

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 area in April and you see the exact same story on a great deal of homes: green film creeping up siding, dark stripes on gutters, streaks on the driveway, and brick actions that get slick after a rain. The mix of humidity, tree cover, pollen, and road salt in Northern Virginia is rough on exterior surfaces. A good specialist can make a home look five years more youthful in an afternoon. A bad one can engrave your brick, scar your deck, or void your roof guarantee just as fast.

Choosing the right company for pressure washing Arlington VA is less about finding the lowest cost and more about understanding how they work, what they utilize, and how they believe. The equipment is effective enough to cut skin and lift paint. It needs judgment, not simply water.

This guide strolls through how a well-informed property owner or home manager in Arlington should examine a power washing specialist and how to make sense of the common service menu for power washing services Arlington VA.

Why outside cleaning matters in Arlington specifically

Arlington is difficult on outsides for a few factors that straight affect how a professional must approach your property.

The initially is moisture. We have damp summers, regular storms, and shaded lots, especially in North Arlington. That combination types algae, mildew, and lichen on siding, decks, roofing systems, and fences. The green or black staining is not just cosmetic. Left alone, it holds moisture against your surfaces, which speeds up rot on wood and reduces the life of paint and roofing.

The second is traffic and pollution. Near I-66, Route 50, Columbia Pike, or the Pentagon City corridor, you see a consistent buildup of soot and road gunk on stucco and brick. It is subtle over a single season, however after two or 3 years, fascia boards and lighter colored sidings start to look tired and dingy.

The third is winter treatment. De-icing salt and sand get tracked onto concrete driveways and walkways, in addition to into parking lot. Salt crystals work their way into small fractures, which can quicken spalling and surface area flaking if you never rinse them away.

A company that routinely deals with power washing Arlington VA must be tuned into these patterns. They need to not treat a brick townhouse court in Clarendon the same method they deal with a standalone vinyl home in South Arlington or a mid-rise commercial structure by Ballston station.

What "expert" pressure washing actually means

Many people picture 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 proficient service technician treats it as a last option. They adjust the cleaning method based on 4 standard levers: pressure, water volume, cleaning service, and dwell time. On fragile surface areas like older brick, wood siding, and asphalt shingles, a pro goals to keep pressure low, depend on cleaning agents that break down natural development and grime, and offer those detergents time to work. That is much safer than blasting away with a tight, high-pressure tip.

Professional work likewise implies using different tools for different surface areas. The individual who appears with one device, one wand, and no additional equipment is often a budget plan operator. A severe specialist will normally bring both direct pressure makers and soft washing systems, multiple spray tips, surface cleaners for flatwork, extension wands, and often even water tanks or recovery systems for specific commercial sites.

Finally, professionalism shows in how they deal with threat. Outside cleaning has 2 main risk classifications: damage to your home and liability if somebody gets hurt. There should be written procedures, not simply verbal guarantees. The way a company approaches security around ladders, high roof pitches, electrical components, and neighboring pedestrians states a lot about what working with them will feel like.

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

When you start searching for pressure washing Arlington VA online, the choices can blur together. Many websites sound comparable, and nearly all have glossy "in the past and after" photos.

Here is a compact list you can run through before you ever welcome someone to estimate your home:

1. Confirm that they are based in or regularly serve Arlington, not simply "Northern Virginia" in general. Regional familiarity with neighborhood associations, historic areas, and county ordinances is an authentic advantage.
2. Ask whether they offer both low-pressure soft washing and greater pressure cleaning, and which they utilize for vinyl, painted wood, and roofing systems. Anyone who says they "always utilize high pressure" on these surface areas must be avoided.
3. Request proof of insurance coverage: both basic liability and employees' settlement if they have workers. Have them email you a certificate, not just check out numbers over the phone.
4. Ask how they safeguard landscaping and sensitive locations from detergents and overflow. You are listening for particular steps: pre-wetting plants, using biodegradable detergents, covering delicate shrubs, and

post-rinsing.

