

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.

[View on Google Maps](#)

3300 John Marshall Dr, Arlington, VA 22207

Business Hours

- Monday thru Saturday: 8:00am to 6:00pm

Follow Us:

- Instagram: <https://www.instagram.com/wilsonslc/>
- LinkedIn: <https://www.linkedin.com/in/david-wilson-15525192>
- Facebook: <https://www.facebook.com/wilsonslc>

Explore this content with AI:

 [ChatGPT](#)  [Perplexity](#)  [Claude](#)  [Google AI Mode](#)  [Grok](#)

Arlington's environment is harder on exterior surfaces than lots of house owners recognize. Hot, damp summertimes, pollen, shade from mature trees, roadway salt spray drifting up from major highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofing systems. Dirt is cosmetic in the beginning, but over a couple of seasons it develops into mildew, algae, ingrained spots, and sometimes early product failure.

Power Washing Arlington VA is not almost blasting away grime to make things look nicer. Done well, it secures 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 results in Arlington tasks, including one remarkable brick walkway where an enthusiastic owner used a huge box store machine with a zero-degree tip and actually sculpted his initials into the mortar by accident. He conserved a few hundred dollars on professional Power Washing Services Arlington VA and invested several thousand on masonry repairs.

The goal here is easy: help you decide when a homeowner-grade power washer makes good sense, how to choose one if it does, and when you are better off employing an expert Pressure Washing Arlington VA company. Along the method, I will walk through the particular services that are worth paying for and the ones that are frequently oversold.

What "power washing" actually is, and why the terminology matters

In daily speech, individuals blend "power washing" and "pressure washing" as if they are the exact same thing. Professionals in Pressure Washing speak about three slightly various approaches:

Cold water pressure washing relies solely on water pressure and circulation, with detergents when required. This is what almost all homeowner machines are. They are fine for siding, decks, fences, and the majority of domestic tasks when utilized correctly.

Hot water power washing uses heated water under pressure. Heat breaks down grease, oil, and some organic staining much quicker. This is common 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, however lots of contractors still utilize cold water with the right chemicals instead.

Soft washing usages low pressure (often under 500 PSI) combined with specialized cleaning services. The chemicals do most of the work, not the physical impact of the spray. This method is critical for roofs, older painted surface areas, some types of stucco, and fragile trim. A respectable Power Washer Arlington VA will speak about soft washing for roofings and particular sidings, not simply "cranking up the pressure."

When you are comparing Power Washing Services Arlington VA, listen carefully to how they describe their procedure. A company that just discusses PSI and "blasting" is a threat for delicate surface areas. One that points out specific nozzles, cleaning agents, soft washing, and dwell time has generally learned from experience, not simply from the back of a maker box.

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

When property owners purchase a power washer, they typically concentrate on PSI, the pounds per square inch of pressure. More appears much better. The genuine story is more nuanced.

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how tough the water hits the surface area. GPM is how much water volume you have to in fact bring dirt and debris away. Multiply them, and you get "cleaning units," which is a rough step of overall cleaning power.

For normal Arlington homes, you rarely need more than 2,000 to 2,500 PSI for siding when coupled with the right nozzle and detergent. I have actually securely cleaned up vinyl with just 1,200 PSI by utilizing a broad fan tip and a great surfactant. What damages surfaces is not just high pressure, but concentrated pressure in a tight stream, used too close to the product, for too long.

Concrete is harder and can typically tolerate 3,000 PSI or more, but just if the nozzle is moving at a consistent rate and held at an affordable distance. The driveway that looks streaky after a DIY wash normally struggled with inconsistent distance and speed, not merely the incorrect machine.

Here is the useful takeaway: if you are considering your own Power Washer Arlington VA purchase, resist the temptation to purchase "the greatest one they have." Rather, choose equipment that matches your most delicate desired surface area, then use strategy and detergents to do the rest of the work.

