

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 exterior surface areas than numerous property owners understand. Hot, humid summertimes, pollen, shade from mature trees, roadway salt spray wandering up from significant highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofs. Dirt is cosmetic at first, but over a few seasons it develops into mildew, algae, embedded spots, and sometimes early product failure.

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

I have actually seen all of those outcomes in Arlington jobs, including one remarkable brick pathway where an enthusiastic owner utilized a big box store maker with a zero-degree pointer and literally sculpted his initials into the mortar by mishap. He saved a couple of hundred dollars on professional Power Washing Services Arlington VA and invested numerous thousand on masonry repairs.

The objective here is simple: assist you decide when a homeowner-grade power washer makes good sense, how to select one if it does, and when you are much better off working with a professional Pressure Washing Arlington VA company. Along the way, I will stroll 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 mix "power washing" and "pressure washing" as if they are the very same thing. Professionals in Pressure Washing discuss 3 a little different approaches:

Cold water pressure washing relies exclusively on water pressure and circulation, with detergents when needed. This is what nearly all homeowner machines are. They are great for siding, decks, fences, and the majority of residential tasks when used correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much quicker. This prevails for business kitchens, parking garages, and greatly stained concrete. In residential work around Arlington, it shines on driveways with oil spots or algae-slick outdoor patios, but many specialists still use cold water with the right chemicals instead.

Soft washing usages low pressure (often under 500 PSI) integrated with specialized cleaning services. The chemicals do the majority of the work, not the physical impact of the spray. This method is vital for roofs, older painted surface areas, some types of stucco, and delicate trim. A reliable Power Washer Arlington VA will talk about soft washing for roofing systems and certain sidings, not just "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen thoroughly to how they describe their process. A company that only discusses PSI and "blasting" is a danger for delicate surfaces. One that discusses particular nozzles, detergents, soft washing, and dwell time has actually typically learned from experience, not just from the back of a device box.

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

When property owners buy a power washer, they often focus on PSI, the pounds per square inch of pressure. More appears 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 bring dirt and particles away. Increase them, and you get "cleaning units," which is a rough procedure of total cleaning power.

For common Arlington homes, you rarely require more than 2,000 to 2,500 PSI for siding when paired with the right nozzle and cleaning agent. I have actually securely cleaned vinyl with as low as 1,200 PSI by utilizing a wide fan idea and a great surfactant. What damages surfaces is not only high pressure, however focused pressure in a tight stream, utilized too close to the product, for too long.

Concrete is tougher and can typically tolerate 3,000 PSI or more, however only if the nozzle is moving at a constant rate and held at a sensible range. The driveway that looks streaky after a do it yourself wash usually struggled with inconsistent range and speed, not merely the incorrect machine.

Here is the useful takeaway: if you are considering your own Power Washer Arlington VA purchase, withstand the temptation to purchase "the biggest one they have." Instead, choice devices that matches your most fragile designated surface area, then use strategy and detergents to do the rest of the work.

Choosing a homeowner power washer in Arlington

Not everyone requires an expert service every time. For smaller tasks, light maintenance, and spot cleaning, a house owner system can be a good tool. The error I see often is purchasing the wrong maker and expecting professional-level results.

Gas vs electric systems is typically the very first decision. Electric devices are quieter, lighter, and work well for little patios, furnishings, and cars and truck washing. A lot of being in the 1,500 to 2,000 PSI variety with 1.2 to 1.5

GPM. They are great for washing pollen off siding if the home is fairly tidy and you utilize 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 need more upkeep, but they usually use 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 specialist device can do. Gas machines are a better match for full driveway cleaning, heavily stained decks, and multi-story siding when coupled with the ideal extension wands and nozzles.

In Arlington, storage matters. Gas systems with open frames and exposed pumps do not like being packed in humid, unventilated sheds, particularly if winterization is sloppy. Pumps crack if water is left inside throughout a tough freeze. If you do not plan on flushing and saving your gas system properly each fall, you [Power Washing Services Arlington VA Wilson's Power Washing & Sealing](#) might be much better with an electric design plus expert Power Washing Services Arlington VA for the big tasks as soon as a year.

