

**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 surfaces than many house owners understand. Hot, humid summertimes, pollen, shade from fully grown trees, roadway salt spray drifting up from significant highways, and frequent freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofs. Dirt is cosmetic at first, however over a few seasons it develops into mildew, algae, embedded discolorations, and in some cases early material failure.

Power Washing Arlington VA is not just about blasting away grime to make things look nicer. Succeeded, 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, consisting of one memorable brick sidewalk where an enthusiastic owner utilized a big box shop machine with a zero-degree pointer and actually carved his initials into the mortar by accident. He saved a couple of hundred dollars on expert Power Washing Services Arlington VA and invested a number of thousand on masonry repairs.

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

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

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

Cold water pressure washing relies exclusively on water pressure and flow, with detergents when required. This is what almost all property owner devices are. They are fine for siding, decks, fences, and a lot of residential projects when used correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much faster. This prevails for industrial kitchens, parking garages, and heavily stained concrete. In property work around Arlington, it shines on driveways with oil areas or algae-slick outdoor patios, however many contractors still use cold water with the right chemicals instead.

Soft washing uses 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 method is vital for roofing systems, older painted surface areas, some types of stucco, and fragile trim. A reputable Power Washer Arlington VA will discuss soft washing for roofings 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 procedure. A company that just talks about PSI and "blasting" is a danger for fragile surface areas. One that discusses specific nozzles, cleaning agents, soft washing, and dwell time has typically gained from experience, not simply from the back of a machine box.

## **Understanding PSI, GPM and what they truly 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 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 need to in fact carry dirt and debris away. Multiply them, and you get "cleaning systems," which is a rough step of total cleaning power.

For common Arlington homes, you seldom need more than 2,000 to 2,500 PSI for siding when coupled with the correct nozzle and cleaning agent. I have actually safely cleaned vinyl with just 1,200 PSI by utilizing a wide fan suggestion and an excellent surfactant. What destroys surfaces is not just high pressure, however concentrated pressure in a tight stream, utilized too close to the product, for too long.

Concrete is harder and can normally endure 3,000 PSI or more, however just if the nozzle is moving at a steady pace and held at a reasonable range. The driveway that looks streaky after a do it yourself wash usually suffered from irregular distance and speed, not just the wrong machine.

Here is the practical takeaway: if you are considering your own Power Washer Arlington VA purchase, resist the temptation to purchase "the biggest one they have." Rather, pick equipment that matches your most fragile desired surface, then utilize strategy and detergents to do the rest of the work.

## **Choosing a house owner power washer in Arlington**

Not everyone requires an expert service each time. For smaller sized projects, light maintenance, and area cleaning, a property owner unit can be a good tool. The error I see frequently is purchasing the wrong machine and expecting professional-level results.

Gas vs electric systems is typically the very first decision. Electric devices are quieter, lighter, and work well for small patio areas, furniture, and automobile washing. Many being in the 1,500 to 2,000 PSI range 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

detergent. They battle with heavy mildew, deep concrete staining, and bigger two-story homes because they simply can not move enough water.



Gas units are louder and require more maintenance, however they normally provide 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That mix is [Power Washing Services Arlington VA](#) where you start to approach what an entry-level contractor maker can do. Gas makers are a much better match for full driveway cleaning, heavily stained decks, and multi-story siding when coupled with the right extension wands and nozzles.

In Arlington, storage matters. Gas units with open frames and exposed pumps do not like being packed in humid, unventilated sheds, particularly if winterization is sloppy. Pumps break if water is left inside throughout a tough freeze. If you do not intend on flushing and keeping your gas unit properly each fall, you may be much better with an electrical model plus expert [Power Washing Services Arlington VA](#) for the big jobs once a year.

Think about sound and neighbors too. If you reside in a townhouse neighborhood or near sensitive neighbors, long gas device sessions on a weekend early morning can develop friction. Electric units are friendlier in tight developments, especially for fast cleanups.

## **Nozzle choices, detergents and basic safety**

I have lost count of how many Arlington house owners have informed me they "destroyed a spot" with a pressure washer. Nearly every story begins with the wrong 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 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 odor or marketing. A surfactant breaks the surface stress on dirt and natural growth, allowing lower pressure and less time on the surface area. On vinyl siding in Arlington's shady communities, where mildew flourishes, I often use a siding-safe mix, let it dwell for a number of minutes, then wash with moderate pressure. The water does not have to work almost as hard.

On the safety side, treat a pressure washer with the respect you would provide a power tool that can remove skin in a second. Never ever point the wand at individuals or family pets, do not climb up ladders while holding an

active weapon 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 instantly; sometimes it shows up in the next heavy rain.

If you are leasing a system at a regional Arlington hardware shop, ask the personnel to walk you through the suggestions, suggested pressure for your surfaces, and any regional limitations. Some property owners associations in Arlington have particular guidelines for work hours, sound, and even overflow into storm drains.

