

Commercial Pressure Washing Melbourne: External Surfaces, Driveways, Car Parks, and Building Facades

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Description:

Commercial Pressure Washing Melbourne: External Surfaces, Driveways, Car Parks, and Building Facades External surfaces tell the story of a property before anyone walks through the door. A building ...

Details:

External surfaces tell the story of a property before anyone walks through the door. A building with stained concrete, algae-covered facades, or grimy driveways reads as neglected — regardless of how well-maintained the interior is. For commercial properties, that first impression matters.

Realcorp Commercial Cleaning provides professional pressure washing services across Melbourne for businesses, strata bodies, property managers, and commercial landlords. Our specialist team handles everything from concrete driveways to high-rise building facades, using calibrated pressure and appropriate cleaning agents to achieve effective results without surface damage.

Who Is Realcorp Commercial Cleaning?

Realcorp is a Melbourne-based, family-owned, owner-operated commercial cleaning company serving clients across Melbourne metro, regional Victoria, and Adelaide. Our specialist cleaning division — led by Cesar Vasquez, Head Specialist Cleaner — handles all pressure washing and surface cleaning work.

All staff are directly employed by Realcorp. No subcontractors. Every technician is police-cleared and trained on our equipment and procedures. Our money-back quality guarantee applies to all services.

What Pressure Washing Removes

External surfaces in Melbourne's climate attract a predictable range of contaminants:

****Organic growth:**** Algae, mould, lichen, and moss thrive on exterior concrete, paving, brick, and render — particularly on south-facing or shaded surfaces. Organic growth is slippery, unsightly, and causes long-term surface degradation if left untreated.

****Oil and grease:**** Loading docks, car parks, driveways, and workshop areas accumulate oil and grease from vehicles and equipment. These substances bond to concrete and require combined chemical pre-treatment and high-pressure cleaning to remove effectively.

****Bird droppings:**** Bird waste is highly acidic and damages surface finishes over time. It's common on ledges, rooflines, car parks, and outdoor eating areas.

****Grime and atmospheric soiling:**** Traffic pollution, dust, and general atmospheric soiling build up on building facades and horizontal surfaces over time, creating a general appearance of dirtiness even without a specific contamination source.

****Rubber and tyre marks:**** Car parks, warehouses, and loading areas develop rubber deposits from vehicle tyres — particularly in areas of sharp turning.

****Efflorescence:**** The white, powdery mineral deposits that appear on brick, concrete block, and mortar. Pressure washing with appropriate acidic solutions can remove light efflorescence.

****Chewing gum:**** Footpaths, car parks, and public areas accumulate gum deposits that require high-temperature water and specific techniques to remove.

Surfaces Realcorp Pressure Washes

Concrete Driveways and Paths Concrete is the surface most people associate with pressure washing, and for good reason — it responds well to high-pressure cleaning. Algae, mould, oil, and general soiling are removed effectively, and the before/after difference is typically dramatic.

Realcorp treats concrete with pre-treatment solutions where soiling is heavy before applying pressure — this loosens contaminants for more complete removal in a single pass.

Car Parks Car parks accumulate layered soiling: dust, oil, rubber, bird waste, and debris. Pressure washing addresses the surface soiling component. For deeper soiling and more efficient coverage, pressure washing may be combined with machine scrubbing (Realcorp's ride-on scrubber) for car park surfaces.

Building Facades Facade cleaning requires more care than concrete cleaning. Brick, render, stone, and cladding materials vary in their tolerance for pressure and chemicals. Realcorp calibrates pressure to the surface:

- Brick and stone: higher pressure where appropriate, lower pressure for aged or soft masonry - Render and painted surfaces: lower pressure to avoid surface damage; soft-washing techniques where required - Glass and glazing: specific squeegee and soft-washing methods

Pre-treatment with appropriate surfactants breaks down soiling on facades, reducing the pressure required and the risk of surface damage.

Pavers Paved areas accumulate moss, algae, dirt, and staining between the pavers and on the surface. Pressure washing removes these effectively. Sand replacement in jointing may be needed after heavy pressure washing of paved areas — Realcorp will advise.

Bin Enclosures and Waste Areas Bin enclosures attract some of the heaviest organic soiling and odour. Pressure washing with disinfectant additives addresses soiling and odour simultaneously.

