WASH



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- The art of stewardship
- Pressure washing or soft washing?
- Scheduled cleaning is preventative maintenance

SCAN AND

watch it fly

wash.ms/centenary

WINTER ISSUE 2026

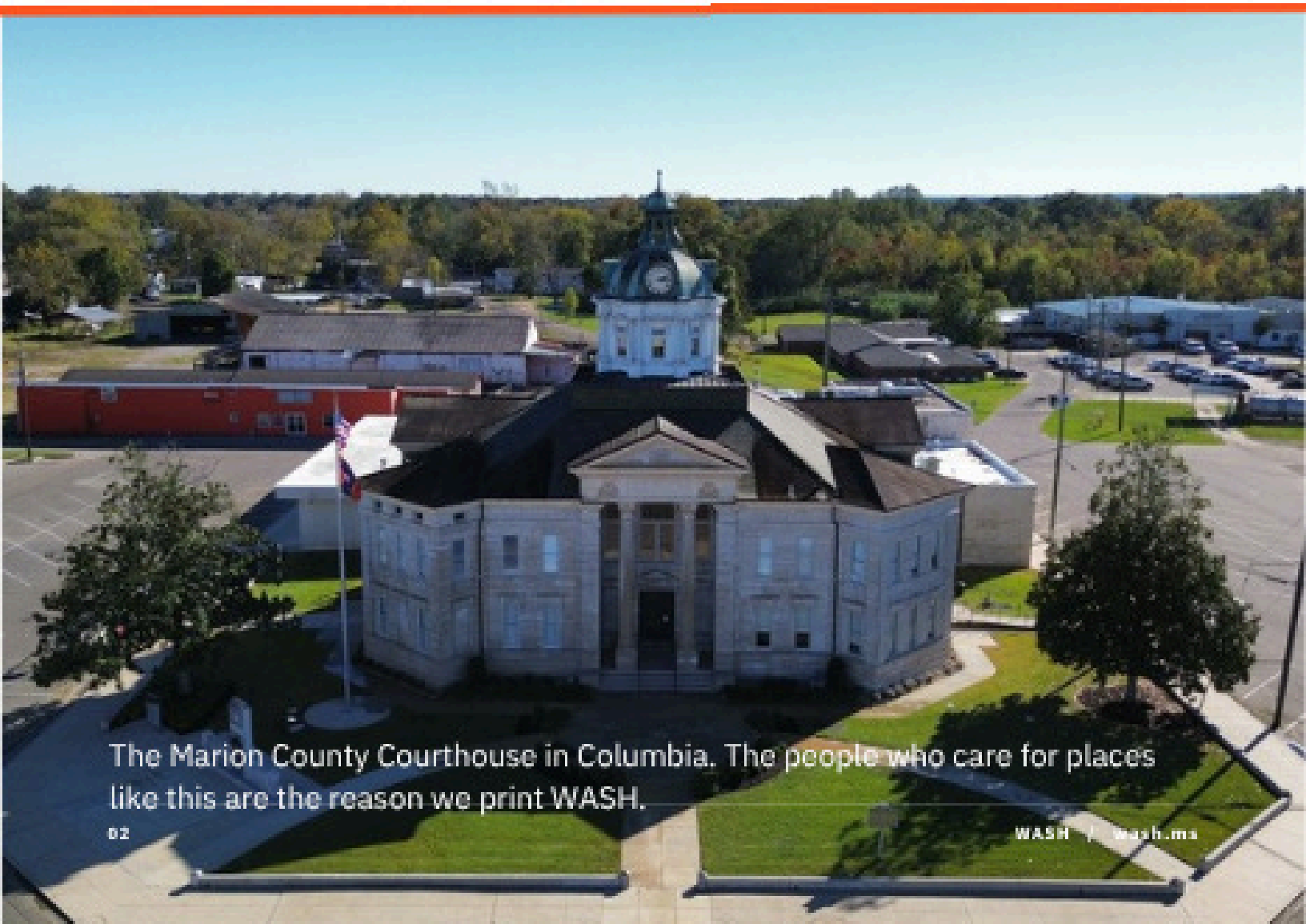
www.WASH.ms

A WashCopter drone above Centenary United Methodist Church in McComb, Mississippi.

