

Coeur d'Alene Painting Co.

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Pressure washing in Coeur d'Alene, ID

Prices, safe pressure by surface, and what a real wash includes

WHAT IT RUNS HERE

Pressure washing in Coeur d'Alene, ID runs \$275 to \$715 for an average home exterior, starting at \$0.30 per square foot. Most jobs take a half day to a full day. What moves the number is how many surfaces are on the list, how much moss and algae has taken hold, and access. Wood siding gets soft washed rather than blasted.

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

(208) 551-1546

START HERE

What matters most

- An average Coeur d'Alene home exterior wash runs \$275 to \$715, starting at \$0.30 per square foot.
- Safe working pressure ranges from about 800 psi on old masonry to 2,000 psi on vinyl, and bare cedar wants less than any of them.
- Moss and algae are killed by detergent and dwell time, and a plain high-pressure rinse leaves them to grow back in a season.
- Siding has to read under 15 percent moisture before paint, and a deck needs 48 hours of drying before stain.
- Wildfire ash sitting outdoors measures around pH 11 to 12, so a late-fall wash takes it off before winter moisture works on it.

THE NUMBERS

Pressure washing prices in Coeur d'Alene, ID

SCOPE	WHAT IT COVERS	COEUR D'ALENE RANGE
Average home exterior	Siding, soffits and fascia, entry and walkways	\$275 to \$715
Priced by area	How flat work and wall area get measured	From \$0.30 per sq ft
Driveway and walkways only	Flat concrete run with a rotary surface cleaner	Low end of the \$275 to \$715 band
House, deck, fence and driveway in one visit	Several surfaces, more setup and more detergent	Top of the \$275 to \$715 band
Heavy moss on a shaded north wall	Longer dwell, agitation, second application where needed	Top of the \$275 to \$715 band
Wash rolled into an exterior repaint	Prep step inside the painting scope rather than billed alone	\$3,850 to \$10,400
Deck washed, brightened and stained	Wash, 48 hour dry, then stain deck, rails and spindles	\$770 to \$2,200

Surface count moves the price more than square footage does, because every change of surface means a different tip, a different pressure and a different cleaner.

The numbers

An average Coeur d'Alene home exterior runs \$275 to \$715, starting at \$0.30 per square foot. Most jobs take a half day to a full day.

- Driveway and walkways only sits at the low end
- House, deck, fence and driveway together sits at the top
- Deck wash plus stain is \$770 to \$2,200
- A wash folded into an exterior repaint is part of \$3,850 to \$10,400

Safe pressure by surface

Pressure gets matched to the material, not to the dirt. These are the working ranges.

- Vinyl 1,500 to 2,000 psi with a 25 to 40 degree fan
- Aluminum 1,200 to 1,500 psi, painted wood 1,000 to 1,500 psi
- Stucco 1,000 to 1,500 psi held about 24 inches off
- Brick and old masonry 800 to 1,200 psi, cedar lower still

Why chemistry beats pressure

Moss and algae live in the grain and in the pores of concrete. Pressure removes the visible part and leaves the rest.

- Cleaner on at low pressure, then dwell, then rinse
- Dwell time is the step a rushed crew skips
- Detergent lets the pressure drop by roughly half on delicate surfaces
- Heat does the rest, with commercial systems running 200F to 250F

What we deal with in this town

Wet, dark winters grow algae on north walls, and late summer smoke leaves a caustic film on everything.

- November is the wettest month at around 3.2 inches
- January runs near 84 percent humidity and 74 percent overcast
- Wildfire ash outdoors measures about pH 11 to 12
- Winter road sand and tannin runoff stain flat concrete

Damage to avoid

Each of these takes about four seconds with a machine in the wrong hands.

- Raised grain on cedar that then holds dirt permanently
- Water driven up behind lap siding into the wall cavity
- Zebra stripes on a driveway cleaned with a hand wand
- Mortar joints blown out of old brick

Renting a machine

Box store rentals generally run 2,500 to 3,100 psi, which is above the safe range for every siding material on the list.

- The red zero degree tip should never touch a house
- Reaction force plus a ladder is how people fall
- Driveways and fences are good do-it-yourself jobs
- Cedar, fiber cement and aged paint are not

Timing around paint and stain

Washing before coating is required, and rushing the dry time undoes the benefit.

- Siding under 15 percent moisture before paint
- 48 hours of good drying before deck stain
- Late fall or spring are the practical washing windows
- Pressure washing work carries a satisfaction guarantee

Before you book a pressure washing job in Coeur d'Alene

- ☐ Get every surface named on the quote, including the driveway and walkways.
- ☐ Confirm there is a detergent step with dwell time, listed separately from the rinse.
- ☐ Ask what working pressure will be used on each material, and check it against the safe ranges.
- ☐ Confirm bare cedar and fiber cement are being soft washed rather than blasted.
- ☐ Ask how plants get pre-soaked, covered and rinsed afterward.
- ☐ Ask where runoff goes, especially on a lakefront, creekside or well lot.
- ☐ Find out whose water is being used and whether the crew carries a buffer tank.
- ☐ Get the exclusions in writing, including window interiors, gutter interiors and roofs.
- ☐ Ask what is likely to look uneven once the dirt comes off, such as chalking paint or oxidized aluminum.
- ☐ If paint or stain is following, confirm the drying window before the coating goes on.
- ☐ Walk the finished job with the crew before they pack up.
- ☐ Check that the contractor's Idaho registration with DOPL is active on any job over \$2,000.

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.

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coeurdaleneartists.com

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Full guide: <https://coeurdaleneartists.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.