

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 community in Arlington in early spring and you can spot the homes that simply had expert power washing. Concrete that looked dull and chalky now has a clean, even color. Deck boards reveal wood grain again instead of a gray film. Siding looks a shade lighter since the thin layer of toxins and mildew is lastly gone.

Good power washing does more than make things look quite. It extends the life of surface areas, protects your investment, and can even prevent safety dangers like slippery steps and algae covered sidewalks. The difficulty is that not every Power Washing Arlington VA provider approaches the deal with the same care or skill level.

This is where it assists to comprehend not just the most typical jobs a Power Washer Arlington VA performs, but also how to examine who you let loose on your home with several thousand PSI of water.

What "power washing" actually means

Homeowners use the terms power washing and pressure washing interchangeably, and the majority of companies do too. Technically, traditional "power washing" uses heated water, while "pressure washing" utilizes unheated water under pressure. In everyday usage, the difference frequently boils down to devices and method more than vocabulary.

The real difference that matters for your property is pressure versus softness. A great contractor in Pressure Washing Arlington VA will match the approach to the surface area:

- High pressure for thick, hard products like concrete, with the ideal nozzle and distance.
- Medium pressure or rinsing for things like some masonry and metal railings.

- Soft washing, which counts on cleaning agents and very low pressure, for siding, roofing systems, and other fragile surfaces.

If you get nothing else from this short article, remember this: strong pressure in the incorrect hands can engrave concrete, scar wood, shatter window seals, and force water behind siding. The quality of your Power Washing Services Arlington VA provider comes down to their judgment, not just their machine.

The Arlington context: why outside cleaning matters here

Arlington's environment is hard on outside surface areas. We sit in a damp zone with 4 true seasons. Pollen, road salt, leaf tannins, and traffic contamination all gather on your home's outside. Then we add:



- Shade from fully grown trees that traps moisture.
- Dense areas where air flow is limited.
- Occasional temperature level swings that broaden and agreement materials.

On a shaded north side of a home, mildew can start blooming on siding within a year or more if it is not cleaned. Composite decks that are promoted as "maintenance totally free" get black areas from organic development.

Concrete starts to look blotchy. None of that means the product has actually stopped working; it simply needs the ideal type of cleaning.

In older Arlington neighborhoods with brick and block structures, incorrect pressure washing can even drive water into hairline cracks and mortar joints, then freeze and broaden. That is one reason local experience matters more than a rock bottom price.

The most common power washing jobs in Arlington VA

An expert Power Washer Arlington VA generally has a familiar seasonal rhythm. Here is what fills the schedule for most respectable companies.

Driveway and sidewalk cleaning

Driveways are one of the most requested pressure washing tasks. They are also where you see the biggest visual transformation.

Concrete and paver surface areas collect tire marks, oil discolorations, fertilizer spills, leaf tannins and basic city gunk. In winter season, deicing salts can leave a white haze. A proper driveway cleaning includes:

- Pre dealing with spots such as oil or rust with targeted cleaners.
- Choosing the right pressure and nozzle to prevent engraving the concrete.
- Using constant overlapping passes to avoid "tiger stripes," the faint lines you see when someone cleaned up too fast.
- Rinsing away slurry so it does not settle in your lawn or flower beds.

Arlington's frequent freeze thaw cycles mean tiny flaws in concrete can end up being bigger if water is pushed into them under high pressure. This is one of the factors you want a specialist who understands when to use a surface cleaner, when to keep the wand further from the surface, and when a chemical treatment at low pressure is safer than raw force.

Decks and patios

Decks and patios are where numerous house owners naturally get nervous about pressure washing. They have factor to be. I have seen cedar decks scarred since somebody cranked a rental maker to full power and held the suggestion too close. The wood fibers rose, the surface area became fuzzy, and sanding became practically difficult without eliminating too much material.

A seasoned specialist in Power Washing Arlington VA approaches decks in a different way depending on the product:

- For pressure treated lumber or cedar, they typically use lower pressure and a fan suggestion, combined with a wood cleaner that raises mildew, dirt, and old stains.
- For composite decks, they focus on mold and mildew spots with suitable detergents and much shorter dwell times, then rinse at medium to low pressure to avoid harming the shell.
- For stone or paver patio areas, they may adjust techniques based on whether the joints are sanded, polymeric, or mortared.

What you ought to listen for when speaking with a supplier is how they describe safeguarding the wood. If every sentence concentrates on "effective machines" and "blasting away grime" without pointing out detergents, dwell time, and wood fibers, that is a red flag.