Loading Docks Loading docks combine all the challenging contamination types — heavy vehicle traffic, spills, dust, and organic soiling. Realcorp treats loading dock surfaces with chemical pre-treatment before pressure washing for effective results.

PSI and Technique: Why Pressure Calibration Matters

Pressure washing uses water pressure measured in PSI (pounds per square inch) combined with water temperature and chemical action. The right combination depends on the surface:

| Surface Type | Approach | |---|---| | Concrete driveways | High pressure (2,500-4,000 PSI), hot water for oil | | Brick facades | Medium pressure (1,500-2,500 PSI), surfactant pre-treatment | | Painted render | Low pressure (500-1,500 PSI), soft-washing technique | | Pavers | Medium pressure, rotary surface cleaner attachment | | Timber decking | Low-medium pressure, appropriate distance and angle | | Bin enclosures | High pressure, disinfectant solution |

Using too much pressure on delicate surfaces causes permanent damage: stripping paint, eroding render, breaking grout. Realcorp technicians are trained to assess each surface and select the appropriate combination of pressure, water temperature, and pre-treatment chemistry.

Scheduling: Out-of-Hours as Standard

Pressure washing in commercial environments typically works best outside business hours. The reasons are practical:

- Equipment access — pressure washing rigs, hoses, and safety barriers need space to operate
- Surface drying — pressure-washed surfaces need time to dry before heavy foot traffic
- Business continuity — working overnight or on weekends means your staff and customers aren't affected

Realcorp coordinates scheduling around your business operations as standard. For large-scale facade or precinct cleaning, a multi-night schedule can be arranged.

Frequently Asked Questions

****What can pressure washing remove from concrete?*** Pressure washing is effective at removing algae, mould, lichen, moss, oil stains (with appropriate pre-treatment), bird droppings, grime, tyre rubber, chewing gum, and general atmospheric soiling from concrete surfaces. Heavily set oil stains may require multiple treatments or remain as permanent discolouration. Realcorp's technicians can assess the surface before starting and advise on expected results.

****How often should commercial driveways be pressure washed?*** As a general guide, commercial driveways and car park surfaces benefit from cleaning every 6-12 months, depending on the level of traffic and surrounding environment. Properties near trees, in humid or shaded environments, or with heavy vehicle activity may require cleaning every 3-6 months to prevent organic growth and oil accumulation from becoming entrenched. Realcorp can assess your driveway and recommend a frequency.

****Can pressure washing damage surfaces?*** Yes — incorrect pressure washing technique can damage surfaces. Using too high a pressure on painted render, aged brick, or timber can strip coatings, erode surfaces, or force water into areas where it causes damage. Realcorp technicians are trained to calibrate pressure and technique to each surface type, avoiding damage while achieving effective cleaning. If a surface requires a softer approach, soft-washing (lower pressure with extended chemical dwell time) is used instead.

****Do you treat oil stains on concrete before pressure washing?*** Yes. Oil stains on concrete require chemical pre-treatment — a degreasing agent that breaks down the oil and lifts it from the concrete pores before pressure is applied. Without pre-treatment, pressure washing will move oil across the surface without removing it. Realcorp applies appropriate pre-treatment solutions to oil-affected areas as standard.

****Can you pressure wash a building facade without scaffolding?*** For buildings up to approximately 3 storeys, Realcorp can reach facade surfaces using extension wands and elevated work platforms where required. Higher facades require working at heights equipment and appropriate safety protocols. Realcorp holds the appropriate insurances and will assess access requirements before quoting for facade work.

****Is pressure washing safe around garden beds and landscaping?*** Care is taken to minimise runoff onto garden beds and landscaping. Realcorp redirects water away from sensitive planting where possible and avoids chemical pre-treatment application near garden areas unless products are confirmed plant-safe. If you have specific concerns about your landscaping, discuss these with your account manager before the service.

Coverage and Contact

Realcorp provides commercial pressure washing across **Melbourne metro**, **regional Victoria** (including Ballarat), and **Adelaide**.

To book a pressure washing service or request a quote:

- **Phone:** 1300 307 298 - **Email:** sales@realcorp.net.au - **Web:** realcorp.net.au

Our team will assess your property, confirm access requirements, and provide a detailed quote. Out-of-hours scheduling is available as standard.