Why we print WASH

A trustee unlocks the fellowship hall before Sunday school. At City Hall, the clerk knows which door a first-time visitor will try. Somebody has already swept the courthouse steps by the time the square gets busy.

People see the building. They seldom see the person who opened it. We print WASH for the people doing that work. When you pass this issue around the table, take a minute to thank the person who knows your building best.



The Marion County Courthouse in Columbia. The people who care for places like this are the reason we print WASH.

A WASHCOPTER PUBLICATION

Contents

This issue is for the people who keep Mississippi's churches, city halls and courthouses ready to open their doors. We hope you find a story worth passing to someone who helps care for yours.



COLUMBIA, MS



MCCOMB, MS



MAGNOLIA, MS

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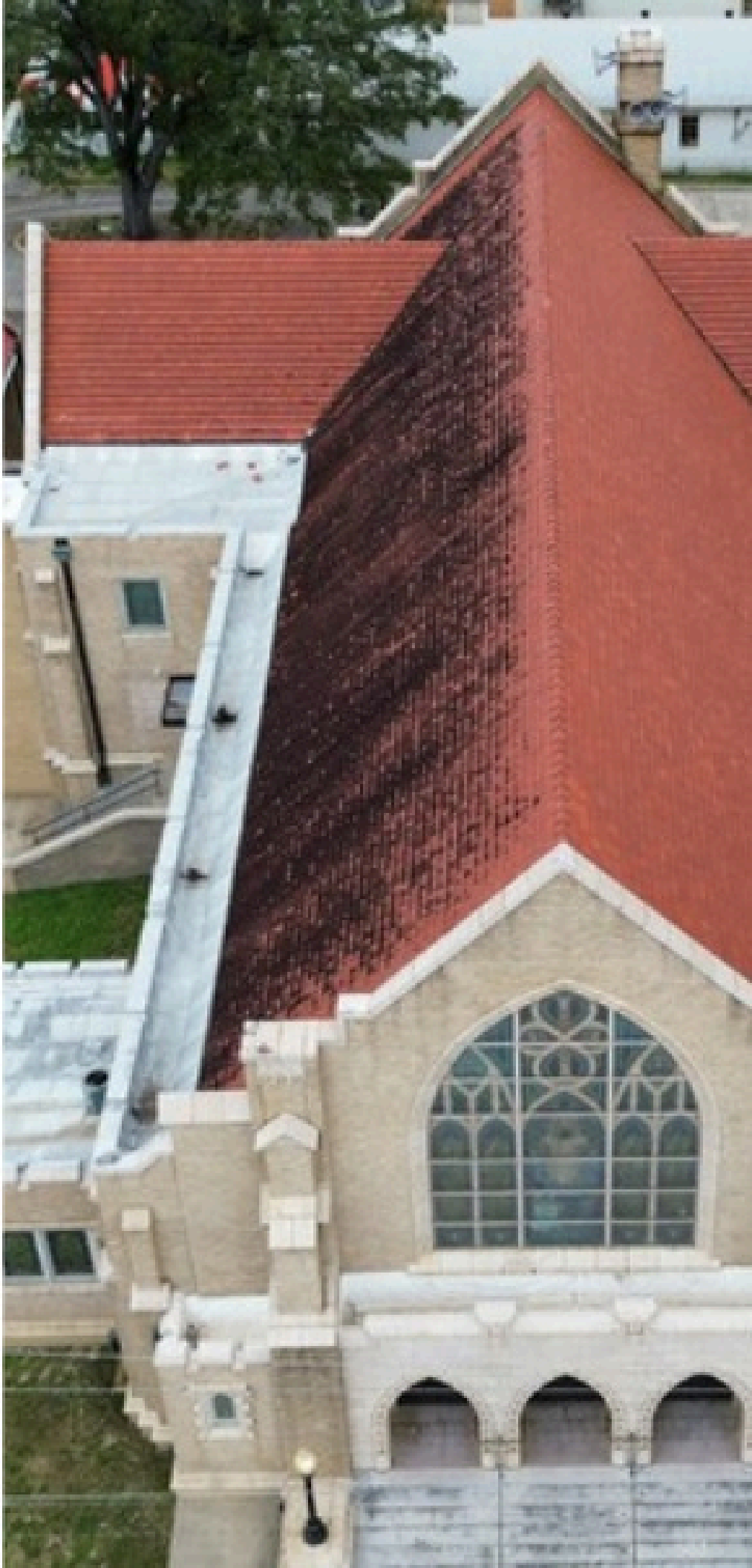
PROJECT SPOTLIGHT

