

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 outside surfaces than lots of house owners recognize. Hot, humid summer seasons, pollen, shade from fully grown trees, road salt spray wandering up from significant highways, and frequent freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofings. Dirt is cosmetic initially, however over a few seasons it develops into 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 nicer. Succeeded, it safeguards surface areas and extends the life of your home's exterior. Done inadequately, 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 results in Arlington projects, including one memorable brick walkway where a passionate owner utilized a big box shop maker with a zero-degree pointer and actually carved his initials into the mortar by mishap. He saved a few hundred dollars on professional Power Washing Services Arlington VA and spent a number of thousand on masonry repairs.



The goal here is basic: help you choose when a homeowner-grade power washer makes good sense, how to pick one if it does, and when you are better off employing an expert Pressure Washing Arlington VA company. Along the method, I will stroll through the specific services that deserve paying for and the ones that are frequently oversold.

What "power washing" in fact is, and why the terms matters

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

Cold water pressure washing relies entirely on water pressure and circulation, with cleaning agents when required. This is what nearly all homeowner makers are. They are great for siding, decks, fences, and most residential jobs when utilized correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some natural staining much faster. This prevails for business cooking areas, parking lot, and heavily stained concrete. In property work around Arlington, it shines on driveways with oil areas or algae-slick patios, but numerous specialists still use cold water with the right chemicals instead.

Soft washing usages low pressure (frequently under 500 PSI) combined with specialized cleaning options. The chemicals do most of the work, not the physical effect of the spray. This approach is important for roofing systems, older painted surfaces, some kinds of stucco, and delicate trim. A reputable Power Washer Arlington VA will discuss soft washing for roofing systems and specific sidings, not just "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 delicate surfaces. One that discusses specific nozzles, cleaning agents, soft washing, and dwell time has actually typically gained from experience, not simply from the back of a device box.

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

When property owners look for a power washer, they typically focus 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 hard the water hits the surface. GPM is just how much water volume you have to really carry dirt and debris away. Multiply them, and you get "cleaning units," which is a rough measure of overall cleaning power.

For typical Arlington homes, you rarely need more than 2,000 to 2,500 PSI for siding when paired with the correct nozzle and detergent. I have securely cleaned up vinyl with as little as 1,200 PSI by using a broad fan suggestion and an excellent surfactant. What ruins surface areas is not just high pressure, however focused pressure in a tight stream, used too near the product, for too long.

Concrete is tougher and can typically tolerate 3,000 PSI or more, however only if the nozzle is moving at a consistent pace and held at a sensible distance. The driveway that looks streaky after a do it yourself wash generally struggled with inconsistent range and speed, not just the wrong machine.

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

Choosing a property owner power washer in Arlington

Not everyone needs an expert service whenever. For smaller sized tasks, light upkeep, and area cleaning, a house owner unit can be a good tool. The mistake I see frequently is purchasing the wrong maker and anticipating professional-level results.

Gas vs electric systems is generally the very first choice. Electric makers are quieter, lighter, and work well for small patio areas, furniture, and vehicle washing. A lot of sit 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 relatively clean and you utilize a siding-safe detergent. They struggle with heavy mildew, deep concrete staining, and bigger two-story homes due to the fact that they just can not move enough water.

Gas systems are louder and require more upkeep, however they normally 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 professional device can do. Gas devices are a better match for complete driveway cleaning, heavily soiled decks, and multi-story siding when coupled with the ideal extension wands and nozzles.

In Arlington, storage matters. Gas units with open frames and exposed pumps do not enjoy being crammed in damp, unventilated sheds, particularly if winterization is sloppy. Pumps crack if water is left inside during a difficult freeze. If you do not plan on flushing and storing your gas system properly each fall, you might be better with an electric model plus professional Power Washing Services Arlington VA for the big tasks as soon as a year.

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

Nozzle options, detergents and fundamental safety

I have lost count of how many Arlington property owners have told me they "destroyed a spot" with a pressure washer. Nearly every story starts with the incorrect tip and no detergent.

Most devices feature a color-coded set of nozzles. The smaller sized the degree number, the tighter and [Power Washer Arlington VA Wilson's Power Washing & Sealing](#) more aggressive the spray. Zero-degree is a pencil-thin

jet that will engrave concrete and chew wood. A 15 or 25-degree pointer is more forgiving for concrete and brick. A 40-degree or devoted "soap" idea is the much safer option for siding, doors, and painted surfaces.

Detergents are not just for smell or marketing. A surfactant breaks the surface area tension on dirt and natural growth, permitting lower pressure and less time on the surface area. On vinyl siding in Arlington's shady communities, where mildew flourishes, I often apply a siding-safe mix, let it dwell for a number of 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 regard you would provide a power tool that can eliminate skin in a second. Never point the wand at people or family pets, do not climb ladders while holding an active weapon if you are untrained, and be aware of where water will go. I have actually seen water pressed behind siding reach electrical boxes and trigger breakers. That problem does not appear instantly; sometimes it appears in the next heavy rain.