Choosing a house owner power washer in Arlington

Not everyone requires a professional service every time. For smaller projects, light maintenance, and spot cleaning, a house owner system can be a great tool. The error I see frequently is buying the incorrect device and anticipating professional-level results.

Gas vs electric systems is typically the first decision. Electric machines are quieter, lighter, and work well for little patio areas, furniture, and cars and truck washing. The majority of being in the 1,500 to 2,000 PSI range with 1.2

to 1.5 GPM. They are fine for rinsing pollen off siding if the home is fairly clean and you use a siding-safe detergent. They battle with heavy mildew, deep concrete staining, and bigger two-story homes due to the fact that they just can not move enough water.

Gas systems are louder and require more maintenance, however they normally provide 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That mix is where you begin to approach what an entry-level professional maker can do. Gas devices are a better match for full driveway cleaning, heavily soiled decks, and multi-story siding when paired with the best extension wands and nozzles.

In Arlington, storage matters. Gas units with open frames and exposed pumps do not enjoy being packed in damp, unventilated sheds, especially if winterization is careless. Pumps break if water is left inside during a tough freeze. If you do not plan on flushing and keeping your gas unit properly each fall, you might be better with an electric model plus expert Power Washing Services Arlington VA for the big jobs when a year.

Think about sound and next-door neighbors too. If you live in a townhouse neighborhood or near delicate next-door neighbors, long gas machine sessions on a weekend early morning can produce friction. Electric units are friendlier in tight advancements, particularly for quick cleanups.

Nozzle choices, cleaning agents and fundamental safety

I have actually lost count of the number of Arlington house owners have told me they "messed up an area" with a pressure washer. Practically every story begins with the wrong tip and no detergent.

Most devices 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 engrave concrete and chew wood. A 15 or 25-degree suggestion is more flexible for concrete and brick. A 40-degree or dedicated "soap" suggestion is the much 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 growth, permitting lower pressure and less time on the surface. On vinyl siding in Arlington's shady areas, where mildew flourishes, I typically apply a siding-safe mix, let it dwell for a number of minutes, then wash with moderate pressure. The water does not need to work nearly as hard.

On the safety 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 gun if you are untrained, and be aware of where water will go. I have actually seen water pushed behind siding reach electrical boxes and trigger breakers. That problem does not appear immediately; in some cases it appears in the next heavy rain.



If you are renting an unit at a regional Arlington hardware store, ask the staff to stroll you through the ideas, recommended pressure for your surfaces, and any local restrictions. Some property owners associations in Arlington have particular rules for work hours, sound, and even overflow into storm drains.

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

There is a place for homeowner Pressure Washing in Arlington VA. The technique is recognizing that not every surface and not every problem belongs in the DIY bucket.

DIY is normally appropriate for smaller, lower-risk jobs. If you have a simple concrete patio with surface area dirt and a little mildew, a leased electrical or mid-grade gas washer can work, supplied you test a little area and do not try for best "like-new" repair. The exact same holds for plastic outside furniture, fundamental fencing, or carefully washing dust and pollen off vinyl siding that remains in great condition.

Where I encourage 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 assume a strong blast from a rented device will treat that. Instead, they send out high-pressure water up and under the shingles, get rid of granules, and sometimes void the roof warranty.

Soft washing with low pressure and roof-safe cleaning solutions is the accepted approach. Many house owners do not have the equipment or the training to do that securely from the ground or appropriate roof gain access to. A good Power Washing Arlington VA expert will use cleaning agents particularly identified for roof algae, apply them uniformly, and rinse carefully, typically with hardly more pressure than a garden hose.

The same reasoning applies to older painted surface areas, stucco, certain fiber cement sidings, and any surface with failing caulk or noticeable fractures. On those, you can easily push water where it ought to not go. In the short-term, that develops concealed moisture. In the long term, it can imply peeling paint, inflamed trim, or mold behind the siding.

I usually suggest that property owners consider professional assistance for whole-house washing on two and three story homes, roof cleaning, heavily stained or big concrete surfaces, and any circumstance where they are not comfy working at height with a live wand.