A century at Centenary

Centenary United Methodist Church

When Centenary's congregation prepared for its hundred-year celebration in McComb, the clay tile roof was on the list. Above the arched windows, rows of red terracotta tile frame a view generations have known.



Look for the same arched windows in the roof photographs on pages 6 and 7.



TEN-YEAR CAPITAL PLANNING

Which project gets funded first?

Your roof may have five years left. Your cooling system may have one. Your next budget should reflect the difference.

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Before



Dark bands crossed the terracotta, this is the main view from the parking lot. Find the row of arched windows below the eave, then compare it with the facing page.

After



The same parking lot-facing slope after washing. The camera angle shifts slightly. The windows below the eave locate the roof in both photographs.

A hundred years together

For its centennial, the congregation wanted the church ready to welcome everyone back, right down to the red tile above the courtyard.



The congregation fills the front steps at Centenary in McComb, MS. Turn back to page 4 for a closer look at the façade and roof.

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Drone washing
High and hard-to-reach places

Soft washing
Historic brick, stucco, glass, and others

Pressure washing
Concrete walks, steps and entries

WASH

Request a site quote
AppletonPropertyServices.com



Marion County Courthouse / Columbia, Mississippi

Courthouse history

PARTNER FEATURE / COLUMBIA, MISSISSIPPI

The Art of Stewardship

With Neal of Appleton Property Services

Stand at the foot of Main Street in Columbia and the courthouse clock draws your eye. At the entrance, look at the stone, the mortar joints and the edge where the wall meets the walk. These are the details a steward can point out before work begins.

Marion County has used this stone-faced brick courthouse since 1905. Our November wash covered its exterior walls and the paved approaches. From the square they read as one building. Up close, the stone, mortar and concrete each need their own cleaning method.

What can a dark stain tell you?

A photograph can show where a wall has darkened. To choose a cleaning method, you also need to know what the wall is made of, what caused the mark and whether the joints are sound.

Start on the shaded side. Mark the location in the building file so the next person can find the same spot and see what has changed.



What should a test patch show?

Ask the crew to clean a small, inconspicuous area and let it dry. Then stand beside it. Can you see the same texture in the stone and the same edges in the mortar joints?

Agree on that result before authorizing more work. If the finish changes or the mortar loosens, pause and have the material assessed.

Where does the growth return first?

After the wash, photograph the entrance and a shaded stretch of wall. Record the date, the surface and the method used. On the next walk, return to those spots. A damp corner may need attention while the sunny face is still clean. That record helps the next steward decide what to wash and what can wait.



BEFORE



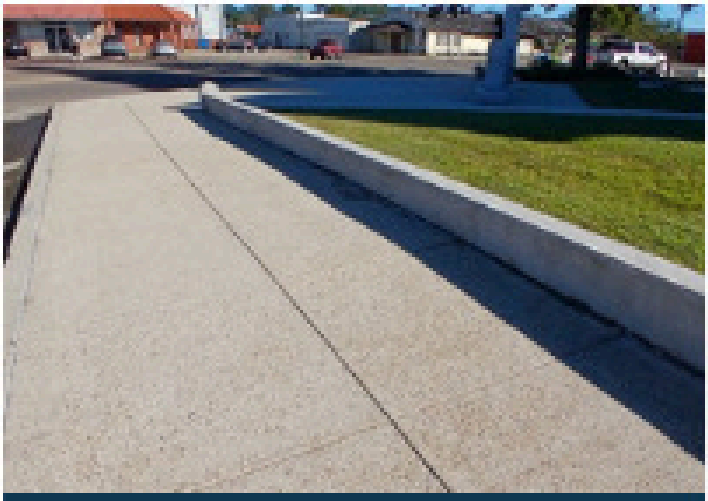
AFTER

Plan your building's next wash

Start with the surfaces people use most. Adjust for shade, drainage and returning growth.



