

Pressure Washing Restores New Home Appearance

Whether you decide to do your own pressure washing or hire an experienced person, the following information should prove helpful in your planning.

Algae are frequent culprits in the “blackening” of exterior surfaces in SW Florida. This can usually be combated with mild chemicals and power washing. These techniques work on all external surfaces and they will probably remain stain free for one or more years. More detailed information can be found on the Eagle Ridge POA Website www.EagleRidge33912.com under the **Resources** tab.

What can be pressure washed?

- House exterior — e.g. stucco, brick and wood*
- Pool cages
- Lanai decks
- Driveways, walkways and air conditioner pads
- Tile and Asphalt** roofs including associated rain gutters and soffits
- Patio furniture

* Painted surfaces where the paint is loose or has started to peel will come off during pressure washing. This would be a good time to consider repainting. If you have already planned on repainting then the pressure washing should be aggressive to provide a good base for the new paint. Remember changes in color require approval of the Architectural Control Committee.

**To minimize loss of roofing granules, Asphalt shingle roofs must be washed under low pressure letting the chemicals do the work. High pressure may greatly reduce the life of the roof. Cleaning is usually effective for more than three years.

Driveways, Walkways and A/C Pads

These hardscapes are typically washed at high pressure, more than 3000 PSI with a 6% chlorine solution plus a degreaser and cleaning agent. When finished, you may want to use a Wet or Dry Vac. to get up water that remains in the swale as the dirt will accumulate there.

Preparing for a Pressure Wash

Remove any items that can be damaged by chlorinated soapy water. Remove from your Lanai and pool cage anything you don't want to get wet or would be damaged by chlorine like many fabrics and some plants. Some planter pots can remain on deck if you would like them cleaned also. Remove wind chimes, Barbecues, clocks and artwork (etc).

Costs

You can purchase or rent pressure washers and associated chemicals at local businesses or get an estimate from a local experienced pressure washer. The **Vendors List** on the Eagle Ridge Website lists at least 4 local businesses that have done satisfactory work here in Eagle Ridge.

One such vendor lists these typical costs for Eagle Ridge property owners.

- Tile Roofs \$375—\$450
- Asphalt Shingle Roofs \$275— \$325
- Pool Cage \$50—\$60
- Lanai Deck \$50—\$60
- Driveway and Walkway \$60—\$110
- House Exterior, roofline down \$150—\$225

Discounts are available for multiple cleanings.

Some Before and After Pictures:



Photo of asphalt shingle roof in the process of being cleaned with a pressure washer under low pressure and mild chemicals. The darker portion is the unwashed roof. (Photo courtesy of Andrew Kirksey)



Tile roofs really come to life after being power washed with detergents and anti-fungal chemicals. Treatments can be expected to last 3 or more years



Before and after photos of concrete driveway pressure washed using high pressure, surface cleaner and driveway cleaning chemicals.



Pool Lanai area before and after Power washing

(Photos courtesy of Andrew Kirksey)