What professional Power Washing Services Arlington VA in fact do

If you have actually just seen the consumer side of makers at a huge box store, you might assume specialists just have slightly bigger units and the same technique. The better business in our area run extremely differently.

A seasoned Pressure Washing Arlington VA technician begins with a walkaround. They are not stalling; they are reading the surface areas. They look for oxidized siding, failing paint, broken stucco, open joints, plantings that require defense, and electrical fixtures that require shielding. On concrete, they keep in mind areas where the surface is currently used or spalled, so they do not get blamed for pre-existing damage.

Then they choose a technique. For a normal Arlington brick front with vinyl sides and rear, a professional typically blends several approaches on the same task: soft wash mix for the siding and trim, a little higher 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 role. For organic growth like mildew, algae, and some roof streaking, salt hypochlorite in the right dilution, combined with surfactants, does most of the work. For rust discolorations from watering or battery leaks on concrete, a various product is utilized, frequently acid based, and used thoroughly. The very best teams keep plant-safe practices in mind, pre-wetting plants and washing completely after chemical contact.

Time is another benefit. A skilled two-person team with expert equipment can frequently finish a capacity wash, standard concrete cleaning, and deck wash in half a day. For a house owner with a smaller sized machine and no experience, that very same scope can stretch throughout several weekends.

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



Core services most Arlington property owners must consider

Not every offering noted on a contractor's sales brochure is vital, but some are really high value in our area's conditions. When examining Power Washing Arlington VA services, these outside components generally deserve 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 observe early indications of difficulty, such as hairline cracks or stopping working caulk, before water intrusion becomes a bigger issue.

Roof cleaning is especially useful for shaded homes under fully grown trees, or north-facing roofings that never rather dry out. Those black streaks are often *Gloeocapsa magma*, a type of algae that eats the limestone filler in

shingles. Left alone for many years, it can reduce roof life. A soft wash roof treatment in Arlington's climate normally lasts two to 5 years, depending upon shade, tree protection, and air circulation.



Concrete and hardscape cleaning matters for more than appearances. Algae on shaded front actions and sidewalks can be slippery. I have actually seen an unexpected number of slip-and-fall stories start on a green movie that everyone had actually stopped "seeing" since it developed gradually. A practical yearly rinse with a surface area cleaner raises the development and restores grip, specifically on broom-finished concrete.

Deck and fence washing requires the most nuanced approach. Cedar, pressure-treated lumber, and composite each respond extremely differently. A lot of 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 quickly. A cautious specialist relies on detergents, lower pressure, and, for some discolorations, hand scrubbing to preserve the surface. If you plan to reseal right after, inform your contractor; they will adjust the procedure to avoid leaving behind anything that might hinder adhesion.

Commercial and multifamily residential or commercial properties also take advantage of regular Power Washing Services Arlington VA. Loading docks, parking lot, dumpster pads, and storefront strolls gather oil, gum, and food waste that bring in pests and produce liability. Numerous home supervisors set up quarterly or semiannual cleanings to remain ahead of problems and code issues.

Extras you may not need, and upsells to question

Like any service market, outside cleaning has its share of unnecessary add-ons. A few deserve a critical eye.

Be careful with aggressive "oxidation removal" on older siding. Light chalking on sun-facing walls is regular on older paint and vinyl. Trying to scrub or power wash it entirely off in one visit can leave uneven color and even reveal substrate underneath. Often a repaint or siding replacement is the more sincere long-lasting response, even though it costs more.

Routine sealing of every surface area is another location where marketing can get ahead of truth. Concrete sealants have their location, especially on ornamental stamped work or salt-exposed driveways, however not every fundamental pathway requires a brand-new finish every year. Over-application can develop a slippery surface or peeling layers. For decks, the right schedule depends on the item type (penetrating oil, water-based film, and so on), the sun direct exposure, and how the wood was prepared. A great contractor will talk about your particular materials instead of pushing a one-size-fits-all plan.

