

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 climate is harder on outside surfaces than many homeowners recognize. Hot, humid 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 roofing systems. Dirt is cosmetic in the beginning, but over a couple of seasons it develops into mildew, algae, ingrained spots, and sometimes early material failure.



Power Washing Arlington VA is not almost blasting away grime to make things look nicer. Done well, it protects surfaces and extends the life of your home's exterior. Done improperly, 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, including one memorable brick pathway where a passionate owner used a big box shop maker with a zero-degree pointer and literally sculpted his initials into the [Wilson's Power Washing & Sealing Power Washing Services Arlington VA](#) mortar by mishap. He saved a couple of hundred dollars on professional Power Washing Services Arlington VA and spent several thousand on masonry repairs.

The objective here is basic: help you choose when a homeowner-grade power washer makes good sense, how to select one if it does, and when you are much better off employing an expert Pressure Washing Arlington VA company. Along the way, I will walk through the particular services that are worth paying for and the ones that are often oversold.

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

In daily speech, people blend "power washing" and "pressure washing" as if they are the same thing. Experts in Pressure Washing speak about 3 a little different methods:

Cold water pressure washing relies exclusively on water pressure and flow, with detergents when needed. This is what nearly all property owner makers are. They are fine for siding, decks, fences, and a lot of property tasks when utilized correctly.

Hot water power washing usages heated water under pressure. Heat breaks down grease, oil, and some natural staining much quicker. This prevails for commercial kitchen areas, parking garages, and heavily stained concrete. In domestic work around Arlington, it shines on driveways with oil areas or algae-slick patios, but many professionals still use cold water with the right chemicals instead.

Soft washing usages low pressure (typically under 500 PSI) integrated with specialized cleaning services. The chemicals do the majority of the work, not the physical effect of the spray. This technique is critical for roofings, older painted surface areas, some kinds of stucco, and fragile trim. A reputable Power Washer Arlington VA will speak about soft washing for roofing systems and certain sidings, not simply "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen carefully to how they describe their procedure. A company that just discusses PSI and "blasting" is a threat for fragile surfaces. One that mentions specific nozzles, detergents, soft washing, and dwell time has normally gained from experience, not just from the back of a machine box.

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

When property owners shop for a power washer, they often focus on PSI, the pounds per square inch of pressure. More seems much better. The genuine story is more nuanced.

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how hard the water hits the surface. GPM is how much water volume you need to actually carry dirt and particles away. Increase them, and you get "cleaning units," which is a rough step of overall cleaning power.

For common Arlington homes, you rarely need more than 2,000 to 2,500 PSI for siding when coupled with the proper nozzle and detergent. I have actually securely cleaned vinyl with just 1,200 PSI by utilizing a large fan idea and a great surfactant. What ruins surface areas is not just high pressure, however concentrated pressure in a tight stream, used too near to the product, for too long.

Concrete is harder and can typically endure 3,000 PSI or more, however just if the nozzle is moving at a consistent speed and held at a reasonable distance. The driveway that looks streaky after a do it yourself wash generally experienced inconsistent range and speed, not just 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 biggest one they have." Rather, pick equipment that matches your most delicate desired surface area, then use technique and cleaning agents to do the remainder of the work.

Choosing a homeowner power washer in Arlington

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

Gas vs electric systems is usually the first decision. Electric makers are quieter, lighter, and work well for small patios, furniture, and cars and truck washing. Many being in the 1,500 to 2,000 PSI variety with 1.2 to 1.5 GPM. They are great for rinsing pollen off siding if the home is reasonably tidy and you utilize a siding-safe cleaning agent. They struggle with heavy mildew, deep concrete staining, and larger two-story homes because they simply can stagnate enough water.

Gas systems are louder and need more upkeep, but they typically 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 professional device can do. Gas machines are a better match for complete driveway cleaning, heavily stained decks, and multi-story siding when paired with the best extension wands and nozzles.

In Arlington, storage matters. Gas systems with open frames and exposed pumps do not like being packed in humid, unventilated sheds, specifically if winterization is sloppy. Pumps split if water is left inside throughout a difficult freeze. If you do not plan on flushing and storing your gas unit properly each fall, you may be better with an electrical model plus professional Power Washing Services Arlington VA for the big tasks when a year.