5. Search for evaluations with pictures or longer comments that mention communication, punctuality, and clean-up, not only how things looked on the day of service.

Contractors who answer these questions plainly and without defensiveness have actually generally put believed into their systems. Unclear or impatient reactions are a warning sign.

Understanding the main service categories in power washing services Arlington VA

Most companies in this space use comparable words on their websites. The details behind those words are where the distinctions lie. Below are normal categories you will see in a service menu and what they must include when done well.

House washing

"House washing" sounds uncomplicated, however the method depends on the exterior. In Arlington you will see vinyl, fiber cement (like Hardie board), painted wood, stucco, and numerous brick veneers, sometimes all on the exact same block.

A competent specialist will ask what your siding is made of and about the age and condition of any paint. For almost all modern-day home outsides, the gold requirement is soft washing: a low-pressure spray integrated with a detergent blend that breaks down natural growth, dirt, and spider webs.

When I evaluate house washing jobs, I pay attention to three things. First, whether the contractor points out safeguarding electric outlets, lighting fixtures, door limits, and any areas where water can be forced within. Second, whether they inquire about previous water intrusion problems or current window replacements. Third, whether they point out 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 skilled pro will dial the pressure method down and focus on chemistry and dwell time. High pressure on old mortar can accelerate crumbling and leave wand marks that become apparent once the wall dries.

Roof washing

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

Asphalt shingle roofings with black streaks are extremely common in Arlington. Those streaks are usually a kind of algae referred to as *Gloeocapsa magma*. The appropriate method to resolve them is a soft wash utilizing a very low-pressure application of an option primarily based upon salt hypochlorite (comparable to home bleach, but stronger and thoroughly combined), plus surfactants, followed by a thorough rinse where appropriate.

Two points different careful specialists from the rest. The very first is how they speak about your maker's warranty. A lot of shingle manufacturers explicitly alert versus high pressure on roofs. If a professional recommends blasting the shingles at close quarters, they are inviting granular loss and premature aging. The second is how they protect your home while they work. Roof overflow can stress plants, discolor metals, and leave streaks if not handled. The crew ought to be prepared to tarpaulin or pre-wet vulnerable landscaping and display downspouts.

Tile, metal, and flat roofings each need different approaches. Sometimes, a professional may actually advise not cleaning a specific roof section if the risk outweighs the benefit, for instance on very fragile, old shingles over a shallow pitch. An honest "not worth doing" response is a good sign that you are talking to a pro, not a salesperson.

Concrete, brick, and stone flatwork

Driveways, walkways, patios, and parking pads are usually 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 3 elements. Initially, pre-treatment with the best cleaner. Organic staining from algae or mildew responds to one kind of chemical profile, while oil areas and rust need another. Second, using a surface cleaner for big flat locations, instead of attempting to do whatever with a wand. Surface area cleaners offer a more constant result and decrease striping. Third, attention to drainage and next-door [Pressure Washing Arlington VA Wilson's Power Washing & Sealing](#) neighbors, especially in tight city settings where filthy overflow can flow onto adjacent residential or commercial property or public sidewalks.

On historical clay brick or flagstone strolls, especially in older areas, the specialist should balance cosmetic objectives against the integrity of the material. Aggressive cleaning can remove the natural patina that in fact assists protect the surface. A great specialist will discuss that you might not get a "brand brand-new" appearance without running the risk of damage, and will set expectations accordingly.

Decks, fences, and outdoor structures

Wood acts in a different way than masonry or vinyl. It is porous, broadens with moisture, and can scar or "fuzz" when over-pressured.

When assessing a power washer Arlington VA for deck work, I listen carefully to how they explain their process. The best approach is generally lower pressure, slightly greater water volume, and cleaning agents suited to the coating on the wood. Stripping an old, failing stain from a deck is different from a light clean on newer pressure-treated boards. Cedar and composite boards each have special considerations.

A typical mistake among inexperienced operators is treating railings, posts, and decking with the very same tip and distance. That tends to leave visible wand marks and roughen the grain. Skilled professionals vary their angle and keep the nozzle moving, never ever lingering enough time to cut fibers.

