

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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Walk through any Arlington community in April and you see the exact same story on a lot of houses: green film approaching siding, dark stripes on gutters, streaks on the driveway, and brick steps that get slick after a rain. The mix of humidity, tree cover, pollen, and roadway salt in Northern Virginia is rough on exterior surface areas. An excellent contractor can make a residential or commercial property look 5 years more youthful in an afternoon. A bad one can etch your brick, scar your deck, or void your roof guarantee just as fast.

Choosing the best business for pressure washing Arlington VA is less about finding the most affordable cost and more about comprehending how they work, what they use, and how they believe. The equipment is powerful enough to cut skin and lift paint. It requires judgment, not simply water.

This guide strolls through how a well-informed property owner or property supervisor in Arlington should assess a power washing contractor and how to understand the common service menu for power washing services Arlington VA.

Why outside cleaning matters in Arlington specifically

Arlington is difficult on exteriors for a couple of reasons that straight impact how a contractor should approach your property.

The initially is wetness. We have damp summertimes, regular storms, and shaded lots, particularly in North Arlington. That combination breeds algae, mildew, and lichen on siding, decks, roofing systems, and fences. The green or black staining is not simply cosmetic. Left alone, it holds moisture versus your surfaces, which accelerates rot on wood and shortens the life of paint and roofing.

The second is traffic and contamination. Near I-66, Route 50, Columbia Pike, or the Pentagon City corridor, you see a stable buildup of soot and roadway grime on stucco and brick. It is subtle over a single season, however after 2 or three years, fascia boards and lighter colored sidings begin to look worn out and dingy.

The 3rd is winter season treatment. De-icing salt and sand get tracked onto concrete driveways and sidewalks, as well as into parking lot. Salt crystals work their way into tiny cracks, which can quicken spalling and surface flaking if you never ever rinse them away.

A company that frequently handles power washing Arlington VA need to be tuned into these patterns. They should not treat a brick townhouse court in Clarendon the very same method they treat a standalone vinyl home in South Arlington or a mid-rise business building by Ballston station.

What "expert" pressure washing really means

Many people visualize a pressure washer as a single, blunt tool. In reality, a professional power washer Arlington VA will talk less about raw pressure and more about chemistry, circulation rate, and technique.

Water pressure is just one variable. A skilled technician treats it as a last hope. They change the cleaning technique based upon 4 basic levers: pressure, water volume, cleaning service, and dwell time. On fragile surfaces like older brick, wood siding, and asphalt shingles, a pro objectives to keep pressure low, rely on detergents that break down organic development and grime, and give those detergents time to work. That is safer than blasting away with a tight, high-pressure tip.

Professional work also implies using various tools for various surface areas. The individual who appears with one device, one wand, and no additional equipment is usually a spending plan operator. A major specialist will generally bring both direct pressure devices and soft washing systems, several spray pointers, surface cleaners for flatwork, extension wands, and often even water tanks or healing systems for specific industrial sites.

Finally, professionalism shows in how they manage risk. Exterior cleaning has 2 primary threat classifications: damage to your residential or commercial property and liability if somebody gets hurt. There should be written processes, not just spoken assurances. The method a company approaches safety around ladders, high roof pitches, electrical fixtures, and neighboring pedestrians says a lot about what working with them will feel like.

First look: how to pre-screen a pressure washing contractor

When you begin looking for pressure washing Arlington VA online, the choices can blur together. Lots of sites sound similar, and nearly all have shiny "previously and after" photos.

Here is a compact list you can go through before you ever welcome someone to quote your property:

1. Confirm that they are based in or routinely serve Arlington, not just "Northern Virginia" in general. Regional familiarity with neighborhood associations, historic locations, and county regulations is a real advantage.
2. Ask whether they offer both low-pressure soft washing and higher pressure cleaning, and which they use for vinyl, painted wood, and roofs. Anybody who states they "always utilize high pressure" on these surfaces need to be avoided.
3. Request proof of insurance: both basic liability and workers' settlement if they have employees. Have them email you a certificate, not just check out numbers over the phone.
4. Ask how they protect landscaping and sensitive locations from detergents and overflow. You are listening for particular actions: pre-wetting plants, using naturally degradable cleaning agents, covering delicate shrubs, and post-rinsing.

5. Search for reviews with pictures or longer remarks that mention communication, punctuality, and clean-up, not just how things searched the day of service.