Siding and exterior walls

Siding cleaning is a very common part of Power Washing Services Arlington VA, specifically for homes in shaded or tree lined streets.

Vinyl and fiber cement siding slowly develop algae streaks, cobwebs, and a dull film of contamination. The service is almost always soft washing, low pressure. A good specialist will:

- Pre damp landscaping and cover sensitive plants where needed.
- Apply a mild cleaning agent mix with surfactants so it holds on to the siding.
- Let it stayed enough time to break down natural growth.
- Rinse from leading to bottom utilizing low pressure, approximately the strength of a garden pipe with some help.

If someone prepares to hold a pressure wand close to your siding and "erase" the spots with pure force, that can drive water behind the panels and void guarantees. On brick or stucco, care is simply as important. Mortar can be gouged by high pressure, and some colored stucco coats can be removed unintentionally.

Roofs and gutters

Not every Pressure Washing Arlington VA business cleans up roofs. Those that do must be quick to explain that they use very low pressure. Traditional pressure washing on shingles is a bad idea. It removes off granules, reduces the roof's life, and can force water under the shingles.

Proper roof cleaning utilizes a soft washing procedure with specialized solutions created for algae and lichen. In Arlington, black streaks on roofs are common, specifically on the north sides of houses or under overhanging trees. Removing that development not just enhances curb appeal but can also extend the life of the shingles by minimizing moisture retention.

Gutters are typically contributed to the scope. Hand cleaning and flushing downspouts is still the standard. Light outside gutter bleaching, to eliminate tiger striping, often utilizes detergents and mild scrubbing followed by low pressure rinsing.

Fences, maintaining walls, and outside structures

Fences pick up everything: sprinkler overspray, soil, mildew, pollen, even graffiti in some locations. Wood fences can be cleaned up and prepped for staining or sealing. Vinyl fences react well to a careful detergent soak and rinse.

Retaining walls in Arlington are often built from concrete block, stone, or brick. They gather mineral deposits, mildew, and dirt from upper yards. Cleaning them correctly indicates respecting the age and condition of the masonry. Very old mortar, for example, can be soft enough that it must not see high pressure.

Outdoor structures like pergolas, gazebos, and shed exteriors can be consisted of in a more comprehensive service bundle, however the same guideline applies: the company needs to be customizing strategy to material, not applying one blanket method.

Commercial and multi system properties

Many local specialists who market residential Power Washing Arlington VA likewise service small industrial residential or commercial properties, HOA common areas, and apartment complexes. That work often includes:

- Sidewalks and entranceways with heavy foot traffic.

- Parking garages with oil and exhaust buildup.
- Dumpster pads that require degreasers and warm water for sanitation.
- Pool decks where slip resistance and chemical compatibility matter.

If your home becomes part of a condo association or HOA, ask whether the supplier has experience managing multi system logistics: scheduling, interaction, and working around resident automobiles and pets.

Evaluating power washing services: what separates professionals from pretenders

From the street, every rig looks comparable: a trailer, tanks, tubes, possibly a surface area cleaner. The difference in outcomes comes from training, insurance coverage, chemistry understanding, and respect for your property.

Here are some core questions and criteria to assist you measure Power Washing Services Arlington VA.

Training, licensing, and insurance

Virginia does not require a particular state license for pressure washing alone, which makes it simple for underinsured operators to flood the marketplace. At minimum, you wish to see:

- Active general liability insurance coverage with coverage high adequate to in fact matter if something goes wrong.
- Workers payment if the business has employees working on your property.
- A service license appropriate for Arlington or the regional jurisdiction.

Ask who will be on website. If the owner sends workers, they ought to be trained to check out surface areas, mix services, and adjust pressure. A service technician who discovered by "figuring it out on the task" without any supervision is how siding gets warped and decks get scarred.

Equipment and methods

Bigger devices are not automatically much better. A 4 to 5 gallon per minute system at moderate PSI, paired with the best nozzles and cleaning agents, is much safer and more effective than a little device dialed to maximum.

During an estimate or call, listen for how they describe their process. An experienced Power Washer Arlington VA will talk about:

- Soft washing versus pressure washing and when each is appropriate.
- Specific cleaning agents for various surface areas, not simply "soap."
- Protecting plants and overflow management.

If a professional happily specifies they "never ever utilize chemicals, only pure water," that sounds eco-friendly, but it typically implies they count on excessive pressure to compensate. Water alone does not dissolve grease, get rid of persistent organic spots, or kill mildew spores.

Understanding of regional conditions

Local experience matters. Someone who has operated in Arlington neighborhoods for several years will recognize typical issues with older brick, wood trim, and particular contractor materials used in various eras.