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

Nozzle options, detergents and fundamental safety

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

Most makers come with 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 idea is more forgiving for concrete and brick. A 40-degree or dedicated "soap" idea is the safer choice 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 area. On vinyl siding in Arlington's dubious

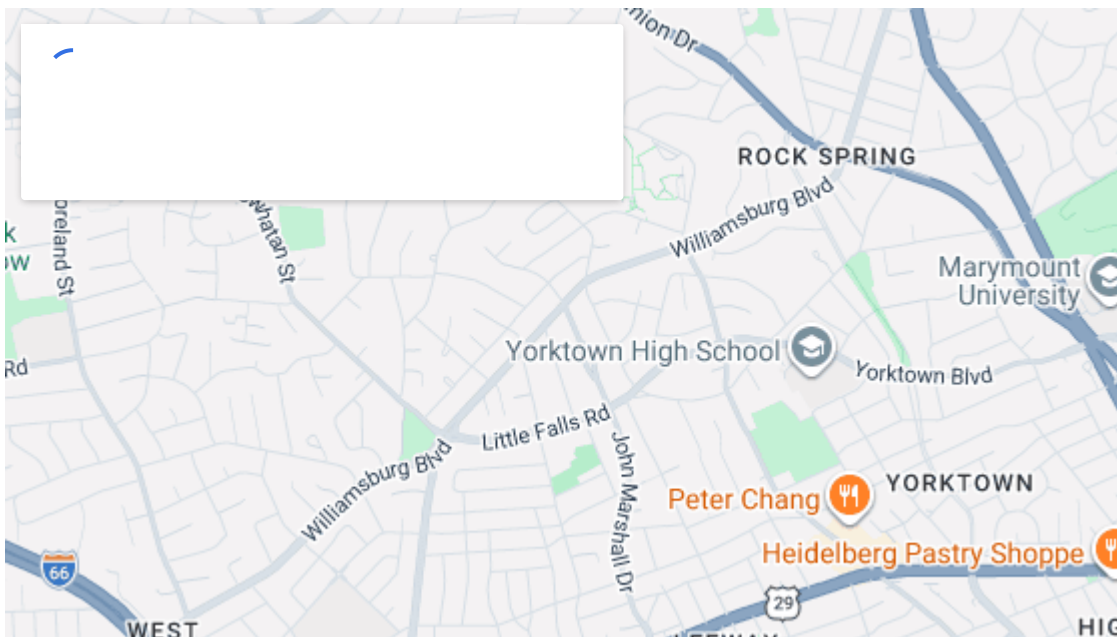
communities, where mildew thrives, I often use a siding-safe mix, let it dwell for numerous minutes, then rinse with moderate pressure. The water does not have to work almost as hard.

On the security side, treat a pressure washer with the regard you would offer a power tool that can get rid of skin in a second. Never point the wand at individuals or animals, do not climb up ladders while holding an active weapon if you are untrained, and know where water will go. I have actually seen water pressed behind siding reach electrical boxes and trigger breakers. That problem does not appear instantly; sometimes it shows up in the next heavy rain.

If you are leasing an unit at a local Arlington hardware store, ask the personnel to walk you through the pointers, recommended pressure for your surfaces, and any regional restrictions. Some homeowners associations in Arlington have specific guidelines for work hours, noise, 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 area and not every problem belongs in the DIY bucket.



DIY is normally suitable for smaller, lower-risk jobs. If you have a basic concrete patio area with surface area dirt and a little mildew, a leased electric or mid-grade gas washer can work, provided you evaluate a little location and do not try for perfect "like-new" restoration. The same holds for plastic outside furnishings, fundamental fencing, or carefully washing dust and pollen off vinyl siding that is in good condition.

Where I advise caution is anything high, fragile, or tied carefully to your home's envelope and structural integrity. Roof cleaning is the prime example. In Arlington, we see a lot of black streaks and lichen on asphalt shingles. Numerous homeowners presume a strong blast from a leased machine will cure that. Instead, they send high-pressure water up and under the shingles, get rid of granules, and often void the roof warranty.