Think about noise and neighbors too. If you live in a townhouse neighborhood or near delicate next-door neighbors, long gas maker sessions on a weekend morning can produce friction. Electric units are friendlier in tight advancements, specifically for quick cleanups.

Nozzle options, detergents and standard safety

I have lost count of the number of Arlington homeowners have told me they "destroyed an area" with a pressure washer. Almost every story begins with the incorrect idea and no detergent.

Most makers 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 flexible for concrete and brick. A 40-degree or devoted "soap" suggestion is the safer choice for siding, doors, and painted surfaces.

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

On the safety side, treat a pressure washer with the regard you would offer a power tool that can get rid of skin in a second. Never point the wand at individuals or animals, do not climb up ladders while holding an active weapon if you are untrained, and know where water will go. I have seen water pushed behind siding reach electrical boxes and trigger breakers. That problem does not appear immediately; sometimes it shows up in the next heavy rain.

If you are leasing an unit at a regional Arlington hardware store, ask the staff to walk you through the ideas, recommended pressure for your surfaces, and any local constraints. Some property owners associations in Arlington have particular guidelines for work hours, noise, and even runoff into storm drains.



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

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

DIY is normally proper for smaller, lower-risk jobs. If you have a basic concrete patio area with surface area dirt and a little mildew, a rented electric or mid-grade gas washer can work, offered you evaluate a small location and do not pursue ideal "like-new" restoration. The exact same holds for plastic outdoor furniture, fundamental fencing, or gently rinsing dust and pollen off vinyl siding that remains in excellent condition.

Where I encourage care is anything high, delicate, 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 homeowners presume a strong blast from a leased maker will treat that. Instead, they send out 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 options is the accepted technique. Many house owners do not have the equipment or the training to do that safely from the ground or correct roof access. A great Power

Washing Arlington VA specialist will utilize cleaning agents specifically labeled for roof algae, apply them equally, and wash gently, often with hardly more pressure than a garden hose.

The exact same reasoning applies to older painted surface areas, stucco, certain fiber cement sidings, and any surface with failing caulk or visible cracks. On those, you can easily press water where it must not go. In the short term, that creates hidden moisture. In the long term, it can suggest peeling paint, swollen trim, or mold behind the siding.

I typically suggest that house owners think about expert help for whole-house washing on two and three story homes, roof cleaning, greatly stained or big concrete surfaces, and any circumstance 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 actually just seen the consumer side of makers at a big box shop, you might presume experts just have somewhat larger systems and the exact same approach. The better companies in our location operate very differently.

An experienced Pressure Washing Arlington VA specialist begins with a walkaround. They are not stalling; they are reading the surface areas. They search for oxidized siding, stopping working paint, cracked stucco, open joints, plantings that require defense, and electrical components that need shielding. On concrete, they note locations where the surface is currently worn or spalled, so they do not get blamed for pre-existing damage.

Then they choose an approach. For a typical Arlington brick front with vinyl sides and rear, a professional frequently mixes numerous methods on the same job: soft wash mix for the siding and trim, slightly 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 natural growth like mildew, algae, and some roof spotting, sodium hypochlorite in the ideal dilution, integrated with surfactants, does the majority of the work. For rust stains from watering or battery leaks on concrete, a various product is used, typically acid based, and used carefully. The best crews keep plant-safe practices in mind, pre-wetting greenery and washing thoroughly after chemical contact.

Time is another benefit. A skilled two-person crew with expert equipment can typically complete a full house wash, basic concrete cleaning, and deck wash in half a day. For a house owner with a smaller device and no experience, that exact same scope can stretch throughout a number of weekends.

Beyond the speed and finish quality, you are purchasing danger management. A credible firm brings insurance coverage that secures you if something does go wrong, whether that is a damaged window, a scarred deck board, or an unexpected reaction with a coating.

Core services most Arlington property owners need to consider

Not every offering listed on a professional's sales brochure is necessary, but some are really high value in our area's conditions. When evaluating Power Washing Arlington VA services, these outside elements 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 safeguards curb appeal and makes it much easier to observe early indications of problem, such as hairline cracks or failing caulk, before water intrusion ends up being a bigger issue.