Ask about past deal with homes comparable to yours. A specialist who regularly works on 1940s brick colonials, for example, will likely treat your aged brick and mortar in a different way than they would manage a 5 years of

age townhouse with vinyl siding and composite trim.

Communication and professionalism

Power washing is disruptive by nature. There is water, noise, tubes, periodic overspray. Companies that appreciate your time and property tend to:

- Provide a written scope of work and rates before starting.
- Set expectations about water use, sound, and duration.
- Explain what they require you to move or cover in advance.
- Walk the home with you after the job to validate results.

If somebody is tough to reach before the task, unclear about their methods, or unwilling to supply anything in composing, it is unlikely that they will be more organized once they are on site.

Core concerns to ask any Power Washer Arlington VA

Use these as a fast filter when you are collecting quotes:

- What pressure and method will you utilize on my specific surfaces, and why?
- What cleaning services do you use, and how do you safeguard landscaping and pets?
- Can you offer evidence of insurance coverage and at least a number of current regional references?
- How do you handle unintentional damage if it occurs?

You discover as much from how they answer as from the content. Clear, confident descriptions without defensiveness signal someone who understands their craft and is used to working with informed homeowners.

What a typical service go to looks like

Understanding the circulation of a power washing task helps you judge whether the team is working methodically or just rushing.

On arrival, an expert service technician needs to walk the property with you. They may mention existing cracks, stains that might not fully come out, loose boards, or caulk gaps that need attention. This protects both of you from misunderstandings later.

Next comes setup: running hose pipes, linking to your water supply or their tank, laying out cones or caution indications if they work near sidewalks or shared driveways. Great teams protect electrical outlets and lighting fixtures where needed.

Before they pull the trigger on the wand, they need to damp close-by plants and often pre soak the surface area to lower shock. Cleaning products get applied, allowed to dwell, then the actual pressure washing starts. On multi surface area jobs, they will adjust settings and tools as they move from concrete to wood to siding.

After cleaning, they wash thoroughly, in some cases with lower pressure than the cleaning phase. Lastly, they perform a walk around to gather hose pipes and examine their work. On higher end services, the lead service technician will welcome you for a fast tour of the finished areas.

If you see workers blasting away without pre soaking, never ever altering nozzles, or avoiding rinsing in specific locations, that is an indication they are focusing on speed over care.

Common errors property owners make when hiring

Most headaches with Pressure Washing Arlington VA start before the very first drop of water strikes your home. A few patterns show up repeatedly.

Some house owners choose solely on rate, without asking how that low rate is possible. Frequently it means very little insurance coverage, untrained labor, or shortcuts on time and products. A thirty dollar distinction for a driveway may not matter. A couple of hundred dollars on a large, fragile property can.

Another mistake is assuming any damage will be apparent instantly. Concerns like water invasion behind siding, blown window seals, or loosened mortar may disappoint till the next heavy rain or freeze. That is why it pays to deal with companies that have actually been around enough time to stand behind their work.

Finally, lots of people think twice to ask in-depth concerns since they do not want to anger the specialist or appear uninformed. The reliable professionals in Power Washing Arlington VA actually choose an engaged client. It permits them to describe their methods and lower misunderstandings.

Typical rates and what drives it

Exact rates vary widely, but you can understand the structure. A lot of Arlington suppliers rate by a mix of square video footage, complexity, accessibility, and risk.

Driveways and walkways are generally among the most simple. A little single vehicle driveway might cost in the low hundreds, a wide or long driveway substantially more, especially if it requires heavy stain elimination. Siding cleaning is typically priced by the linear foot or by "story," given that upper levels need ladders and add risk.

Deck cleaning is more variable. Aspects include whether railings, stairs, and under deck areas are included, whether stripping old stain or sealant is required, and how available it is. Roof cleaning, when used, generally brings a premium because of security gear, chemical cost, and liability.

A business that asks good questions about your residential or commercial property over the phone, or even better, insists on seeing it in person before committing to a rate, is typically trying to prevent surprise modification orders. A one rate fits all quote for "home washing" without inquiring about square video footage, stories, surface [Power Washing Arlington VA](#) type, or gain access to is usually a guess, not an estimate.

Preparing your residential or commercial property for pressure washing

You can get better outcomes and prevent delays by prepping your home before the crew shows up. An easy checklist keeps you ahead of the game.