Fence cleaning follows similar concepts, but with more concern about overspray and neighbors' lawns. On Arlington's smaller lots, that can matter more than the fence itself.

Commercial and multi-unit properties

Property managers in Arlington apartments, townhouse communities, and industrial structures have different top priorities. Suppress appeal is definitely one, but security, renter impact, and compliance matter simply as much.

For multi-story work in places like Crystal City or Ballston, gain access to methods shape the entire job. Your professional may require lift devices, rope gain access to, or specialized long-reach tools. They ought to mention OSHA compliance, traffic control for garages, and water source logistics. For parking garages, recovering or filtering wash water may be needed to satisfy local policies, specifically if oil and sediment are heavy.

Retail and workplace outsides near heavy pedestrian traffic need a prepare for blocking off locations, signs, and after-hours work. Specialists who do industrial power washing services Arlington VA frequently will be familiar

with collaborating with building engineers, security, and in many cases, Arlington County staff.



The core concerns that expose how a contractor really operates

You do not require technical proficiency to evaluate a pressure washing company. You simply require to ask concerns that expose how they think.

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

Next, inquire about their equipment. You do not require brand or precise PSI numbers, however note if they describe different tools for various jobs. "We use a devoted soft wash system on siding and roofing systems, a hot water unit on oily surface areas, and surface area cleaners on concrete" is a strong answer.

Then check out training and team experience. Many companies depend on seasonal help. That is not naturally bad, but you want to hear that brand-new professionals watch experienced staff, that they have safety briefings, and that the owner or a senior lead periodically checks the work.

Finally, ask about what occurs when things go wrong. Every experienced pro has a story where a sprinkler head broke, a hidden fracture in a window allowed water ingress, or a plant responded improperly even with protection. The key is how they responded. A professional who freely shares a previous concern and how they fixed it is typically more reliable than someone who insists they have "never ever had a single problem."

A closer take a look at pricing in Arlington

Rates for pressure washing Arlington VA vary, however there suffice local patterns to offer you reasonable expectations.

For a common single-family home in Arlington with two stories and standard access, full house washing typically falls under a mid-hundreds variety, with larger or more complex homes pressing higher. Roof cleaning can vary from a couple of hundred dollars for a small, low-pitch area as much as substantially more for large, high, or multi-facet roofs. Concrete driveways and strolls are generally priced by square footage or by area, with bundled prices if you combine them with home washing.

If you receive a quote that is significantly lower than others, ask yourself where they are saving that cost. Typical shortcuts consist of avoiding pre-treatment chemicals, utilizing high pressure everywhere to minimize time, keeping up minimal insurance coverage, or hurrying from task to job without comprehensive cleanup and examination. On the other end, really high quotes should feature clear justification, such as hard access, need for lifts, or stringent time-of-day restrictions.

Many reputable companies offer package rates for multiple services on the exact same go to. For instance, a house wash plus driveway and front walk might be priced more positively than the amount of specific services. That is sensible, considering that setup and travel are a big part of the overhead.

If a professional can not explain their rates structure in simple, non-defensive terms, or if the written quote is significantly different from the spoken discussion, deal with that as a concern.

Red flags particular to power washing Arlington VA

Not all threat is obvious, specifically if you are not on website while the work is done. For many years, a couple of recurring red flags have shown up once again and once again when people call for assistance after a bad experience.

The initially is aggressive upselling of unneeded services. For instance, pitching roof cleaning on a roof that is still consistently colored with no streaking, or firmly insisting that every concrete surface area must be sealed instantly after washing without discussing your real usage and budget. A good specialist will explain real issues, but will not make problems.

Another is rejection to test. Any trustworthy power washer Arlington VA must want to check a discreet location if there is any unpredictability about how a surface will react. This is especially essential on older painted wood, stained decks, specialized stucco, and artificial products like Trex. If someone remains in a hurry to do the whole job sight hidden, they are prioritizing speed over care.