Soft washing with low pressure and roof-safe cleaning options is the accepted technique. Most property owners do not have the equipment or the training to do that safely from the ground or proper roof access. A great Power Washing Arlington VA expert will use cleaning agents particularly identified for roof algae, apply them uniformly, and wash carefully, frequently with barely more pressure than a garden hose.



The very same reasoning uses to older painted surfaces, stucco, certain fiber cement sidings, and any surface with failing caulk or noticeable cracks. On those, you can quickly press water where it ought to not go. In the short term, that creates covert wetness. In the long term, it can indicate peeling paint, inflamed trim, or mold behind the siding.

I usually advise that homeowners consider professional assistance for whole-house washing on 2 and three story homes, roof cleaning, greatly stained or big concrete surface areas, and any situation where they are not comfy working at height with a live wand.

What expert Power Washing Services Arlington VA in fact do

If you have only seen the customer side of devices at a big box store, you may assume experts just have slightly bigger systems and the exact same method. The much better companies in our location run extremely differently.

A seasoned Pressure Washing Arlington VA specialist starts with a walkaround. They are not stalling; they are reading the surfaces. They look for oxidized siding, stopping working paint, cracked stucco, open joints, plantings that need protection, and electrical components that require shielding. On concrete, they keep in mind areas where the surface is already 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 numerous approaches on the very same job: soft wash mix for the siding and trim, slightly greater pressure with a surface area cleaner on the driveway, and hand work with brushes in tight corners and on fragile features.

Chemistry plays a huge function. For organic development like mildew, algae, and some roof spotting, salt hypochlorite in the ideal 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, often acid based, and used thoroughly. The very best crews keep plant-safe practices in mind, pre-wetting plant life and rinsing thoroughly after chemical contact.

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

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

Core services most Arlington house owners should consider

Not every offering listed on a specialist's sales brochure is vital, but some are genuinely high worth in our region's conditions. When assessing Power Washing Arlington VA services, these outside components generally are worthy of priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, a yearly or biannual soft wash eliminates mildew, pollen, spider webs, and light oxidation. It protects curb appeal and makes it simpler to see early signs of difficulty, such as hairline cracks or stopping working caulk, before water intrusion ends up being a bigger issue.

Roof cleaning is especially helpful for shaded homes under mature trees, or north-facing roofs that never ever rather dry. Those black streaks are often *Gloeocapsa lava*, a kind of algae that feeds on the limestone filler in shingles. Left alone for years, it can shorten roof life. A soft wash roof treatment in Arlington's climate typically lasts 2 to five years, depending on shade, tree coverage, and air circulation.

Concrete and hardscape cleaning matters for more than looks. Algae on shaded front actions and sidewalks can be slippery. I have actually seen an unexpected number of slip-and-fall stories begin on a green film that everyone had actually stopped "seeing" due to the fact that it developed gradually. A reasonable yearly rinse with a surface cleaner raises the development and brings back grip, especially on broom-finished concrete.

Deck and fence washing needs the most nuanced method. Cedar, pressure-treated lumber, and composite each respond really in a different way. Too many Arlington decks have been furred up by someone with a high-pressure suggestion held too close, leaving raised wood fibers that get dirt and water more easily. A cautious specialist depends on cleaning agents, lower pressure, and, for some spots, hand scrubbing to maintain the surface. If you plan to reseal right after, tell your specialist; they will change the procedure to prevent leaving anything that may disrupt adhesion.

Commercial and multifamily residential or commercial properties likewise take advantage of regular Power Washing Services Arlington VA. Filling docks, parking areas, dumpster pads, and storefront walks gather oil, gum, and food waste that bring in pests and develop liability. Many property managers set up quarterly or semiannual cleanings to remain ahead of grievances and code issues.

Extras you might not require, and upsells to question

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

Be careful with aggressive "oxidation elimination" on older siding. Light chalking on sun-facing walls is normal on older paint and vinyl. Trying to scrub or power clean it totally off in one go to can leave unequal color and even reveal substrate underneath. In some cases a repaint or siding replacement is the more truthful long-lasting response, although it costs more.