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

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

DIY is normally appropriate for smaller sized, 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, supplied you evaluate a small area and do not pursue ideal "like-new" restoration. The same holds for plastic outdoor furnishings, standard fencing, or gently rinsing dust and pollen off vinyl siding that is in excellent condition.

Where I recommend caution is anything high, delicate, or tied closely 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. Many homeowners assume a strong blast from a leased maker will cure 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 solutions is the accepted technique. A lot of property owners do not have the devices or the training to do that safely from the ground or proper roof access. An excellent Power Washing Arlington VA specialist will utilize detergents specifically labeled for roof algae, apply them uniformly, and rinse gently, typically with hardly more pressure than a garden hose.

The exact same reasoning applies to older painted surfaces, stucco, particular fiber cement sidings, and any surface area with failing caulk or noticeable cracks. On those, you can easily press water where it should not go. In the short-term, that produces surprise wetness. In the long term, it can mean peeling paint, swollen trim, or mold behind the siding.

I typically advise that house owners consider professional help for whole-house washing on 2 and three story homes, roof cleaning, heavily stained or large concrete surfaces, and any scenario where they are not comfy working at height with a live wand.

## **What expert Power Washing Services Arlington VA really do**

If you have just seen the customer side of machines at a huge box store, you may presume professionals just have slightly bigger units and the same approach. The much better companies in our area run really differently.

An experienced Pressure Washing Arlington VA specialist starts with a walkaround. They are not stalling; they are reading the surfaces. They search for oxidized siding, stopping working paint, cracked stucco, open joints, plantings that require protection, and electrical components that require protecting. On concrete, they keep in mind areas where the finish is currently used or spalled, so they do not get blamed for pre-existing damage.

Then they pick an approach. For a common Arlington brick front with vinyl sides and rear, a pro typically blends several methods on the very same job: soft wash mix for the siding and trim, a little higher pressure with a surface cleaner on the driveway, and hand work with brushes in tight corners and on fragile features.

Chemistry plays a big role. For natural growth like mildew, algae, and some roof streaking, salt hypochlorite in the right dilution, integrated with surfactants, does the majority of the work. For rust spots from watering or battery leakages on concrete, a various item is used, frequently acid based, and used carefully. The best crews keep plant-safe practices in mind, pre-wetting plant life and washing completely after chemical contact.



Time is another benefit. A proficient two-person team with expert devices can typically finish a capacity wash, basic concrete cleaning, and deck wash in half a day. For a house owner with a smaller sized device and no experience, that exact same scope can stretch across numerous weekends.

Beyond the speed and end up quality, you are purchasing danger management. A trustworthy firm carries insurance that protects you if something does go wrong, whether that is a damaged window, a scarred deck board, or an unforeseen response with a coating.

## **Core services most Arlington house owners should consider**

Not every offering listed on a contractor's sales brochure is necessary, however some are really high value in our area's conditions. When examining Power Washing Arlington VA services, these exterior elements usually deserve priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, an annual or biannual soft wash gets rid of mildew, pollen, spider webs, and light oxidation. It safeguards curb appeal and makes it simpler to notice early signs of problem, such as hairline fractures or failing caulk, before water invasion becomes a larger issue.

Roof cleaning is specifically useful for shaded homes under fully grown trees, or north-facing roofings that never ever quite dry. Those black streaks are frequently *Gloeocapsa lava*, 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 generally 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 steps and sidewalks can be slippery. I have seen a surprising number of slip-and-fall stories begin on a green movie that everyone had stopped "seeing" because it developed gradually. A reasonable annual rinse with a surface area cleaner lifts the development and restores grip, specifically on broom-finished concrete.

Deck and fence washing requires the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond extremely in a different way. Too many Arlington decks have actually been furred up by someone with a high-pressure tip held too close, leaving raised wood fibers that get dirt and water more easily. A mindful contractor relies on cleaning agents, lower pressure, and, for some stains, hand scrubbing to maintain the surface area. If you plan to reseal right after, tell your professional; they will change the process to prevent leaving anything that may hinder adhesion.

Commercial and multifamily properties likewise gain from regular Power Washing Services Arlington VA. Loading docks, parking lot, dumpster pads, and shop strolls gather oil, gum, and food waste that draw in insects and create liability. Numerous home managers schedule quarterly or semiannual cleanings to remain ahead of grievances and code issues.

## **Extras you may not need, and upsells to question**

Like any service market, outside cleaning has its share of unneeded add-ons. A couple of deserve 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 clean it totally off in one check out can leave unequal color and even expose substrate beneath. In some cases a repaint or siding replacement is the more honest long-term answer, despite the fact that it costs more.

