

How We Wash Your Home

What to expect, step by step — from your instant quote to your 2-year guarantee.

You booked us — thank you. This is exactly how we wash a home, written down so there are no surprises. Here's the golden rule: your siding gets a **gentle soft wash**, never a high-pressure blast. The **cleaning solution does the work** — it lifts years of dirt, algae, mildew and mold off the surface — while the low pressure keeps everything safe. That's how you get a spotless, streak-free finish without ever putting your siding at risk.

1 Your upfront, flat quote

Our pricing is simple and fair: **one flat rate based on your home's square footage** — that's the whole formula. **How dirty the house is doesn't change it, and the surface doesn't change it** (no upcharge for stucco, brick or stone), and **below-grade walls are always included free**. No upsells, no surprise fees. Because it's that straightforward, you can pull a real **instant quote online in about 90 seconds** — or send your address and we'll build one — and **the estimate is exactly what you pay. We honor our estimates, every time.**

2 We protect your property

Before any cleaning solution goes on the house, we take care of what's around it. We **pre-wet and rinse your landscaping**, and keep your plants and shrubs **covered and watered throughout the wash** — and on especially **delicate plants we apply a neutralizer** for extra protection. It's a simple step, but it's what keeps your yard exactly the way we found it.

3 The wash — this is where we shine

We don't show up with the same residential setup everyone else uses — we bring out **commercial-grade soft-washing systems, the same ones we use on buildings as large as 600,000 square feet**. That equipment lets us reach the **highest peaks and the very top of your home**, cover every wall from the top of your gutters to the ground, and **adjust the chemical mix on the fly** for the hardest-to-reach, most grown-in spots. It's low pressure, so nothing is ever blasted, and the treatment **kills the algae, mildew and mold at the root** while lifting away the **dirt, grime, cobwebs and dirt-dauber nests** that build up on a home — for a **fresh, like-new clean**. A better wash than our competitors can give you, and a home that stays clean for **years, not weeks**.

4 The rinse — almost as important as the wash

Then we come back with the rinse — the step most companies rush, and it's **almost as important as the wash itself**. The chemicals do the cleaning; the rinse is what carries it all off. We rinse with a **15-gallon-a-minute, ~700 PSI soft-wash combination** — the perfect balance of high water volume and gentle pressure — to strip every bit of **chemical, dead growth and dirt** off your siding, for a **fresh, like-new, spotless exterior wash**. Then we walk the house to make sure every side is right — we **don't leave until you're thrilled**, and your clean is backed in writing.

ONE PRICE FOR EVERY SURFACE — NO UPGRADES

Most companies charge an **upgrade for stone, brick or stucco**. We don't — it's **one price for every surface**. Our commercial-grade equipment cleans **vinyl, wood, stucco, dryvit, brick and stone** quickly and well, so there's no reason to nickel-and-dime you by surface type. (Stucco and dryvit just get a stronger mix and an extra-thorough rinse, since their pores hold onto soap.)

WHY NOT ALL SOFT WASHES ARE EQUAL

"Soft washing" sounds the same from every company — it isn't. Ours runs on **commercial-grade metering equipment** that dials the chemical strength **on the fly** for your home, a powerful **15-gallon-a-minute rinse** that carries far more off your walls than the average system, and **fresher, hotter mixes** — because we wash so many homes, our chemicals are always fresh, never sitting around losing strength. On stubborn areas we go over a spot **two or three times** until it's actually clean.

WHAT'S INCLUDED — FROM THE ROOFLINE DOWN

A house wash is your **whole exterior, from the roofline down**: the **outside of your gutters**, soffits and fascia, all your **siding**, your **front porch, entryway and the covered overhang above it**, your **exterior windows** (washed as part of the building), and your **garage doors**. We also clear **spider webs, wasp nests and dirt-dauber mud** from the eaves and corners — all at one flat price, whatever your siding is.

WHAT'S NOT INCLUDED — AND HOW TO SAVE

These are separate services most homeowners **bundle to save**: cleaning the **inside** of your gutters and downspouts, detailed **spot-free window cleaning**, and your **decks, patios, walkways, driveways and roof**. Ask about bundling — that's where the real savings are.

HOW OFTEN YOUR HOME NEEDS IT

A properly cleaned home stays **visually clean for about three to four years** before mold or algae start to return. Some homeowners wash every year or two just to keep things extra clean and knock off dust and cobwebs — but to the eye, a good soft wash holds for years. That's the confidence behind our **2-year guarantee**.

WE STAND BEHIND IT — 2 YEARS

Every house wash is backed by our **2-year soft-wash guarantee, in writing**. If mildew, algae or green growth comes back within that window, **we come back and re-clean it**. And there's **no money up front** — **you only pay if you love it**.

What it costs

House washing is **\$0.20 per square foot**, measured from satellite — so a 2,000-square-foot home runs around **\$400**. Most Kansas City homes land between **\$300 and \$1,200** for a full exterior soft wash, depending on the size of the home. We price it **upfront and flat**, so you know the number before we ever pull into the driveway.

Questions, or ready to schedule?

Call or text **Daniel — (816) 253-8462**

Or pull your own instant online quote in about 90 seconds — enter your address and our system measures your home for you.

Fully insured (\$2M) • BBB A+ Accredited • 300+ five-star reviews across the Kansas City metro, Missouri & Kansas.

KC Splash Pressure Washing — homes washed right, and documented.