

Soft Washing vs. Pressure Washing



Soft washing is the preferred maintenance method for single-ply roof membranes (such as TPO, PVC, and EPDM) because it provides a deep, sanitizing clean without the physical risks of high-pressure washing. Unlike pressure washing, which can tear membranes or damage sealants, soft washing uses low pressure—typically under 100–300 PSI—combined with specialized chemical solutions to eliminate contaminants at the source.

Key Benefits of Soft Washing



PRESERVES MEMBRANE INTEGRITY

The low-pressure technique prevents physical damage like punctures, tears, or the forcing of water under seams and flashings, which is a major risk with traditional power washing.



KILLS ORGANIC GROWTH AT THE ROOT

Soft washing uses biocides (such as diluted sodium hypochlorite) and algaecides to kill moss, algae, and mold completely, rather than just blasting away surface visibility.



RESTORES ENERGY EFFICIENCY

Single-ply membranes are often chosen for their “cool roof” reflective properties. Removing dark algae streaks and dirt restores the roof’s ability to reflect sunlight, reducing cooling costs during summer.



LONG-LASTING RESULTS

Because the treatment sanitizes the surface and leaves behind a growth-inhibiting residual, a soft-washed roof typically stays clean 4 to 6 times longer than one that has been pressure washed.



MAINTAINS MANUFACTURER WARRANTIES

Many roofing manufacturers specifically recommend low-pressure chemical cleaning and may void warranties if damage is caused by high-pressure equipment.



ENVIRONMENTAL & PROPERTY SAFETY

Professionals use biodegradable solutions and take precautions like pre-wetting or covering surrounding landscaping to ensure that runoff does not harm your garden.

Comparison: Soft Wash vs. Pressure Wash

Feature	Soft Washing	Pressure Washing
Pressure Level	Low (under 300 PSI)	High (1,300-3,000+ PSI)
Cleaning Agent	Biocides & surfactants	Water force only
Risk of Damage	Minimal to none	High (tears, seam failure)
Effective Against	Roots & spores	Surface debris only



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Request a Soft Wash Evaluation