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

Finally, beware of contractors who recommend really regular full-house cleans without considering the condition of the surface areas. On some older Arlington homes with breakable paint films, you may be much better with targeted area cleanings and cautious hand work near susceptible areas, rather of duplicated whole-house cleans that speed up paint failure.

## **How to pick a Power Washer Arlington VA company**

When you employ a professional, 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 separate specialists from opportunists when you are comparing Power Washing Arlington VA service providers:

- Ask for evidence of liability insurance coverage and, if they have employees, employees' compensation coverage. A genuine business must supply this quickly and without hesitation.
- Request recent local recommendations, ideally within Arlington, and ask specifically about punctuality, defense of landscaping, and how the team managed any issues.
- Listen to how they describe their process for your particular surface areas. You wish to find out about soft washing for roofing systems and delicate siding, not simply high PSI numbers.
- Get a written quote that clearly mentions what is consisted of, what is left out, and how they handle damage if something goes wrong.
- Watch their attention to detail throughout the preliminary check out or call. Somebody who inquires about water gain access to, drain, and your concerns is most likely to respect your property.

If you reside in an apartment or HOA-managed community, verify that the business understands any constraints on Pressure Washing Arlington VA activities, such as water usage rules, allowed work hours, or requirements for runoff control. Failing to check this can put you at chances with your management company, even when the contractor leaves everything else spotless.

## **Comparing DIY and expert services for typical Arlington projects**

Sometimes it helps to see the compromises defined. Consider three extremely typical situations in Arlington and how doing it yourself compares with hiring expert Power Washing Services Arlington VA.

- Two-story vinyl siding with visible mildew: A DIYer with an electrical device might have a hard time 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 detergent, and controlled rinse patterns, usually ending up in a few hours with consistent results.
- Shaded concrete actions and front walk with algae: You could rent a mid-grade maker and invest a day explore tips and range, likely ending with some spotting or missed out on spots. A pro utilizes a surface cleaner, pre-treatment service, and constant technique, accomplishing a more even finish and significantly lowering slip risk.
- Aging wood deck that you desire all set for stain: Aggressive DIY pressure washing can raise the grain, produce 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 goal is fundamental cleaning and you are comfortable with some trial and error, DIY can be satisfying. If your top priority is protecting products, avoiding injury, and getting predictable outcomes on the first try, professional Pressure Washing Arlington VA generally justifies its cost, particularly when you consider your time and the threat 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 brand-new?" however "How often should I actually do this?" Over-cleaning can be as bothersome as neglect.

For most separated homes in Arlington, a full house wash every one to 2 years is sensible. Houses under dense tree cover or near hectic roads pick up grime faster and might take advantage of annual attention, while sunnier, more unwrapped homes can extend to every other year with spot cleaning in between.

Roofs normally ought to not be dealt with unless there is visible organic growth or staining. In our environment, that frequently implies every 3 to 5 years for problem areas, in some cases longer for open, sunny roofings. Decks depend more on sun and foot traffic than on stringent calendar timing. Check each year. When water stops beading on the boards, or the color has faded significantly, it is time to tidy and recoat, not always before.



Driveways, strolls, and actions are best done as needed. Look for slickness and deep staining. Many Arlington house owners set concrete cleaning with house washing for performance, scheduling both together every year or more so the property is refreshed at once.

By understanding what Power Washing Arlington VA can do, what tools and approaches are appropriate, and how to balance DIY with professional help, you can keep your residential or commercial property tidy, safe, and attractive without overpaying or harming the very surfaces you are trying to protect.

Wilsons Power Washing and Sealing provides power washing services

Wilsons Power Washing and Sealing cleans exterior surfaces

Wilsons Power Washing and Sealing restores property appearance

Wilsons Power Washing and Sealing seals concrete surfaces

Wilsons Power Washing and Sealing protects driveways

Wilsons Power Washing and Sealing cleans sidewalks

Wilsons Power Washing and Sealing washes residential properties

Wilsons Power Washing and Sealing services commercial buildings

Wilsons Power Washing and Sealing removes dirt buildup

Wilsons Power Washing and Sealing eliminates surface stains

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Wilsons Power Washing and Sealing seals paver patios

Wilsons Power Washing and Sealing maintains outdoor surfaces

Wilsons Power Washing and Sealing cleans decks and fences

Wilsons Power Washing and Sealing enhances property value

Wilsons Power Washing and Sealing prevents surface deterioration

Wilsons Power Washing and Sealing delivers quality workmanship

Wilsons Power Washing and Sealing provides reliable service

Wilsons Power Washing and Sealing extends surface longevity

Wilsons Power Washing and Sealing improves exterior cleanliness

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

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

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

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

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

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

## People Also Ask about Wilson's Power Washing & Sealing

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

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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?**

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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?**

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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?**

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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?**

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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?**

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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?

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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.