Contractors who address these questions plainly and without defensiveness have typically put believed into their systems. Unclear or impatient responses are a caution sign.

Understanding the main service classifications in power washing services Arlington VA

Most companies in this area usage similar words on their websites. The details behind those words are where the differences lie. Below are normal categories you will see in a service menu and what they should include when done well.

House washing

"House washing" sounds uncomplicated, but the method depends upon the outside. In Arlington you will see vinyl, fiber cement (like Hardie board), painted wood, stucco, and numerous brick veneers, in some cases all on the same block.

A skilled specialist will ask what your siding is made from and about the age and condition of any paint. For practically all modern house exteriors, the gold standard is soft washing: a low-pressure spray combined with a detergent blend that breaks down organic development, dirt, and spider webs.

When I examine home washing jobs, I focus on 3 things. Initially, whether the specialist mentions protecting electrical outlets, lighting fixtures, door thresholds, and any areas where water can be forced inside. Second, whether they inquire about previous water intrusion problems or current window replacements. Third, whether they discuss cleaning the underside of gutters and soffits, which frequently hold the most noticeable staining.

On older brick rowhouses or painted masonry near Lyon Town or Aurora Highlands, a knowledgeable pro will dial the pressure way down and prioritize chemistry and dwell time. High pressure on old mortar can accelerate collapsing and leave wand marks that become apparent once the wall dries.

Roof washing

Roof cleaning is where the gap in between specialists and "guy with a maker" ends up being stark.

Asphalt shingle roofs with black streaks are exceptionally common in Arlington. Those streaks are typically a kind of algae known as *Gloeocapsa magma*. The appropriate method to resolve them is a soft wash utilizing a very low-pressure application of a solution mainly based upon sodium hypochlorite (similar to household bleach, however more powerful and carefully combined), plus surfactants, followed by a comprehensive rinse where appropriate.

Two points different mindful professionals from the rest. The very first is how they speak about your manufacturer's warranty. A lot of shingle manufacturers clearly alert against high pressure on roofings. If a professional suggests blasting the shingles at close quarters, they are inviting granular loss and premature aging. The 2nd is how they protect your residential or commercial property while they work. Roof overflow can worry plants, blemish metals, and leave streaks if not handled. The team ought to be prepared to tarpaulin or pre-wet vulnerable landscaping and monitor downspouts.

Tile, metal, and flat roofs each need different techniques. Sometimes, a professional may in fact advise not cleaning a specific roof area if the danger exceeds the reward, for instance on extremely brittle, old shingles over

a shallow pitch. A candid "unworthy doing" action is a great sign that you are speaking with a professional, not a salesperson.

Concrete, brick, and stone flatwork

Driveways, walkways, patios, and parking pads are normally managed with greater pressure, but even here, blunt force is not the entire story.

For power washing Arlington VA on concrete and masonry flatwork, I look for three parts. First, pre-treatment with the ideal cleaner. Organic staining from algae or mildew reacts to one kind of chemical profile, while oil spots and rust need another. Second, the use of a surface cleaner for big flat locations, instead of trying to do whatever with a wand. Surface cleaners offer a more constant result and decrease striping. Third, attention to drainage and next-door neighbors, especially in tight city settings where dirty overflow can stream onto surrounding residential or commercial property or public sidewalks.

On historic clay brick or flagstone strolls, specifically in older communities, the service technician should balance cosmetic objectives versus the integrity of the product. Aggressive cleaning can remove the natural patina that really assists protect the surface area. A good specialist will explain that you might not get a "brand brand-new" appearance without risking damage, and will set expectations accordingly.

Decks, fences, and outside structures

Wood behaves differently than masonry or vinyl. It is porous, expands with wetness, and can scar or "fuzz" when over-pressured.

When assessing a power washer Arlington VA for deck work, I listen closely to how they explain their procedure. The ideal method is generally lower pressure, a little greater water volume, and cleaning agents suited to the coating on the wood. Stripping an old, failing stain from a deck is various from a light clean on more recent pressure-treated boards. Cedar and composite boards each have distinct considerations.

A typical mistake among unskilled operators is treating railings, posts, and decking with the very same idea and distance. That tends to leave noticeable wand marks and roughen the grain. Knowledgeable service technicians vary their angle and keep the nozzle moving, never remaining enough time to cut fibers.