Finally, be cautious of specialists who suggest really frequent full-house cleans without considering the condition of the surfaces. On some older Arlington homes with fragile paint films, you may be much better with targeted area cleanings and careful hand work near vulnerable locations, rather of duplicated whole-house washes that accelerate paint failure.

How to choose a Power Washer Arlington VA company

When you work with a contractor, you are trusting them with surface areas you can not easily or cheaply change. Beyond cost, take a [Power Washing Arlington VA](#) look at how they operate and communicate.

Here is a compact checklist that helps different professionals from opportunists when you are comparing Power Washing Arlington VA companies:

- Ask for evidence of liability insurance and, if they have workers, employees' compensation protection. A legitimate company must provide this rapidly and without hesitation.
- Request recent regional references, preferably within Arlington, and ask particularly about punctuality, protection of landscaping, and how the crew managed any issues.
- Listen to how they describe their procedure for your specific surfaces. You wish to hear about soft washing for roofs and delicate siding, not just high PSI numbers.
- Get a written price quote that clearly states what is included, what is excluded, and how they handle damage if something goes wrong.
- Watch their attention to information throughout the preliminary see or call. Someone who inquires about water gain access to, drainage, and your issues is more likely to respect your property.

If you live in a condo or HOA-managed community, validate that the company comprehends any limitations on Pressure Washing Arlington VA activities, such as water use rules, permitted work hours, or requirements for runoff control. Failing to inspect this can put you at odds with your management company, even when the professional leaves everything else spotless.

Comparing do it yourself and professional services for typical Arlington projects

Sometimes it helps to see the trade-offs spelled out. Think about 3 really normal situations in Arlington and how doing it yourself compares to hiring professional Power Washing Services Arlington VA.

- Two-story vinyl siding with obvious mildew: A DIYer with an electric machine might struggle to reach the upper stories from the ground and danger working from ladders with a live wand. A professional team uses extension poles, downstream injectors for cleaning agent, and regulated rinse patterns, normally ending up in a couple of hours with uniform results.
- Shaded concrete actions and front walk with algae: You could lease a mid-grade maker and invest a day try out pointers and range, likely ending with some spotting or missed out on areas. A professional utilizes a surface cleaner, pre-treatment service, and consistent method, achieving a more even end up and significantly minimizing slip risk.
- Aging wood deck that you want prepared for stain: Aggressive DIY pressure washing can raise the grain, develop furrowed boards, and even gouge the wood. A knowledgeable specialist leans on detergents, brushes, and carefully picked pressure, typically followed by a brightener to prepare the wood for stain.

If your objective is fundamental cleaning and you are comfortable with some experimentation, DIY can be pleasing. If your priority is preserving products, avoiding injury, and getting foreseeable results on the first shot, expert Pressure Washing Arlington VA typically justifies its expense, particularly when you consider your time and the danger of mistakes.

Maintenance rhythm in Arlington's climate

One of the very best questions a homeowner can ask is not "Can you make it look brand name new?" but "How typically should I actually do this?" Over-cleaning can be as problematic as neglect.

For most removed homes in Arlington, a full house wash each to two years is reasonable. Houses under dense tree cover or near busy roadways get grime much faster and may gain from yearly attention, while sunnier, more exposed homes can extend to every other year with area cleaning in between.

Roofs normally ought to not be treated unless there is visible organic development or staining. In our environment, that frequently indicates every three to five years for problem areas, in some cases longer for open, bright roofing systems. Decks depend more on sun and foot traffic than on rigorous calendar timing. Inspect yearly. When water stops beading on the boards, or the color has actually faded significantly, it is time to clean and recoat, not always before.

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

By understanding what Power Washing Arlington VA can do, what tools and methods are proper, and how to stabilize DIY with professional aid, you can keep your property tidy, safe, and appealing without paying too much or harming the very surface areas you are attempting 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

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/wilsonsllc/>

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.