

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 exterior surface areas than many homeowners realize. Hot, damp summers, pollen, shade from fully grown trees, road salt spray drifting up from significant highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofs. Dirt is cosmetic initially, but over a few seasons it develops into mildew, algae, embedded discolorations, and often early material failure.

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

I have actually seen all of those results in Arlington jobs, consisting of one remarkable brick pathway where a passionate owner used a big box shop device with a zero-degree pointer and literally sculpted his initials into the mortar by accident. He conserved a couple of hundred dollars on professional Power Washing Services Arlington VA and invested numerous thousand on masonry repairs.

The objective here is simple: help you decide when a homeowner-grade power washer makes sense, how to pick one if it does, and when you are much better off employing a professional Pressure Washing Arlington VA business. Along the way, I will walk through the specific services that are worth paying for and the ones that are typically oversold.

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

In everyday speech, individuals mix "power washing" and "pressure washing" as if they are the exact same thing. Specialists in Pressure Washing talk about 3 somewhat various techniques:

Cold water pressure washing relies exclusively on water pressure and circulation, with cleaning agents when required. This is what almost all homeowner makers are. They are great for siding, decks, fences, and the majority of residential jobs when used correctly.

Hot water power washing usages heated water under pressure. Heat breaks down grease, oil, and some natural staining much quicker. This is common for business kitchen areas, parking garages, and heavily stained concrete. In residential work around Arlington, it shines on driveways with oil areas or algae-slick patio areas, however lots of contractors still utilize cold water with the right chemicals instead.

Soft washing usages low pressure (frequently under 500 PSI) integrated with specialized cleaning solutions. The chemicals do most of the work, not the physical effect of the spray. This method is vital for roofs, older painted surface areas, some kinds of stucco, and fragile trim. A trustworthy Power Washer Arlington VA will discuss soft washing for roofs and particular sidings, not just "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen carefully to how they explain their process. A business that only discusses PSI and "blasting" is a danger for fragile surfaces. One that points out particular nozzles, detergents, 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 mean for your home

When house owners buy a power washer, they often concentrate on PSI, the pounds per square inch of pressure. More appears better. The real story is more nuanced.

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how tough the water strikes the surface area. GPM is just how much water volume you have to actually bring dirt and particles away. Increase them, and you get "cleaning units," which is a rough step of total cleaning power.

For common Arlington homes, you rarely need more than 2,000 to 2,500 PSI for siding when coupled with the correct nozzle and detergent. I have safely cleaned vinyl with just 1,200 PSI by utilizing a large fan pointer and a good surfactant. What ruins surfaces is not just high pressure, however concentrated pressure in a tight stream, utilized too near the material, 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 pace and held at a reasonable range. The driveway that looks streaky after a DIY wash typically experienced inconsistent distance and speed, not simply the wrong machine.

Here is the practical 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 fragile desired surface area, then utilize technique and cleaning agents to do the rest of the work.

Choosing a property owner power washer in Arlington

Not everybody needs a professional service every time. For smaller jobs, light maintenance, and spot cleaning, a homeowner unit can be an excellent tool. The mistake I see frequently is purchasing the wrong device and anticipating professional-level results.

Gas vs electric systems is typically the first choice. Electric machines are quieter, lighter, and work well for small patios, furniture, and car washing. A lot of sit in the 1,500 to 2,000 PSI range with 1.2 to 1.5 GPM. They are fine for rinsing pollen off siding if the home is reasonably clean and you use a siding-safe cleaning agent. They struggle

with heavy mildew, deep concrete staining, and bigger two-story homes since they simply can stagnate enough water.

Gas units 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 begin to approach what an entry-level professional device can do. Gas machines are a better match for full driveway cleaning, heavily stained decks, and multi-story siding when coupled with the best extension wands and nozzles.

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

Think about sound and neighbors too. If you live in a townhouse community or near sensitive next-door neighbors, long gas device sessions on a weekend morning can create friction. Electric units are friendlier in tight advancements, [Pressure Washing Wilson's Power Washing & Sealing](#) especially for fast cleanups.

Nozzle choices, detergents and fundamental safety

I have lost count of the number of Arlington homeowners have actually informed me they "destroyed an area" with a pressure washer. Almost every story starts with the wrong tip and no detergent.