Routine sealing of every surface area is another area where marketing can get ahead of reality. Concrete sealers have their place, especially on ornamental stamped work or salt-exposed driveways, however not every basic walkway requires a new coating every year. Over-application can produce a slippery finish or peeling layers. For decks, the right schedule depends upon the item type (permeating oil, water-based movie, and so on), the sun direct exposure, and how the wood was prepared. A great specialist will talk about your specific products rather than pressing a one-size-fits-all plan.

Finally, be cautious of professionals who recommend extremely frequent full-house washes without thinking about the condition of the surface areas. On some older Arlington homes with brittle paint films, you may be much better with targeted area cleanings and cautious hand work near susceptible areas, rather of duplicated whole-house washes that accelerate paint failure.

How to pick a Power Washer Arlington VA company

When you hire a professional, you are trusting them with surface areas you can not quickly or inexpensively replace. Beyond rate, look at how they operate and communicate.

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

- Ask for proof of liability insurance and, if they have workers, workers' settlement protection. A legitimate business ought to offer this quickly and without hesitation.
- Request current regional references, preferably within Arlington, and ask particularly about punctuality, security of landscaping, and how the team dealt with any issues.
- Listen to how they describe their process for your specific surfaces. You want to hear about soft washing for roofings and fragile siding, not simply high PSI numbers.
- Get a written price quote that clearly states what is included, what is left out, and how they manage damage if something goes wrong.
- Watch their attention to information throughout the preliminary visit or call. Somebody who asks 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 neighborhood, validate that the business comprehends any limitations on Pressure Washing Arlington VA activities, such as water use rules, allowed work hours, or requirements for overflow control. Failing to check this can put you at odds with your management business, even when the specialist leaves whatever else spotless.

Comparing do it yourself and expert services for common Arlington projects

Sometimes it helps to see the compromises spelled out. Think about 3 very common circumstances in Arlington and how doing it yourself compares to working with expert Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electric device may have a hard time to reach the upper stories from the ground and threat working from ladders with a live wand. A professional crew uses extension poles, downstream injectors for cleaning agent, and controlled rinse patterns, normally finishing in a couple of hours with consistent results.
- Shaded concrete actions and front walk with algae: You could rent a mid-grade maker and invest a day experimenting with suggestions and distance, most likely ending with some streaking or missed out on areas. A pro utilizes a surface cleaner, pre-treatment option, and consistent method, attaining a more even complete and considerably reducing slip risk.
- Aging wood deck that you desire prepared for stain: Aggressive DIY pressure washing can raise the grain, produce furrowed boards, and even gouge the wood. A skilled professional leans on detergents, brushes, and thoroughly selected pressure, often followed by a brightener to prepare the wood for stain.

If your objective is fundamental cleaning and you are comfy with some trial and error, do it yourself can be satisfying. If your top priority is protecting materials, preventing injury, and getting foreseeable results on the very first shot, professional Pressure Washing Arlington VA typically justifies its cost, especially when you factor in your time and the threat of mistakes.

Maintenance rhythm in Arlington's climate

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

For most removed homes in Arlington, a full house wash every one to two years is reasonable. Homes under thick tree cover or near busy roads pick up gunk faster and may gain from yearly attention, while sunnier, more unveiled homes can extend to every other year with area cleaning in between.

Roofs generally ought to not be dealt with unless there shows up natural development or staining. In our environment, that frequently indicates every 3 to 5 years for problem locations, sometimes longer for open, warm roofing systems. Decks depend more on sun and foot traffic than on strict calendar timing. Examine annually. When water stops beading on the boards, or the color has faded significantly, it is time to tidy and recoat, not necessarily before.

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

By understanding what Power Washing Arlington VA can do, what tools and techniques are proper, and how to balance DIY with professional assistance, you can keep your home clean, safe, and appealing without overpaying or harming the very surface areas 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

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

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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>

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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](#)

Take a drive to [Lebanese Taverna](#). Lebanese Taverna benefits from power washing services that clean exterior surfaces and help maintain a welcoming appearance through reliable service and quality workmanship.