

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 environment is harder on outside surfaces than numerous homeowners realize. Hot, damp summertimes, pollen, shade from fully grown trees, road salt spray wandering up from major highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofings. Dirt is cosmetic at first, however over a couple of seasons it turns into mildew, algae, embedded spots, and often early material failure.

Power Washing Arlington VA is not just about blasting away grime to make things look nicer. Succeeded, it protects surface areas 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 seen all of those results in Arlington projects, consisting of one remarkable brick pathway where a passionate owner used a big box shop machine with a zero-degree suggestion and literally carved his initials into the mortar by mishap. He saved a couple of hundred dollars on expert Power Washing Services Arlington VA and spent numerous thousand on masonry repairs.

The objective here is easy: help you decide when a homeowner-grade power washer makes good sense, how to pick one if it does, and when you are better off hiring an expert Pressure Washing Arlington VA business. Along the method, I will stroll through the specific services that deserve spending for and the ones that are typically oversold.

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

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

Cold water pressure washing relies entirely on water pressure and flow, with detergents when needed. This is what almost all house owner machines are. They are fine for siding, decks, fences, and a lot of residential jobs when utilized correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some natural staining much quicker. This prevails for business kitchens, parking lot, and heavily stained concrete. In residential work around Arlington, it shines on driveways with oil spots or algae-slick outdoor patios, but lots of professionals still utilize cold water with the ideal chemicals instead.

Soft washing usages low pressure (typically under 500 PSI) integrated with specialized cleaning solutions. The chemicals do the majority of the work, not the physical impact of the spray. This technique is crucial for roofing

systems, older painted surfaces, some types of stucco, and delicate trim. A reliable Power Washer Arlington VA will discuss soft washing for roofing systems and particular sidings, not simply "cranking up the pressure."

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

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

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

For typical Arlington homes, you rarely require more than 2,000 to 2,500 PSI for siding when coupled with the correct nozzle and detergent. I have actually securely cleaned vinyl with as low as 1,200 PSI by using a wide fan idea and a good surfactant. What ruins surfaces is not only high pressure, but concentrated pressure in a tight stream, used too near to the material, for too long.

Concrete is tougher and can generally endure 3,000 PSI or more, however just if the nozzle is moving at a steady rate and held at an affordable distance. The driveway that looks streaky after a DIY wash normally experienced inconsistent range 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 purchase "the most significant one they have." Rather, pick equipment that matches your most fragile desired surface area, then use strategy and detergents to do the rest of the work.

Choosing a house owner power washer in Arlington

Not everybody needs a professional service each time. For smaller tasks, light upkeep, and area cleaning, a property owner system can be a good tool. The mistake I see often is buying the incorrect device and anticipating professional-level results.

Gas vs electric units is normally the very first decision. Electric devices are quieter, lighter, and work well for small outdoor [Pressure Washing](#) patios, furniture, and vehicle washing. Most being in the 1,500 to 2,000 PSI range with 1.2 to 1.5 GPM. They are great for washing pollen off siding if the home is fairly clean and you use a siding-safe cleaning agent. They struggle with heavy mildew, deep concrete staining, and larger two-story homes because they just can stagnate enough water.

Gas systems are louder and require more maintenance, but they generally provide 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That mix is where you start to approach what an entry-level specialist machine can do. Gas devices are a

much better match for full driveway cleaning, greatly stained decks, and multi-story siding when paired 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 humid, unventilated sheds, specifically if winterization is sloppy. Pumps split if water is left inside during a difficult freeze. If you do not intend on flushing and saving your gas system properly each fall, you might be better with an electric design plus professional Power Washing Services Arlington VA for the huge jobs as soon as a year.

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

Nozzle options, cleaning agents and fundamental safety

I have actually lost count of how many Arlington house owners have actually told me they "ruined an area" with a pressure washer. Almost every story begins with the wrong idea and no detergent.

Most devices include a color-coded set of nozzles. The smaller sized 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 pointer is more flexible for concrete and brick. A 40-degree or devoted "soap" pointer is the much safer option for siding, doors, and painted surfaces.

Detergents are not simply for smell or marketing. A surfactant breaks the surface tension on dirt and organic growth, permitting lower pressure and less time on the surface area. On vinyl siding in Arlington's dubious neighborhoods, where mildew grows, I often use a siding-safe mix, let it dwell for a number of 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 respect you would provide a power tool that can get rid of skin in a 2nd. Never point the wand at individuals or family pets, do not climb up ladders while holding an active gun if you are untrained, and be aware of where water will go. I have actually seen water pushed behind siding reach electrical boxes and trigger breakers. That problem does not appear immediately; in some cases it appears in the next heavy rain.