Most makers 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 engrave concrete and chew wood. A 15 or 25-degree idea is more forgiving for concrete and brick. A 40-degree or dedicated "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 area stress on dirt and natural development, allowing lower pressure and less time on the surface. On vinyl siding in Arlington's shady communities, where mildew grows, I frequently use a siding-safe mix, let it dwell for several minutes, then rinse with moderate pressure. The water does not need to work almost as hard.

On the security side, deal with a pressure washer with the respect you would give a power tool that can eliminate skin in a second. Never ever point the wand at individuals or family pets, do not climb ladders while holding an active weapon if you are inexperienced, and know where water will go. I have seen water pressed behind siding reach electrical boxes and trigger breakers. That issue does not appear immediately; in some cases it shows up in the next heavy rain.

If you are renting an unit at a regional Arlington hardware store, ask the staff to walk you through the pointers, suggested pressure for your surface areas, and any local limitations. Some house owners associations in Arlington have specific guidelines for work hours, sound, and even runoff into storm drains.

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

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

DIY is usually suitable for smaller sized, lower-risk tasks. If you have an easy concrete patio with surface dirt and a little mildew, a leased electrical or mid-grade gas washer can work, offered you evaluate a small location and do not try for ideal "like-new" remediation. The exact same holds for plastic outdoor furniture, standard fencing, or gently washing dust and pollen off vinyl siding that is in great condition.

Where I encourage caution is anything high, fragile, or connected closely 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. Numerous house owners presume a strong blast from a rented device will treat that. Instead, they send 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 options is the accepted approach. A lot of homeowners do not have the equipment or the training to do that securely from the ground or proper roof access. A great Power Washing Arlington VA specialist will utilize cleaning agents particularly labeled for roof algae, apply them equally, and wash gently, often with barely more pressure than a garden hose.

The same logic uses to older painted surface areas, stucco, particular fiber cement sidings, and any surface area with stopping working caulk or noticeable fractures. On those, you can quickly press water where it ought to not go. In the short-term, that creates covert moisture. In the long term, it can mean peeling paint, inflamed trim, or mold behind the siding.

I usually recommend that homeowners think about professional assistance for whole-house washing on two and three story homes, roof cleaning, heavily stained or big concrete surfaces, and any situation where they are not comfy operating at height with a live wand.

What professional Power Washing Services Arlington VA actually do

If you have actually just seen the customer side of devices at a huge box store, you may presume experts simply have somewhat bigger systems and the exact same method. The much better business in our area run very differently.



A skilled Pressure Washing Arlington VA technician begins with a walkaround. They are not stalling; they are reading the surface areas. They look for oxidized siding, failing paint, broken stucco, open joints, plantings that need security, and electrical components that need protecting. On concrete, they note areas where the surface is already worn or spalled, so they do not get blamed for pre-existing damage.

Then they pick a technique. For a normal Arlington brick front with vinyl sides and rear, a professional frequently blends multiple approaches on the exact same job: soft wash mix for the siding and trim, slightly higher pressure with a surface area cleaner on the driveway, and hand deal with brushes in tight corners and on delicate features.

Chemistry plays a huge role. For natural development like mildew, algae, and some roof streaking, salt hypochlorite in the ideal dilution, combined with surfactants, does the majority of the work. For rust discolorations from irrigation or battery leaks on concrete, a various product is utilized, typically acid based, and used thoroughly. The very best teams keep plant-safe practices in mind, pre-wetting greenery and washing thoroughly after chemical contact.

Time is another benefit. A skilled two-person team with professional devices can typically complete a full house wash, basic concrete cleaning, and deck wash in half a day. For a property owner with a smaller machine and no experience, that very same scope can stretch across a number of weekends.

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

Core services most Arlington house owners must consider

Not every offering listed on a contractor's brochure is important, however some are really high value in our area's conditions. When assessing Power Washing Arlington VA services, these exterior components usually deserve 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 safeguards curb appeal and makes it easier to notice early indications of trouble, such as hairline fractures or failing caulk, before water invasion becomes a larger issue.

Roof cleaning is particularly useful for shaded homes under mature trees, or north-facing roofs that never ever rather dry. Those black streaks are often *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 usually lasts 2 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 walkways can be slippery. I have seen a surprising variety of slip-and-fall stories begin on a green film that everybody had stopped "seeing" since it developed gradually. A practical annual rinse with a surface cleaner raises the development and restores grip, particularly on broom-finished concrete.