- Move cars away from locations being cleaned, specifically from driveways and garage doors.
- Clear delicate products like potted plants, ornamental lights, or outdoor patio furnishings from work zones.
- Close windows securely and inspect that screens are safe where washing will occur.
- Ensure outdoor animals are securely inside or in a part of the lawn away from spray and hoses.

If you have outside electric outlets or fixtures with recognized concerns, mention them to the service technician. They can safeguard or avoid them as needed.



When DIY pressure washing makes sense, and when it does not

Plenty of Arlington house owners rent or buy little pressure washers for light upkeep. That can be sensible for standard tasks like washing a gently stained patio area, cleaning plastic outside furnishings, or revitalizing a trash can pad.

The risk comes when do it yourself users deal with jobs that integrate fragile materials with high exposure, such as wood decks, older siding, roofs, or masonry. Without experience, it is simple to:

- Etch patterns into concrete that only reveal when it dries.
- Raise wood grain and produce permanent wand marks.
- Force water behind siding or into window and door assemblies.
- Strip paint or stain in uneven spots that are difficult to disguise.

If the surface area is pricey to change or fix, or if you are dealing with a multi story structure, the economics often tilt toward working with a pro. Replacing a scarred deck board or repainting an area of siding can promptly erase any cost savings from a rental machine.

Environmental and runoff considerations

Arlington regulations around stormwater and overflow focus generally on larger tasks, but property owners still share obligation for what gets cleaned into storm drains. A responsible provider of Power Washing Services Arlington VA will bear in mind:

- Using biodegradable cleaners where feasible.
- Avoiding unneeded overspray into planting beds.
- Managing dirty water so it does not rush straight into drains pipes, specifically when degreasers or much heavier chemicals are used.

If your property is near a creek or drainage area, bring it up throughout the estimate. A thoughtful contractor can adjust items or capture and reroute water in delicate spots.

Final perspective: matching expectations with the ideal provider

Power washing is among the more rewarding home maintenance jobs since the outcomes are immediate and visible. The driveway that looked completely stained can look practically brand-new after an hour of skilled cleaning. Decks restore their character. Siding brightens. For lots of Arlington homeowners, that uplift becomes part of getting the house all set to offer, host a graduation celebration, or just delight in the backyard again.



The secret to an excellent result is not chasing the lowest cost or the loudest machine, however finding a Pressure Washing Arlington VA company who reads your property the method an excellent physician reads a patient. They observe materials, age, direct exposure, and hidden conditions, then pick tools and techniques accordingly.

If you take a little bit of time up front to ask the ideal questions, validate insurance coverage and references, and assess their understanding of regional conditions, you will likely wind up with a partner you can call each year as part of your routine maintenance regimen. Over time, that consistency safeguards your concrete, wood, brick, and siding far more successfully than any one time "deep tidy" performed at the rough edge of what your products can tolerate.

From driveways to decks, and from roofs to maintaining walls, the best Power Washing Arlington VA service can keep your home looking looked after and carrying out well, season after season.

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

Wilson's Power Washing and Sealing removes dirt buildup
Wilson's Power Washing and Sealing eliminates surface stains
Wilson's Power Washing and Sealing improves curb appeal
Wilson's Power Washing and Sealing seals paver patios
Wilson's Power Washing and Sealing maintains outdoor surfaces
Wilson's Power Washing and Sealing cleans decks and fences
Wilson's Power Washing and Sealing enhances property value
Wilson's Power Washing and Sealing prevents surface deterioration
Wilson's Power Washing and Sealing delivers quality workmanship
Wilson's Power Washing and Sealing provides reliable service
Wilson's Power Washing and Sealing extends surface longevity
Wilson's Power Washing and Sealing improves exterior cleanliness
Wilson's Power Washing & Sealing has a phone number of (571) 969-7761
Wilson's Power Washing & Sealing has an address of 3300 John Marshall Dr, Arlington, VA 22207
Wilson's Power Washing & Sealing has a website <https://prowasher.com/>
Wilson's Power Washing & Sealing has Google Maps listing <https://maps.app.goo.gl/KmR68CStcb1pj5m9A>
Wilson's Power Washing & Sealing has Instagram page <https://www.instagram.com/wilsonslc/>
Wilson's Power Washing & Sealing has an LinkedIn page <https://www.linkedin.com/in/david-wilson-15525192>
Wilson's Power Washing & Sealing earned Best Customer Service Award 2024

People Also Ask about Wilson's Power Washing & Sealing

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

Wilson's Power Washing and Sealing provides professional power washing services that clean exterior surfaces, remove dirt and grime, eliminate surface stains, restore property appearance, and enhance curb appeal with 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](#)

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.