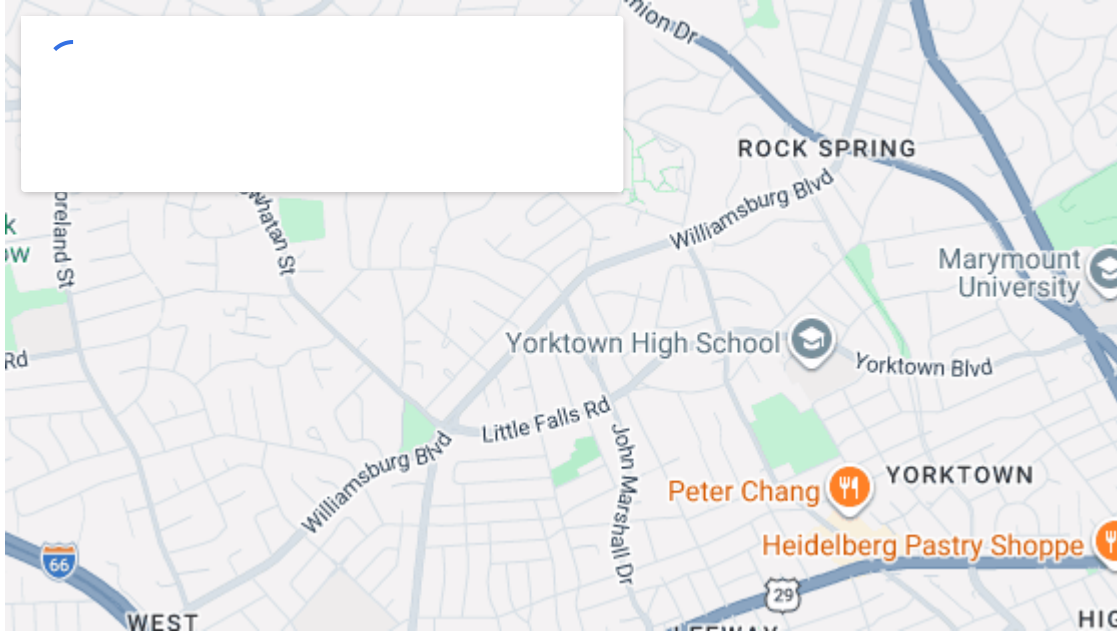
Roof cleaning is especially beneficial for shaded homes under mature trees, or north-facing roofs that never ever quite dry. Those black streaks are frequently *Gloeocapsa magma*, a type of algae that feeds upon the limestone filler in shingles. Left alone for many years, it can shorten roof life. A soft wash roof treatment in Arlington's climate generally lasts 2 to five years, depending upon shade, tree coverage, and air circulation.



Concrete and hardscape cleaning matters for more than looks. Algae on shaded front actions and sidewalks can be slippery. I have seen an unexpected variety of slip-and-fall stories start on a green movie that everybody had stopped "seeing" due to the fact that it developed slowly. A sensible annual rinse with a surface cleaner lifts the growth and brings back grip, especially 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. 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 contractor counts on detergents, lower pressure, and, for some discolorations, hand scrubbing to preserve the surface area. If you prepare to reseal right after, tell your contractor; they will adjust the procedure to avoid leaving anything that may interfere with adhesion.

Commercial and multifamily homes also take advantage of routine Power Washing Services Arlington VA. Filling docks, parking lot, dumpster pads, and store walks gather oil, gum, and food waste that bring in bugs and produce liability. Many home managers schedule quarterly or semiannual cleanings to stay ahead of problems and code issues.



Extras you may not need, and upsells to question

Like any service industry, outside cleaning has its share of unnecessary add-ons. A couple of deserve a vital eye.

Be mindful with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is typical on older paint and vinyl. Attempting to scrub or power clean it totally off in one check out can leave irregular color and even reveal substrate beneath. Sometimes a repaint or siding replacement is the more truthful long-term answer, even though it costs more.

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

Finally, beware of professionals who suggest very frequent full-house washes without considering the condition of the surface areas. On some older Arlington homes with fragile paint films, you might be better with targeted spot cleanings and mindful hand work near vulnerable areas, instead of duplicated whole-house cleans that accelerate paint failure.

How to select a Power Washer Arlington VA company

When you work with a contractor, you are trusting them with surface areas you can not easily or cheaply change. Beyond rate, take a look at how they run and communicate.