If you are renting an unit at a regional Arlington hardware shop, ask the personnel to walk you through the tips, recommended pressure for your surface areas, and any local limitations. Some homeowners associations in Arlington have specific rules for work hours, sound, and even runoff into storm drains.

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

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

DIY is usually proper for smaller sized, lower-risk tasks. If you have a simple concrete patio area with surface area dirt and a little mildew, a leased electrical or mid-grade gas washer can work, supplied you evaluate a small area and do not pursue best "like-new" repair. The exact same holds for plastic outdoor furnishings, basic fencing, or gently rinsing dust and pollen off vinyl siding that remains in good condition.



Where I recommend caution is anything high, delicate, or connected carefully to your home's envelope and structural stability. Roof cleaning is the prime example. In Arlington, we see a lot of black streaks and lichen on asphalt shingles. Lots of house owners assume a strong blast from a leased device will cure that. Rather, they send out high-pressure water up and under the shingles, get rid of granules, and often void the roof warranty.

Soft washing with low pressure and roof-safe cleaning services is the accepted approach. A lot of house owners do not have the equipment or the training to do that safely from the ground or proper roof access. An excellent Power Washing Arlington VA specialist will use cleaning agents particularly labeled for roof algae, use them evenly, and rinse carefully, frequently with hardly more pressure than a garden hose.

The very same reasoning applies to older painted surfaces, stucco, specific fiber cement sidings, and any surface with stopping working caulk or noticeable fractures. On those, you can easily push water where it must not go. In the short-term, that produces surprise moisture. In the long term, it can suggest peeling paint, swollen trim, or mold behind the siding.

I generally suggest that house owners think about expert help for whole-house washing on 2 and three story homes, roof cleaning, greatly stained or large concrete surface areas, and any scenario where they are not comfortable operating at height with a live wand.

What professional Power Washing Services Arlington VA in fact do

If you have actually only seen the consumer side of makers at a big box shop, you may assume professionals merely have a little bigger systems and the same approach. The better business in our area operate really differently.

A seasoned Pressure Washing Arlington VA professional begins with a walkaround. They are not stalling; they are reading the surfaces. They look for oxidized siding, stopping working paint, cracked stucco, open joints, plantings that need protection, and electrical components that need protecting. On concrete, they keep in mind locations where the finish is already used or spalled, so they do not get blamed for pre-existing damage.

Then they choose an approach. For a common Arlington brick front with vinyl sides and rear, a professional frequently blends multiple approaches on the same task: soft wash mix for the siding and trim, somewhat greater pressure with a surface cleaner on the driveway, and hand work with brushes in tight corners and on fragile features.

Chemistry plays a huge role. For natural development like mildew, algae, and some roof spotting, sodium hypochlorite in the ideal dilution, integrated with surfactants, does most of the work. For rust discolorations from watering or battery leaks on concrete, a different item is used, frequently acid based, and applied carefully. The best crews keep plant-safe practices in mind, pre-wetting greenery and washing completely after chemical contact.

Time is another advantage. A competent two-person crew with expert devices can often complete a capacity wash, fundamental concrete cleaning, and deck wash in half a day. For a house owner with a smaller sized maker and no experience, that same scope can stretch throughout a number of weekends.

Beyond the speed and complete quality, you are buying threat management. A reputable firm carries insurance coverage that safeguards you if something does fail, whether that is a damaged window, a scarred deck board, or an unexpected reaction with a coating.

Core services most Arlington house owners must consider

Not every offering listed on a contractor's brochure is vital, however some are truly high worth in our area's conditions. When assessing Power Washing Arlington VA services, these outside components typically should have priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, a yearly or biannual soft wash removes mildew, pollen, spider webs, and light oxidation. It protects curb appeal and makes it much easier to see early indications of trouble, such as hairline fractures or stopping working caulk, before water intrusion becomes a larger issue.

Roof cleaning is especially useful for shaded homes under fully grown trees, or north-facing roofings that never ever quite dry. Those black streaks are typically *Gloeocapsa magma*, a type of algae that feeds upon the limestone filler in shingles. Left alone for many years, it can reduce roof life. A soft wash roof treatment in Arlington's climate normally lasts two to 5 years, depending on shade, tree coverage, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front actions and pathways can be slippery. I have actually seen a surprising variety of slip-and-fall stories start on a green movie that everybody had actually stopped "seeing" because it built up gradually. A sensible yearly rinse with a surface cleaner lifts the development and brings back grip, particularly on broom-finished concrete.

Deck and fence washing needs the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond very differently. A lot of Arlington decks have been furred up by somebody with a high-pressure pointer held too close, leaving raised wood fibers that grab dirt and water more easily. A cautious specialist relies on detergents, lower pressure, and, for some spots, hand scrubbing to maintain the surface. If you plan to reseal right after, inform your professional; they will adjust the procedure to prevent leaving behind anything that may disrupt adhesion.