If you are leasing an unit at a local Arlington hardware shop, ask the staff to walk you through the tips, recommended pressure for your surfaces, and any regional limitations. Some property owners associations in Arlington have specific 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 property owner 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 usually proper for smaller, lower-risk jobs. If you have a simple concrete patio area with surface area dirt and a little mildew, a rented electrical or mid-grade gas washer can work, provided you check a small location and do not try for perfect "like-new" restoration. The same holds for plastic outdoor furniture, standard fencing, or carefully washing dust and pollen off vinyl siding that remains in good 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. Lots of homeowners presume a strong blast from a leased maker will cure that. Rather, they send high-pressure water up and under the shingles, remove granules, and in some cases void the roof warranty.

Soft washing with low pressure and roof-safe cleaning solutions is the accepted approach. A lot of property owners do not have the equipment or the training to do that safely from the ground or appropriate roof gain access to. A good Power Washing Arlington VA specialist will use cleaning agents specifically identified for roof algae, apply them evenly, and wash carefully, often with barely more pressure than a garden hose.

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

I usually recommend that house owners consider expert assistance for whole-house washing on two and 3 story homes, roof cleaning, heavily stained or big concrete surface areas, and any circumstance where they are not comfortable operating at height with a live wand.

What expert Power Washing Services Arlington VA actually do

If you have just seen the customer side of makers at a huge box store, you may presume specialists simply have slightly larger systems and the very same approach. The much better companies in our area operate really differently.

An experienced Pressure Washing Arlington VA professional begins with a walkaround. They are not stalling; they read the surfaces. They look for oxidized siding, failing paint, cracked stucco, open joints, plantings that require security, and electrical components that need protecting. On concrete, they keep in mind locations where the finish is already worn or spalled, so they do not get blamed for pre-existing damage.

Then they select a technique. For a typical Arlington brick front with vinyl sides and rear, a pro frequently mixes numerous methods on the same task: soft wash mix for the siding and trim, somewhat higher pressure with a surface cleaner on the driveway, and hand work with brushes in tight corners and on fragile features.



Chemistry plays a huge function. For organic growth like mildew, algae, and some roof streaking, sodium hypochlorite in the right dilution, combined with surfactants, does the majority of the work. For rust discolorations from watering or battery leakages on concrete, a different item is utilized, typically acid based, and applied thoroughly. The best crews keep plant-safe practices in mind, pre-wetting plant life and rinsing thoroughly after chemical contact.

Time is another advantage. A skilled two-person team with professional equipment can typically finish a capacity wash, standard concrete cleaning, and deck wash in half a day. For a property owner with a smaller maker and no experience, that exact same scope can stretch across numerous weekends.

Beyond the speed and complete quality, you are buying danger management. A credible firm brings insurance that secures you if something does go wrong, whether that is a damaged window, a scarred deck board, or an unanticipated response with a coating.

Core services most Arlington house owners ought to consider

Not every offering noted on a specialist's pamphlet is essential, but some are truly high value in our region's conditions. When examining Power Washing Arlington VA services, these outside aspects generally 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 simpler to notice early indications of trouble, such as hairline cracks or stopping working caulk, before water invasion becomes a larger issue.

Roof cleaning is specifically useful for shaded homes under mature trees, or north-facing roofs that never rather dry. Those black streaks are often *Gloeocapsa magma*, a kind 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 environment normally lasts two to 5 years, depending upon shade, tree protection, 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 an unexpected number of slip-and-fall stories start on a green movie that everyone had actually stopped "seeing" because it built up gradually. A reasonable annual rinse with a surface cleaner raises the development and restores grip, particularly on broom-finished concrete.

Deck and fence washing requires the most nuanced technique. Cedar, pressure-treated lumber, and composite each respond extremely in a different way. A lot of Arlington decks have been furred up by someone with a high-pressure pointer held too close, leaving raised wood fibers that get dirt and water more easily. A careful professional counts on detergents, lower pressure, and, for some stains, hand scrubbing to protect the surface area. If you prepare to reseal right after, tell your professional; they will adjust the process to prevent leaving anything that might hinder adhesion.

Commercial and multifamily residential or commercial properties also take advantage of regular Power Washing Services Arlington VA. Filling docks, parking areas, dumpster pads, and store strolls gather oil, gum, and food waste that bring in insects and produce liability. Numerous residential or commercial property supervisors schedule quarterly or semiannual cleanings to stay ahead of problems and code issues.

Extras you might not need, and upsells to question

Like any service industry, exterior cleaning has its share of unneeded add-ons. A couple of deserve a crucial eye.

Be careful 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 to can leave uneven color and even expose substrate underneath. In some cases a repaint or siding replacement is the more truthful long-lasting response, despite the fact that it costs more.

Routine sealing of every surface is another area where marketing can get ahead of truth. Concrete sealers have their location, especially on ornamental stamped work or salt-exposed driveways, but not every standard walkway requires a brand-new finishing every year. Over-application can develop a slippery finish or peeling layers. For decks, the best schedule depends upon the item type (permeating oil, water-based film, etc), the sun exposure, and how the wood was prepared. A good specialist will speak about your particular materials instead of pressing a one-size-fits-all plan.

