

Bellingham Painting Co.

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Pressure washing in Bellingham, WA

Prices, safe pressure by surface, and where the water is allowed to go

WHAT IT RUNS HERE

Pressure washing in Bellingham, WA runs \$385 to \$825 for an average home exterior, starting at \$0.30 per square foot. Most houses take half a day to a full day. Siding here should be soft washed at 500 to 1,000 psi with a detergent that kills algae and mildew rather than blasted clean, and wash water cannot go into a city storm drain. Call (360) 383-5454.

Free estimate, written scope
<https://bellingshampaintpros.com/guides/pressure-washing>

(360) 383-5454

START HERE

What matters most

- A full house wash in Bellingham runs \$385 to \$825, starting at \$0.30 per square foot, over half a day to a full day.
- Wood and cedar siding tops out near 800 psi and vinyl near 1,000 psi. Asphalt shingle roofs should be soft washed, since pressure strips granules and voids most warranties.
- Soft washing runs 500 to 1,000 psi using sodium hypochlorite at 2.5 to 6 percent with a surfactant, and uses about a third of the water.
- Bellingham Municipal Code 15.42 prohibits putting pressure wash water into the storm drain. It goes to the sanitary sewer or soaks into planted ground.
- Wood siding needs 48 hours of dry weather between the wash and the first coat of paint.

THE NUMBERS

Pressure washing price bands in Bellingham, WA

SCOPE	WHAT IT COVERS	BELLINGHAM RANGE
Starting rate	Per square foot on straightforward single story siding	\$0.30 / sq ft
Typical average home exterior	Siding, trim, soffits, gutter faces, and the entry, soft washed and rinsed	\$385 to \$825
Pre-paint wash inside a repaint	Wash carried in the painting contract, then 48 hours of drying before coating	Within the \$4,200 to \$9,350 exterior repaint
Deck washed, brightened, and stained	Cleaning plus stain on a standard deck in one booking	\$770 to \$2,000
Commercial exterior washed ahead of a repaint	Office or retail building where the wash sits inside the painting scope	\$2.20 to \$6.60 / sq ft painted

Access and how much growth is on the shaded side move the number more than house size does, and roof, driveway, and fence are separate surfaces with separate pricing.

What it costs

A full house wash in Bellingham runs \$385 to \$825, starting at \$0.30 per square foot. Most homes take half a day to a full day, covering siding, trim, soffits, gutter faces, and the entry.

- Starting rate: \$0.30 / sq ft
- Typical average home exterior: \$385 to \$825
- Timeline: half a day to one day
- Roof, driveway, and fence priced separately
- Satisfaction guarantee

Safe pressure by surface

The tip and the distance matter as much as the number on the machine. A 0 degree tip at 1,500 psi does more damage than a 40 degree fan at 3,000.

- Wood and cedar siding: around 800 psi maximum
- Vinyl siding: around 1,000 psi, angled downward only
- Fiber cement: soft wash to protect caulk joints and finish
- Asphalt shingle roofs: 500 to 800 psi ceiling, soft wash preferred
- Unsealed concrete: 3,000 to 4,000 psi with a rotary surface cleaner

Soft washing explained

Soft washing runs at 500 to 1,000 psi and lets the chemistry do the work instead of the water.

- Sodium hypochlorite at 2.5 to 6 percent with a surfactant
- Uses roughly a third of the water of high pressure washing
- Kills the organism rather than only rinsing the visible film
- Correct for siding, roofs, and any painted surface

Where the wash water goes

Bellingham Municipal Code chapter 15.42 prohibits discharging anything other than rain into the storm drain, and pressure wash wastewater is named directly.

- Wash water goes to the sanitary sewer or soaks into planted ground
- The nearest storm inlet gets blocked or bermed before work starts
- Paint from roughly 1950 to 1979 may contain PCBs and require hazardous waste handling
- Lake Whatcom properties need extra care, since the lake is Bellingham's drinking water supply

Old paint and the lead rule

17 percent of Bellingham housing units were built in 1939 or earlier and 42.8 percent before 1980.

- Washing intact paint is fine, washing loose paint off is a lead disturbance
- EPA RRP applies to contractors past 20 square feet of exterior paint on pre-1978 homes
- Firm must hold EPA Lead-Safe certification
- Ground gets covered and chips collected rather than rinsed into the soil

Washing before a repaint

The pre-paint wash kills growth so the new mildewcide is not fighting a live colony, and removes chalk so the coating has something to grip.

- Wood siding needs 48 hours of dry weather before the first coat
- North walls and deep overhangs need longer
- Confirm with a moisture meter rather than by eye
- September dew puts water back on siding that was dry at six in the evening

What goes wrong

Every failure below costs more to fix than the \$385 to \$825 wash cost in the first place.

- Water driven behind siding, feeding mold in the wall cavity
- Permanent furring and striping on cedar from too much pressure
- Granule loss on asphalt shingles, voiding the roof warranty
- Lap marks etched into a driveway from using a wand
- Plants killed by solution applied without pre-wetting
- Growth back by March because pressure removed it but nothing killed it

Check these before you book a pressure washing crew in Bellingham

- ☐ Surfaces listed one by one, with roof, driveway, and fence priced separately from the house wash.
- ☐ Method stated as soft wash for siding, with a working psi range in writing.
- ☐ A cleaning solution that kills algae and mildew rather than plain water and pressure.
- ☐ Dwell time built into the plan instead of a straight rinse and go.
- ☐ A stated plan for where wash water ends up, and confirmation the storm inlet gets protected.
- ☐ Plant protection described as pre-wetting before and rinsing after.
- ☐ Roof either excluded or soft washed, since 500 to 800 psi is the ceiling on asphalt shingles.
- ☐ EPA Lead-Safe firm certification confirmed if the house predates 1978 and any paint is loose.
- ☐ At least 48 hours of dry time scheduled between the wash and the first coat if a repaint follows.
- ☐ Confirmation that pressure is aimed downward and never up under a lap course.
- ☐ The satisfaction guarantee stated on the work order.

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.

(360) 383-5454

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Full guide: <https://bellingshampaintpros.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.