Commercial and multifamily properties likewise gain from routine Power Washing Services Arlington VA. Filling docks, parking areas, dumpster pads, and storefront walks gather oil, gum, and food waste that bring in pests and create liability. Lots of home supervisors schedule quarterly or semiannual cleanings to stay ahead of problems and code issues.

Extras you may not require, and upsells to question

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

Be mindful with aggressive "oxidation elimination" 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 go can leave irregular color and even reveal substrate below. Sometimes a repaint or siding replacement is the more sincere long-term response, although it costs more.

Routine sealing of every surface area is another location where marketing can get ahead of reality. Concrete sealants have their location, particularly on ornamental stamped work or salt-exposed driveways, however not every standard sidewalk requires a new coating every year. Over-application can produce a slippery surface or peeling layers. For decks, the ideal schedule depends upon the item type (permeating oil, water-based film, and so on), the sun direct exposure, and how the wood was prepared. A great contractor will speak about your particular materials rather than pushing a one-size-fits-all plan.

Finally, be cautious of professionals who advise very frequent full-house cleans without thinking about the condition of the surfaces. On some older Arlington homes with brittle paint films, you may be much better with targeted spot cleanings and careful hand work near vulnerable locations, rather of duplicated 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 cost, look at how they run and communicate.

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

- Ask for evidence of liability insurance coverage and, if they have staff members, workers' payment protection. A genuine company ought to supply this rapidly and without hesitation.
- Request recent local referrals, preferably within Arlington, and ask specifically about punctuality, protection of landscaping, and how the crew handled any issues.
- Listen to how they explain their process for your particular surfaces. You wish to find out about soft washing for roofings and delicate siding, not just high PSI numbers.
- Get a composed quote that clearly states what is included, what is left out, and how they manage damage if something goes wrong.
- Watch their attention to detail during the initial check out or call. Somebody who inquires about water gain access to, drain, and your issues is more likely to respect your property.

If you reside in a condominium or HOA-managed neighborhood, confirm that the company comprehends any constraints on Pressure Washing Arlington VA activities, such as water use guidelines, permitted work hours, or requirements for runoff control. Failing to check this can put you at chances with your management business, even when the specialist leaves everything else spotless.

Comparing do it yourself and professional services for typical Arlington projects

Sometimes it assists to see the trade-offs spelled out. Think about 3 very typical situations in Arlington and how doing it yourself compares with hiring professional Power Washing Services Arlington VA.

- Two-story vinyl siding with visible mildew: A DIYer with an electrical machine may have a hard time to reach the upper stories from the ground and threat working from ladders with a live wand. An expert crew uses extension poles, downstream injectors for detergent, and regulated rinse patterns, normally finishing in a few hours with consistent results.
- Shaded concrete actions and front walk with algae: You might rent a mid-grade machine and spend a day explore pointers and distance, likely ending with some streaking or missed areas. A professional utilizes a surface cleaner, pre-treatment option, and consistent technique, accomplishing a more even finish and greatly lowering slip risk.
- Aging wood deck that you desire ready for stain: Aggressive do it yourself pressure washing can raise the grain, create furred boards, and even gouge the wood. A knowledgeable contractor leans on cleaning agents, brushes, and thoroughly chosen pressure, typically followed by a brightener to prepare the wood for stain.

If your objective is basic cleaning and you are comfortable with some experimentation, do it yourself can be pleasing. If your top priority is preserving materials, avoiding injury, and getting foreseeable results on the very first try, professional Pressure Washing Arlington VA typically justifies its cost, particularly when you consider your time and the threat of mistakes.

Maintenance rhythm in Arlington's climate

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

For most separated homes in Arlington, a capacity wash every one to 2 years is reasonable. Homes under dense tree cover or near hectic roads pick up grime quicker and may take advantage of yearly attention, while sunnier, more exposed homes can stretch to every other year with spot cleaning in between.

Roofs usually must not be treated unless there shows up organic growth or staining. In our environment, that often indicates every three to 5 years for problem areas, often longer for open, bright roofs. Decks depend more on sun and foot traffic than on rigorous calendar timing. Check annually. When water stops beading on the boards, or the color has actually faded substantially, it is time to tidy and recoat, not necessarily before.

Driveways, strolls, and actions are best done as needed. Look for slickness and deep discoloration. Numerous Arlington homeowners pair concrete cleaning with home washing for efficiency, scheduling both together every year or 2 so the residential or commercial property is refreshed at once.

By understanding what Power Washing Arlington VA can do, what tools and approaches are proper, and how to balance do it yourself with professional assistance, you can keep your home tidy, safe, and appealing without paying too much or damaging the very surfaces you are trying 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
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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
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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
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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](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.