Fence cleaning follows comparable principles, however with more concern about overspray and next-door neighbors' backyards. On Arlington's smaller lots, that can matter more than the fence itself.

Commercial and multi-unit properties

Property managers in Arlington apartments, townhome communities, and commercial buildings have different concerns. Curb appeal is definitely one, but security, renter effect, and compliance matter simply as much.

For multi-story operate in locations like Crystal City or Ballston, access methods form the entire task. Your specialist may need lift devices, rope gain access to, or specialized long-reach tools. They must mention OSHA compliance, traffic control for garages, and water source logistics. For parking garages, recovering or filtering wash water may be required to satisfy regional policies, specifically if oil and sediment are heavy.

Retail and office outsides near heavy pedestrian traffic need a plan for obstructing off areas, signs, and after-hours work. Contractors who do business power washing services Arlington VA frequently will recognize with collaborating with structure engineers, security, and sometimes, Arlington County staff.

The core concerns that expose how a specialist actually operates

You do not require technical know-how to evaluate a pressure washing business. You simply need to ask questions that expose how they think.

Start with process. Ask them to walk you through how they would clean your particular home: siding type, roof type, driveway material, deck condition. Listen to whether they change their technique or offer a one-size-fits-all answer.

Next, ask about their devices. You do not require brand or specific PSI numbers, however note if they describe different tools for different jobs. "We utilize a dedicated soft wash system on siding and roofings, a hot water unit on oily surface areas, and surface cleaners on concrete" is a strong answer.

Then explore training and team experience. Many business rely on seasonal assistance. That is not inherently bad, however you want to hear that new professionals watch knowledgeable staff, that they have security instructions, which the owner or a senior lead regularly inspects the work.

Finally, ask about what happens when things fail. Every knowledgeable pro has a story where a sprinkler head broke, a hidden fracture in a window permitted water ingress, or a plant responded poorly even with protection. The secret is how they reacted. A contractor who openly shares a past concern and how they fixed it is usually more credible than someone who insists they have "never had a single problem."

A more detailed look at prices in Arlington

Rates for pressure washing Arlington VA differ, but there are enough local patterns to give you affordable expectations.



For a typical single-family home in Arlington with two stories and standard gain access to, full house washing often falls into a mid-hundreds variety, with larger or more complex homes pushing higher. Roof cleaning can vary from a couple of hundred dollars for a little, low-pitch section as much as substantially more for large, steep, or multi-facet roofing systems. Concrete driveways and walks are typically priced by square video footage or by section, with bundled prices if you combine them with house washing.

If you get a quote that is substantially lower than others, ask yourself where they are conserving that expense. Common shortcuts include avoiding pre-treatment chemicals, utilizing high pressure everywhere to lower time, keeping up very little insurance coverage, or rushing from job to task without in-depth cleanup and examination. On the other end, very high quotes must come with clear validation, such as challenging access, require for lifts, or stringent time-of-day restrictions.



Many respectable business offer package prices for numerous services on the same go to. For instance, a house wash plus driveway and front walk might be priced more favorably than the amount of specific services. That is sensible, given that setup and travel are a large part of the overhead.

If a contractor can not explain their pricing structure in straightforward, non-defensive terms, or if the written quote is significantly various from the verbal conversation, treat that as a concern.

Red flags particular to power washing Arlington VA

Not all risk is apparent, particularly if you are not on website while the work is done. Throughout the years, a couple of recurring red flags have actually shown up once again and once again when people call for aid after a bad experience.

The initially is aggressive upselling of unneeded services. For instance, pitching roof cleaning on a roof [Power Washer Arlington VA](#) that is still evenly colored with no streaking, or insisting that every concrete surface must be sealed immediately after washing without discussing your actual usage and spending plan. An excellent contractor will explain real issues, however will not make problems.

Another is rejection to test. Any reputable power washer Arlington VA must want to test a discreet location if there is any uncertainty about how a surface will react. This is specifically important on older painted wood, stained decks, specialty stucco, and synthetic materials like Trex. If someone remains in a rush to do the entire task sight unseen, they are focusing on speed over care.

A third is casual mindset around neighbors and shared locations. Arlington has a lot of townhome clusters, condo associations, and tight streets. Overspray and overflow can cross home lines easily. A operator who shrugs off those concerns is informing you they have actually not had to tidy up a mess in another person's backyard yet.

