, it can shorten roof life. A soft wash roof treatment in Arlington's environment usually lasts two to five years, depending upon shade, tree protection, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front steps and pathways can be slippery. I have seen an unexpected variety of slip-and-fall stories start on a green movie that everyone had stopped "seeing" since it developed gradually. A reasonable annual rinse with a surface area cleaner lifts the development and brings back grip, specifically on broom-finished concrete.

Deck and fence washing requires the most nuanced technique. Cedar, pressure-treated lumber, and composite each respond really in a different way. A lot of 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 careful specialist relies on cleaning agents, lower pressure, and, for some discolorations, hand scrubbing to protect the surface area. If you plan to reseal right after, inform your contractor; they will change the procedure to prevent leaving anything that might interfere with adhesion.

Commercial and multifamily properties also take advantage of regular Power Washing Services Arlington VA. Packing docks, parking lot, dumpster pads, and shop strolls gather oil, gum, and food waste that bring in insects and produce liability. Many property managers set up quarterly or semiannual cleanings to remain ahead of problems and code issues.

Extras you may not require, and upsells to question

Like any service industry, exterior cleaning has its share of unneeded add-ons. A few are worth a vital eye.

Be cautious with aggressive "oxidation elimination" on older siding. Light chalking on sun-facing walls is normal on older paint and vinyl. Trying to scrub or power wash it entirely off in one visit can leave uneven color and even reveal substrate beneath. Often a repaint or siding replacement is the more honest long-term answer, even though it costs more.

Routine sealing of every surface area is another location where marketing can get ahead of truth. Concrete sealants have their location, specifically on ornamental stamped work or salt-exposed driveways, but not every fundamental sidewalk needs a new covering every year. Over-application can develop a slippery finish or peeling layers. For decks, the right schedule depends on the item type (permeating oil, water-based film, and so on), the sun exposure, and how the wood was prepared. A good professional will talk about your specific materials instead of pressing a one-size-fits-all plan.

Finally, be cautious of professionals who advise extremely frequent full-house cleans without considering the condition of the surface areas. On some older Arlington homes with brittle paint movies, you may be better with targeted spot cleanings and mindful hand work near vulnerable areas, rather of repeated whole-house washes that speed up paint failure.

How to choose a Power Washer Arlington VA company

When you employ a specialist, you are trusting them with surface areas you can not quickly or inexpensively replace. Beyond rate, look at how they operate and communicate.

Here is a compact checklist that helps different experts from opportunists when you are comparing Power Washing Arlington VA companies:

- Ask for proof of liability insurance and, if they have staff members, workers' settlement protection. A legitimate company must provide this quickly and without hesitation.
- Request recent regional recommendations, preferably within Arlington, and ask specifically about punctuality, protection of landscaping, and how the team handled any issues.
- Listen to how they explain their procedure for your particular surfaces. You wish to hear 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 information throughout the initial check out or call. Somebody who inquires about water gain access to, drain, and your issues is most likely to respect your property.

If you live in a condo or HOA-managed community, verify that the business comprehends any limitations on Pressure Washing Arlington VA activities, such as water usage guidelines, allowed work hours, or requirements for overflow control. Stopping working to inspect this can put you at chances with your management business, even when the contractor leaves whatever else spotless.

Comparing DIY and professional services for typical Arlington projects

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

- Two-story vinyl siding with noticeable mildew: A DIYer with an electric maker might struggle to reach the upper stories from the ground and risk working from ladders with a live wand. An expert crew uses extension poles, downstream injectors for cleaning agent, and controlled rinse patterns, typically completing in a couple of hours with uniform results.
- Shaded concrete steps and front walk with algae: You might lease a mid-grade maker and invest a day explore tips and range, likely ending with some spotting or missed out on areas. A pro utilizes a surface area cleaner, pre-treatment solution, and consistent technique, attaining a more even complete and considerably lowering slip risk.
- Aging wood deck that you want all set for stain: Aggressive DIY pressure washing can raise the grain, produce furled boards, and even gouge the wood. A knowledgeable specialist leans on cleaning agents, brushes, and thoroughly selected pressure, often followed by a brightener to prepare the wood for stain.

If your objective is standard cleaning and you are comfy with some experimentation, DIY can be pleasing. If your top priority is protecting products, avoiding injury, and getting foreseeable outcomes on the first shot, professional Pressure Washing Arlington VA generally justifies its cost, especially when you factor in your time and the threat of mistakes.

Maintenance rhythm in Arlington's climate

One of the very best concerns a house owner can ask is not "Can you make it look brand name new?" however "How often should I truly do this?" Over-cleaning can be as troublesome as neglect.

For most separated homes in Arlington, a full house wash each to 2 years is sensible. Houses under thick tree cover or near hectic roads pick up grime quicker and might take advantage of yearly attention, while sunnier, more uncovered homes can stretch to every other year with spot cleaning in between.

Roofs generally should not be dealt with unless there is visible natural development or staining. In our climate, that typically suggests every 3 to five years for problem areas, in some cases longer for open, bright roofings. 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 faded significantly, it is time to clean and recoat, not always before.

Driveways, strolls, and actions are best done as required. Expect slickness and deep discoloration. Lots of Arlington homeowners set concrete cleaning with house washing for performance, scheduling both together every year or more so the residential or commercial property is refreshed at once.

By understanding what Power Washing Arlington VA can do, what tools and techniques are suitable, and how to stabilize do it yourself with expert help, you can keep your property clean, safe, and appealing without paying too much or harming the very surfaces 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>
Wilson's Power Washing & Sealing has Instagram page <https://www.instagram.com/wilsonslc/>
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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 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](#)

Conveniently located near Wilson's Power Washing & Sealing [Lincoln Theatre](#) a great theater with full food & drink menu. Catch a show and enjoy some great food while you wait.