

Asheville Paint Pros

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Pressure washing in Asheville, NC

Real prices, safe pressure by surface, and how often to do it

WHAT IT RUNS HERE

Pressure washing in Asheville runs \$330 to \$770 for an average home exterior, or from \$0.30 per square foot. Most house exteriors here should be soft washed with detergent and dwell time rather than blasted, since James Hardie caps pressure on fiber cement at 1,500 psi from at least 6 feet back. Asheville Paint Pros gives free written quotes. Call (828) 826-1687.

Free estimate, written scope

<https://ashevillepaintpros.com/guides/pressure-washing>

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What matters most

- A whole-house exterior wash in Asheville runs \$330 to \$770, or from \$0.30 per square foot, and takes half a day to a day.
- James Hardie caps pressure washing of fiber cement at under 1,500 psi with a wide fan tip held at least 6 feet from the wall.
- Soft washing puts 1 to 2 percent sodium hypochlorite on siding and painted surfaces, and 3 to 6 percent on roofs.
- Asheville gets 49.59 inches of precipitation a year, which is why shaded north and east walls grow algae within two seasons.
- Washing a pre-1978 house hard enough to strip paint turns it into a regulated lead job under the federal RRP rule.

THE NUMBERS

Pressure washing and related exterior cleaning in Asheville, NC

SCOPE	WHAT IT COVERS	ASHEVILLE RANGE
Whole-house exterior wash	Siding, soffits, fascia, trim and gutter faces, plants protected and flushed	\$330 to \$770
Priced by measured area	Exterior surface measured, detergent applied, dwell time, rinse	From \$0.30 per sq ft
Deck or porch cleaned, no stain	Cleaner, mildew and algae removal, brightener to neutralize the wood	\$330 to \$770
Deck cleaned and stained	Same visit, clean, brighten, dry, sand and stain	\$770 to \$1,750
Deck finish priced by area	Boards, both rail faces, balusters, treads, risers and fascia	From \$3.05 per sq ft
Wash folded into a repaint	Exterior repaint with the wash included as prep	\$3,500 to \$7,150

Height, how much growth is on the shaded walls, and whether concrete is included move the number more than house size does.

What it costs

A whole-house exterior wash in Asheville runs \$330 to \$770, or from \$0.30 per square foot, and takes half a day to a full day. Concrete and flatwork are usually quoted separately from the house.

- Deck or porch cleaned without stain: \$330 to \$770
- Deck cleaned and stained: \$770 to \$1,750, or from \$3.05 per sq ft
- Wash included as prep on a repaint: \$3,500 to \$7,150
- Satisfaction guarantee

Why the shaded side goes green

Asheville takes 49.59 inches of precipitation a year over 130.5 days, much of the city sits under mature canopy, and spring pollen supplies the organic material that growth feeds on.

- South walls dry within an hour of a storm and stay clean
- North and east walls under trees can stay damp for two days
- 14.5 inches of the annual rain falls across June, July and August
- Pressure removes the visible colony, chemistry kills it

Soft wash versus pressure wash

These are two different jobs. Soft washing uses a dilute sodium hypochlorite solution with a surfactant at about garden-hose pressure. Pressure washing uses water velocity and belongs on hardscape.

- Siding and painted surfaces: 1 to 2 percent sodium hypochlorite
- Asphalt roofs with heavy growth: 3 to 6 percent
- Surfactant makes the mix cling and dwell instead of running off
- Concrete and pavers are where real pressure belongs

Limits by surface

Manufacturer limits are also warranty terms, so they are worth knowing before someone points a machine at your house.

- Fiber cement: garden hose and soft brush preferred, under 1,500 psi if a washer is used, wide fan tip, at least 6 feet back
- Vinyl: rinse downward so water is not driven up behind the lap courses
- Painted wood siding: soft wash only
- Old brick and stone: soft lime mortar will not survive a close wand
- Concrete: rotating surface cleaner, never a wand

Older houses and lead

Most of Montford was built between 1890 and 1920 and Grove Park between 1908 and 1923. A wash aggressive enough to remove paint on a pre-1978 house is disturbing lead.

- The federal RRP rule exempts exterior work only under 20 square feet of disturbed paint
- Chips and runoff have to be contained rather than washed into the yard
- Low pressure plus chemistry cleans the paint film without removing it

Timing it right

Two scheduling rules matter more than the calendar date.

- Never wash in front of a freeze, Asheville has 87.5 nights a year at or below 32 degrees
- Spring after pollen drop and early fall are the best windows
- October is the driest month at 3.37 inches with 4.4 heavy days
- If a repaint follows, allow 24 to 48 hours of drying before coating

Where a wash does damage

Each of these is common in this market and each is avoidable.

- Water forced up behind lap siding into the wall cavity
- Earlywood torn out of soft wood, leaving a furred surface
- Lime mortar joints cut out of older brick
- Paint stripped off a pre-1978 house
- Foliage burned because beds were dry and unrinsed
- Zebra striping on concrete from wand cleaning
- Granules stripped off asphalt shingles

Between washes

Once a year is the right interval for most Asheville homes, with shaded elevations sometimes more often.

- Keep shrubs and limbs 6 to 12 inches off the siding
- Keep gutters flowing so no wall stays permanently damp
- Watch the bottom 18 inches above a splash block, growth returns there first
- Free quotes at (828) 826-1687

Check these before you book a wash in Asheville

- ☐ The company says which surfaces get soft washed and which get pressure, rather than treating everything the same.
- ☐ For fiber cement, pressure stays under 1,500 psi with a wide fan tip held at least 6 feet back.
- ☐ Plants and beds are pre-wet, covered where needed, and flushed after the mix comes down.
- ☐ Soffits, fascia and gutter faces are named in the scope, not assumed.
- ☐ The mix includes a surfactant so it clings and dwells instead of running straight off the wall.
- ☐ Rinsing runs downward on lap siding so water is not driven up behind the courses.
- ☐ No freeze is forecast for the 48 hours after the wash.
- ☐ If the house predates 1978 and the paint is failing, the method is chosen to avoid stripping paint.
- ☐ Older brick and stone with soft lime mortar are washed by hand or at low pressure, not with a close wand.
- ☐ Concrete is cleaned with a rotating surface cleaner rather than a wand, so it does not end up striped.
- ☐ A certificate of insurance comes from the agent before anyone unrolls a hose.
- ☐ If a repaint follows, the schedule allows 24 to 48 hours of drying before any coating goes on.

Want a real number for your place?

We walk the job, measure it, and put the scope in writing. Free, and there is no pressure attached.

(828) 826-1687

ashevillepaintpros.com

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Full guide: <https://ashevillepaintpros.com/guides/pressure-washing>

Prices shown are the ranges published on our website at the time of writing and are a starting point, not a quote. Every property is different. Figures update when the site does.