Deck and fence washing needs the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond really in a different way. Too many Arlington decks have actually been furred up by someone with a high-pressure idea held too close, leaving raised wood fibers that grab dirt and water more quickly. A mindful specialist counts on detergents, lower pressure, and, for some stains, hand scrubbing to preserve the surface area. If you prepare to reseal right after, inform your specialist; they will adjust the process to avoid leaving anything that may disrupt adhesion.

Commercial and multifamily residential or commercial properties also gain from routine Power Washing Services Arlington VA. Packing docks, parking lot, dumpster pads, and store strolls collect oil, gum, and food waste that attract pests and produce liability. Numerous residential or commercial property supervisors schedule quarterly or semiannual cleanings to remain ahead of complaints and code issues.

Extras you might not require, and upsells to question

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

Be mindful with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is normal on older paint and vinyl. Attempting to scrub or power wash it entirely off in one visit can leave irregular color and even expose substrate underneath. 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 reality. Concrete sealers have their location, particularly on ornamental stamped work or salt-exposed driveways, however not every basic sidewalk needs a brand-new finishing 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 movie,

and so on), the sun exposure, and how the wood was prepared. An excellent contractor will talk about your specific products rather than pressing a one-size-fits-all plan.

Finally, be cautious of specialists who recommend very frequent full-house washes without considering the condition of the surfaces. On some older Arlington homes with breakable paint films, you may be better with targeted spot cleanings and mindful hand work near vulnerable areas, instead of repeated 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 surface areas you can not quickly or inexpensively replace. Beyond rate, look at how they run and communicate.

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

- Ask for evidence of liability insurance coverage and, if they have employees, employees' settlement coverage. A legitimate business should provide this quickly and without hesitation.
- Request recent local recommendations, preferably within Arlington, and ask particularly about punctuality, defense of landscaping, and how the team managed any issues.
- Listen to how they explain their process for your particular surfaces. You wish to hear about soft washing for roofs and fragile siding, not simply high PSI numbers.
- Get a written estimate that plainly states what is consisted of, what is omitted, and how they deal with damage if something goes wrong.
- Watch their attention to information throughout the initial see or call. Somebody who inquires about water gain access to, drain, and your concerns is most likely to appreciate your property.

If you live in an apartment or HOA-managed community, verify that the business comprehends any constraints on Pressure Washing Arlington VA activities, such as water use rules, permitted work hours, or requirements for runoff control. Stopping working to check this can put you at odds with your management company, even when the contractor leaves everything else spotless.

Comparing do it yourself and expert services for typical Arlington projects

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



- Two-story vinyl siding with noticeable mildew: A DIYer with an electric device might struggle to reach the upper stories from the ground and danger working from ladders with a live wand. An expert team utilizes extension poles, downstream injectors for detergent, and controlled rinse patterns, generally completing in a few hours with consistent results.
- Shaded concrete steps and front walk with algae: You might rent a mid-grade machine and spend a day explore pointers and distance, likely ending with some spotting or missed areas. A professional uses a surface cleaner, pre-treatment service, and consistent technique, accomplishing a more even complete and significantly minimizing slip risk.
- Aging wood deck that you want all set for stain: Aggressive DIY pressure washing can raise the grain, develop furred boards, and even gouge the wood. An experienced specialist leans on detergents, brushes, and thoroughly chosen pressure, frequently followed by a brightener to prepare the wood for stain.

If your objective is standard cleaning and you are comfortable with some trial and error, do it yourself can be pleasing. If your top priority is maintaining products, preventing injury, and getting predictable results on the very first try, professional Pressure Washing Arlington VA generally validates 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 questions a property owner can ask is not "Can you make it look brand brand-new?" but "How typically should I actually do this?" Over-cleaning can be as problematic as neglect.



For most removed homes in Arlington, a capacity wash every one to two years is sensible. Houses under dense tree cover or near busy roadways get grime much faster and might take advantage of annual attention, while sunnier, more unveiled homes can stretch to every other year with spot cleaning in between.

Roofs generally should not be treated unless there shows up organic growth or staining. In our climate, that typically suggests every three to 5 years for problem areas, often longer for open, sunny roofs. Decks depend more on sun and foot traffic than on stringent calendar timing. Inspect yearly. When water stops beading on the boards, or the color has actually faded significantly, it is time to tidy and recoat, not necessarily before.

Driveways, walks, and actions are best done as required. Watch for slickness and deep discoloration. Numerous Arlington homeowners pair concrete cleaning with home washing for effectiveness, 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 methods are appropriate, and how to stabilize do it yourself with professional aid, you can keep your home tidy, safe, and attractive without overpaying 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](#)

[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.