

Smart tips from EnviroSpec

How do the best house washers wash houses? Here's how.

Surface Washing Methods

Wash a house with the intention of removing pollutants, surface oxidation, as well as mold and mildew. By doing this type of washing you provide customers with an excellent result and make competitors that wash a house with what EnviroSpec calls the "splash and dash" method look like amateurs. "Splash and Dash" refers to the person that slashes bleach or chlorine on the house, rinses and leaves. There are various levels of clean, and various qualities of work. If as a professional you don't feel that doing the best job is the way you want to wash houses, there isn't any reason to continue reading this information. The tools and supplies you need are a pressure washer (2 to 6 GPM and 1500 to 3000 PSI). A quality house wash detergent, a surface sealer, a brush and extension pole, rain gear and gloves. Washing a house with a pressure washer is accomplished in four steps. The four steps are, detergent application, pressure washing, surface sealant application, and pressure rinsing.

Detergent Products

For washing most types of siding, use *Limonene* or *Premier*. If you are working on a house that is covered heavily with mildew, use Emulsifier Plus with bleach.

Pressure Washing

The first step after clearing the pressure line is to rinse the windows. Do so quickly and immediately proceed to washing the siding. Wash the siding one row or clapboard at a time. Work from the top to the bottom. Wash the gutter at the same time as the siding. If the gutter is a difficult one, use a pail with a small amount of detergent concentrate in it. Dip a brush on an extension pole into the detergent and brush the gutter for the best possible result. Many mobile washers don't consider the gutters to be part of washing a house. It's up to you, but it is part of doing a good job. It may be possible to do a "Splash and Dash" and get away without

doing the gutters, but it will look really bad if the house is properly cleaned and the gutters are left dirty. As the siding is cleaned, work slowly back and forth with the nozzle about three to four inches off the surface. On heavily oxidized siding try running with hot water, around 150 degrees. Hot water helps cut surface oxidation. A water temperature in excess of 150 degrees is detrimental to detergent performance. After completing a section, rinse all windows thoroughly. Work the siding in sections until the house is completed.

Detergent Application

Apply detergent concentrate through a down stream injector. Always apply detergents at low pressure. If you are working on a tall house use ladders or an extension wand. Do not use an x-jet type nozzle because it will force detergent under the siding. To properly wash houses you need to pressure wash each row of siding and pattern clean. This can't be accomplished with an x-jet nozzle anyway. Apply detergent to an area that is small enough so all pressure washing can be accomplished prior to detergent drying on the surface. An x-jet nozzle is great for the "Splash and Dash", but when using real detergent products it will force the detergent underneath the siding where it will emulsify (dissolve) pollutants and cause them to drip out over the siding later. After applying the detergent, switch to high pressure rinse and clear left over chemical from the line by spraying it on the foundation or steps. You can also back up about six feet and clear it onto the lower part of the siding, the trick is to not apply detergent under pressure to the siding. Always avoid getting detergent on the roof.

Surface Sealer

After completely pressure washing the siding, reverse direction and apply either *Plex Master* or *Sil-O-Wet* surface sealer. Apply and rinse one section of the house at a time until completed.