Finally, watch out for specialists who can not specify what chemicals they use or who insist everything is "simply soap and water." That expression normally shows either absence of knowledge or absence of transparency. While you may not understand the names of specific agents, you have a right to understand whether they are utilizing bleach-based options, surfactant blends, detergents aimed at particular stains, or acid-based products for rust removal.

How a well-run pressure washing task unfolds

Seeing the rhythm of a project often assures customers more than any list of credentials. An expert job has a predictable flow, although exact actions vary.

It typically begins with a walk-through. The lead specialist meets you on website, verifies the scope, and walks the residential or commercial property. They determine vulnerable items like loose pavers, stopping working paint, fragile plants, and any open gaps or cracks that might confess water. They may take photos, both for their own reference and to record pre-existing conditions.

Next comes preparation. Hoses are run in ways that decrease tripping threats. Exterior outlets and fixtures might be covered. Plants near the wash areas are pre-wet and, if needed, lightly tarped. Close-by cars are moved or covered. If you remain in a multi-unit setting, signs or cones may be put to redirect pedestrians.

The cleaning phase itself is usually systematic rather than hurried. On a house wash, for example, the team starts at the bottom to look for any odd responses, works around in sections, applies cleaning agent from the ground or with extension poles, lets it dwell briefly, then rinses from leading down with suitable pressure. On roofing systems, they frequently operate in smaller sized zones, both to control runoff and to keep track of how the shingles respond.

On concrete and flatwork, pre-treatment of greatly stained locations precedes. Then the surface area cleaner handles the main field, followed by edge detailing with a wand. Oil or rust spots might get a different treatment entirely.

Cleanup and final checks matter more than many realize. A conscientious team will wash windows, hardscape, and plants to remove recurring solution, coil hose pipes neatly, and walk the site once again to identify any misses. They ought to invite you to look everything over while they are still there so modifications can be made on the spot.

Throughout, communication is quiet however present. If the crew experiences an issue, like a hornets' nest behind a shutter or all of a sudden loose siding, they pause and consult with you before improvising. When companies skip this, small surprises become arguments.

Matching contractor strengths to your particular property

There is no single "finest" supplier for every single situation. The contractor who stands out at deep cleaning a 20-story glass facade in Rosslyn is probably overkill for a modest Cape Cod in Alcovia Heights. Likewise, the solo operator who does beautiful work on residential decks may not have the insurance coverage, staffing, or equipment for a large apartment association.

When you veterinarian firms for power washing services Arlington VA, think of your own top priorities. An owner-occupied single-family home might focus on gentle treatment of landscaping and comprehensive work around windows and trim. A rental home could focus on foreseeable scheduling and expense control. A commercial building will care highly about security procedures and minimal occupant disruption.

Ask each contractor what kind of work makes up most of their week. If somebody generally handles gasoline station and storage facility packing docks, they might be impressive on heavy concrete cleaning however less refined on fragile siding. If another business's portfolio is 80 percent historical homes, they may be slower or costlier on expansive industrial parking lots.

You desire somebody for whom your project type is regular, not a rare exception.

Final thoughts: buying long-term care, not one-off sparkle

Pressure washing, whether you call it power washing or soft washing, is more than cosmetic. Done on a smart schedule, it imitates preventive upkeep. Eliminating mold, algae, and pollutants extends the life of paint, siding, roofing, and masonry. Cleaning slippery pathways reduces slip dangers. Caring for decks and fences slows weathering and rot.

The secret is to treat it like any other expert service. A quality power washer Arlington VA brings specialized understanding, strong safety habits, appropriate equipment, and a desire to say "no" when something is not in your best interest.

By asking pointed questions, understanding the genuine meaning of soft washing and surface-specific methods, and selecting a company whose regular work matches your residential or commercial property type, you move beyond chancing on the most affordable quote. You end up with a partner who helps your home or structure age gracefully in the particular climate and context of Arlington, year after year.

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

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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
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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](#) 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](#), visit their website at <https://prowasher.com/> or connect on social media via [Instagram](#) [Facebook](#) or [LinkedIn](#)

Residents may take a trip to the [DEA Museum & Visitors Center](#). The DEA Museum reflects the importance of clean exterior surfaces, reliable service, and quality workmanship in maintaining professional public facilities.