A 3rd is casual attitude around next-door neighbors and shared locations. Arlington has lots of townhouse clusters, condo associations, and tight streets. Overspray and overflow can cross property lines quickly. A operator who shakes off those issues is informing you they have not needed to tidy up a mess in someone else's lawn yet.

Finally, watch out for professionals who can not specify what chemicals they use or who firmly insist everything is "simply soap and water." That phrase usually indicates either absence of knowledge or absence of transparency. While you may not understand the names of particular representatives, you have a right to comprehend whether they are utilizing bleach-based options, surfactant blends, cleaning agents focused on specific discolorations, or acid-based items for rust removal.

How a well-run pressure washing job unfolds

Seeing the rhythm of a project often reassures customers more than any list of qualifications. An expert job has a predictable flow, although specific steps vary.

It typically starts with a walk-through. The lead professional satisfies you on website, verifies the scope, and walks the property. They identify delicate items like loose pavers, stopping working paint, fragile plants, and any open gaps or cracks that may admit water. They might take photos, both for their own reference and to record pre-existing conditions.

Next comes preparation. Pipes are run in manner ins which decrease tripping hazards. Exterior outlets and components may be covered. Plants near the wash areas are pre-wet and, if needed, gently tarped. Nearby cars are moved or covered. If you are in a multi-unit setting, signage or cones might be placed to reroute pedestrians.

The cleaning stage itself is usually systematic instead of rushed. On a home wash, for instance, the team begins at the bottom to check for any odd responses, works around in areas, uses detergent from the ground or with extension poles, lets it dwell briefly, then rinses from top down with proper pressure. On roofs, they frequently work in smaller sized zones, both to control overflow and to keep an eye on how the shingles respond.

On concrete and flatwork, pre-treatment of greatly stained areas comes first. Then the surface area cleaner manages the main field, followed by edge detailing with a wand. Oil or rust areas may get a different treatment entirely.

Cleanup and final checks matter more than lots of realize. A diligent team will wash windows, hardscape, and plants to remove residual solution, coil hose pipes nicely, and walk the site once again to find any misses out on. They should welcome you to look everything over while they are still there so modifications can be made on the spot.



Throughout, interaction is quiet but present. If the crew encounters a problem, like a hornets' nest behind a shutter or suddenly loose siding, they stop briefly and speak with you before improvising. When business avoid this, small surprises turn into arguments.

Matching specialist strengths to your particular property

There is no single "finest" service provider for each situation. The professional who excels at deep cleaning a 20-story glass facade in Rosslyn is probably overkill for a modest Cape Cod in Alcova Heights. Similarly, the solo operator who does stunning work on property decks may not have the insurance coverage, staffing, or equipment for a big condo association.

When you veterinarian firms for power washing services Arlington VA, consider 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 property could prioritize foreseeable scheduling and expense control. A commercial building will care highly about security protocols and minimal occupant disruption.

Ask each specialist what sort of work comprises the majority of their week. If somebody mainly manages gas stations and warehouse loading docks, they could be outstanding on heavy concrete cleaning but less refined on delicate siding. If another business's portfolio is 80 percent historic homes, they may be slower or more expensive on expansive industrial parking lots.

You want somebody for whom your project type is typical, not a rare exception.

Final thoughts: investing in 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 clever schedule, it acts like preventive upkeep. Eliminating mold, algae, and impurities extends the life of paint, siding, roofing, and masonry. Cleaning slippery sidewalks reduces slip risks. Taking care of 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 practices, appropriate equipment, and a willingness to say "no" when something is not in your finest interest.

By asking pointed questions, comprehending the real meaning of soft washing and surface-specific techniques, and selecting a business whose routine work matches your residential or commercial property type, you move beyond chancing on the most affordable quote. You wind up with a partner who helps your home or building age gracefully in the particular environment 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

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>

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](#)

Conveniently located near Wilson's Power Washing & Sealing [Lincoln Theatre](#) a great theater with full food & drink menu. Catch a show and enjoy some great food while you wait.