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

- Ask for proof of liability insurance and, if they have workers, employees' settlement protection. A genuine company needs to supply this quickly and without hesitation.
- Request current local referrals, preferably within Arlington, and ask particularly about punctuality, security of landscaping, and how the crew handled any issues.
- Listen to how they describe their process for your specific surface areas. You wish to find out about soft washing for roofing systems and delicate siding, not just high PSI numbers.

- Get a written price quote that plainly specifies what is consisted of, what is left out, and how they deal with damage if something goes wrong.
- Watch their attention to detail throughout the preliminary visit or call. Somebody who asks about water gain access to, drain, and your concerns is most likely to respect your property.

If you live in a condominium or HOA-managed community, confirm that the company comprehends any limitations on Pressure Washing Arlington VA activities, such as water use guidelines, allowed work hours, or requirements for overflow control. Failing to examine this can put you at chances with your management company, even when the contractor leaves everything else spotless.

Comparing DIY and professional services for common Arlington projects

Sometimes it assists to see the trade-offs defined. Consider 3 really normal circumstances in Arlington and how doing it yourself compares with hiring professional Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electrical machine may have a hard time 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 detergent, and controlled rinse patterns, usually completing in a couple of hours with consistent results.
- Shaded concrete actions and front walk with algae: You could lease a mid-grade maker and invest a day explore ideas and range, likely ending with some streaking or missed out on areas. A professional utilizes a surface cleaner, pre-treatment service, and consistent method, accomplishing a more even end up and significantly reducing slip risk.
- Aging wood deck that you desire all set for stain: Aggressive do it yourself pressure washing can raise the grain, produce furred boards, and even gouge the wood. A knowledgeable specialist leans on cleaning agents, brushes, and carefully selected pressure, often followed by a brightener to prepare the wood for stain.

If your goal is basic cleaning and you are comfy with some experimentation, DIY can be satisfying. If your priority is maintaining materials, avoiding injury, and getting foreseeable results on the first try, professional Pressure Washing Arlington VA typically justifies its expense, particularly when you factor in your time and the risk of mistakes.

Maintenance rhythm in Arlington's climate

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

For most removed homes in Arlington, a capacity wash each to two years is affordable. Homes under thick tree cover or near busy roads pick up grime quicker and might benefit from yearly attention, while sunnier, more uncovered homes can extend to every other year with spot cleaning in between.

Roofs normally need to not be dealt with unless there shows up natural growth or staining. In our climate, that often suggests every 3 to 5 years for issue areas, sometimes longer for open, bright 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 clean and recoat, not always before.

Driveways, walks, and actions are best done as required. Expect slickness and deep discoloration. Numerous Arlington property owners pair concrete cleaning with house washing for efficiency, scheduling both together every year or 2 so the residential or commercial property is revitalized at once.

By understanding what Power Washing Arlington VA can do, what tools and methods are proper, and how to balance DIY with professional help, you can keep your residential or commercial property tidy, safe, and appealing without paying too much or damaging the very surfaces you are attempting to protect.

Wilson's Power Washing and Sealing provides power washing services

Wilson's Power Washing and Sealing cleans exterior surfaces

Wilson's Power Washing and Sealing restores property appearance

Wilson's Power Washing and Sealing seals concrete surfaces

Wilson's Power Washing and Sealing protects driveways

Wilson's Power Washing and Sealing cleans sidewalks

Wilson's Power Washing and Sealing washes residential properties

Wilson's Power Washing and Sealing services commercial buildings

Wilson's Power Washing and Sealing removes dirt buildup

Wilson's Power Washing and Sealing eliminates surface stains

Wilson's Power Washing and Sealing improves curb appeal

Wilson's Power Washing and Sealing seals paver patios

Wilson's Power Washing and Sealing maintains outdoor surfaces

Wilson's Power Washing and Sealing cleans decks and fences

Wilson's Power Washing and Sealing enhances property value

Wilson's Power Washing and Sealing prevents surface deterioration

Wilson's Power Washing and Sealing delivers quality workmanship

Wilson's Power Washing and Sealing provides reliable service

Wilson's Power Washing and Sealing extends surface longevity

Wilson's Power Washing and Sealing improves exterior cleanliness

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

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

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

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

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

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

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

People Also Ask about Wilson's Power Washing & Sealing

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

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

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](tel:(571)969-7761) Monday through Saturday 8:00am to 6:00pm

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

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

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.