Finally, beware of specialists who recommend very frequent full-house washes without thinking about the condition of the surfaces. On some older Arlington homes with breakable paint films, you might be much better with targeted area cleanings and mindful hand work near susceptible locations, instead of duplicated whole-house cleans that accelerate paint failure.

How to select a Power Washer Arlington VA company

When you hire a contractor, you are trusting them with surfaces you can not quickly or inexpensively change. Beyond price, look at how they run and communicate.

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

- Ask for proof of liability insurance and, if they have staff members, workers' payment coverage. A genuine company must provide this rapidly and without hesitation.
- Request current regional referrals, preferably within Arlington, and ask particularly about punctuality, security of landscaping, and how the team managed any issues.
- Listen to how they describe their process for your specific surface areas. You wish to find out about soft washing for roofs and delicate siding, not just high PSI numbers.
- Get a written price quote that clearly specifies what is consisted of, what is excluded, and how they deal with damage if something goes wrong.
- Watch their attention to detail during the preliminary see or call. Someone who inquires about water gain access to, drain, and your concerns is most likely to respect your property.

If you live in a condo or HOA-managed community, validate that the business understands any restrictions on Pressure Washing Arlington VA activities, such as water usage rules, allowed work hours, or requirements for runoff control. Failing to inspect this can put you at chances with your management company, even when the contractor leaves whatever else spotless.

Comparing DIY and professional services for typical Arlington projects

Sometimes it helps to see the trade-offs defined. Think about three very common scenarios in Arlington and how doing it yourself compares to employing professional Power Washing Services Arlington VA.

- Two-story vinyl siding with noticeable mildew: A DIYer with an electric machine may struggle to reach the upper stories from the ground and threat working from ladders with a live wand. An expert crew utilizes extension poles, downstream injectors for cleaning agent, and controlled rinse patterns, typically ending up in a few hours with consistent results.
- Shaded concrete actions and front walk with algae: You could rent a mid-grade machine and invest a day experimenting with ideas and range, most likely ending with some streaking or missed spots. A pro utilizes a surface cleaner, pre-treatment service, and consistent technique, achieving a more even end up and greatly reducing slip risk.
- Aging wood deck that you want all set for stain: Aggressive DIY pressure washing can raise the grain, develop furled boards, and even gouge the wood. A knowledgeable contractor leans on detergents, brushes, and thoroughly selected pressure, often followed by a brightener to prepare the wood for stain.

If your objective is basic cleaning and you are comfy with some experimentation, do it yourself can be pleasing. If your top priority is preserving products, preventing injury, and getting foreseeable outcomes on the first try, professional Pressure Washing Arlington VA generally validates its cost, particularly when you factor in your time and the risk 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 new?" however "How typically should I truly do this?" Over-cleaning can be as bothersome as neglect.

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

Roofs normally need to not be dealt with unless there is visible organic growth or staining. In our environment, that often implies every three to 5 years for issue areas, often longer for open, sunny roofing systems. Decks depend more on sun and foot traffic than on strict calendar timing. Check yearly. When water stops beading on the boards, or the color has actually faded considerably, it is time to tidy and recoat, not always before.

Driveways, walks, and steps are best done as needed. Watch for slickness and deep discoloration. Many Arlington homeowners pair concrete cleaning with house washing for effectiveness, 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 techniques are proper, and how to balance do it yourself with expert aid, you can keep your home clean, safe, and attractive without overpaying or harming the very surface areas you are attempting 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/>

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

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

People Also Ask about Wilson's Power Washing & Sealing

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

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

Can Wilson's Power Washing and Sealing seal concrete surfaces and protect driveways?

Yes, Wilson's Power Washing and Sealing specializes in sealing concrete surfaces and protecting driveways, helping prevent weather damage, reduce wear, and extend surface longevity through quality workmanship and reliable service

How does Wilson's Power Washing and Sealing restore property appearance?

Wilson's Power Washing and Sealing restores property appearance by cleaning exterior surfaces, removing mold, mildew, algae, dirt buildup, and eliminating surface stains from driveways, sidewalks, patios, and other outdoor areas

Why do customers choose Wilson's Power Washing and Sealing for exterior cleaning projects?

Customers choose Wilson's Power Washing and Sealing because of its commitment to quality workmanship, reliable service, attention to detail, effective power washing services, surface sealing expertise, and ability to protect driveways while restoring property appearance

Does Wilson's Power Washing and Sealing provide cleaning and sealing services for outdoor surfaces?

Wilson's Power Washing and Sealing offers comprehensive cleaning and sealing services for concrete, pavers, sidewalks, driveways, patios, decks, and other exterior surfaces to improve appearance and provide long-term

protection with reliable service

Where is Wilson's Power Washing & Sealing located?

Wilson's Power Washing & Sealing is conveniently located at 3300 John Marshall Dr, Arlington, VA 22207. You can easily find directions on [Google Maps](#) or call at [\(571\) 969-7761](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](#)

[Bon Air Park Rose Garden](#) showcases beautifully maintained grounds where power washing services, quality workmanship, and reliable service help clean exterior surfaces and restore property appearance throughout public spaces.