WASH IN PROGRESS



AFTER WASHING

SURFACE	WHEN TO CHECK	WHAT TO BUDGET FOR
Sidewalks and ramps	Annually, especially on shaded stretches	Budget for a wash every other year. Check shaded stretches sooner if growth returns.
Façades, columns and porticos	Annually, paired with sidewalks and ramps	Use 12–24 months for budgeting. Ask about pricing adjacent walks at the same time.
Roofs	Every 3–5 years, or sooner if staining appears	Budget for inspection. Ask whether the roof material and its condition call for cleaning.

Suggested planning intervals above. Set the actual work date from conditions at your building.

Set the annual allowance

Ask for a price to group compatible work and a separate price for any surface that can wait. Put the next condition check on the calendar when you set the budget.

Protect historic materials

Check mortar joints first. Inspect or test small areas before washing. When growth calls for pretreatment, use a compatible cleaner. Rinse at low pressure with enough water to clear residue.

Request a site walk with Appleton **601-341-3606** **AppletonPropertyServices.com**

WALK THE VISITOR'S PATH

The way to the door

J.J. White Memorial Presbyterian Church

Where would you park if you had never been here? At J.J. White, follow a first-time visitor's walk from the street to the sanctuary.

Members may know a shorter way from the alley. Walk both routes and notice where a guest first sees a door or a familiar face.



From the *alley*

The bell tower at J.J. White Memorial Presbyterian Church is easy to spot from the street. From the parking lot, most members enter by the alley.

The route from the alley



BEFORE WASHING



AFTER WASHING

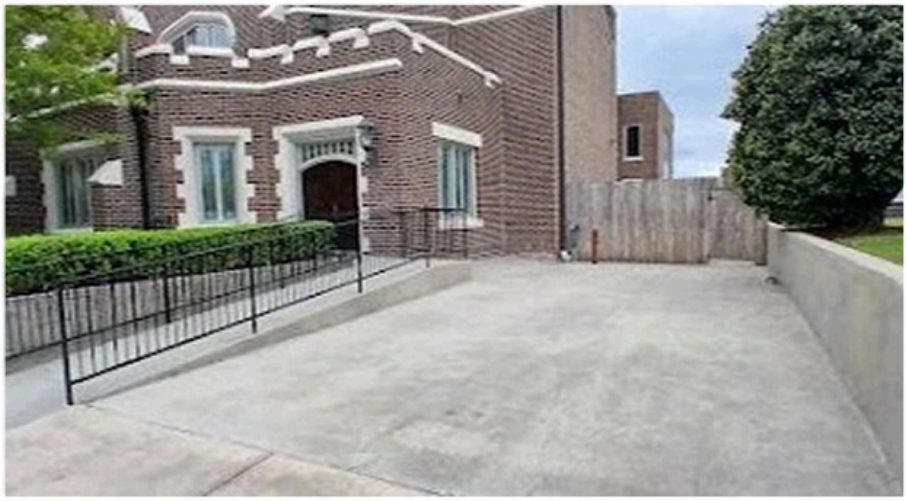
At the alley level, the retaining wall fills your view. This is the view most members see as they enter the church.



At the side door



BEFORE WASHING



AFTER WASHING

Follow the black handrail to the same door.

The tower is easier to spot than the side door. Walk this route like someone visiting for the first time. Take special care on entrances visitors and guests use.

$99 Dollar Washguy Strikes Again



The $99 Dollar Washguy had finished the concrete and was coiling up the hose when the committee chair came around the corner.

"Looks good," she said. "How many passes does it take to get the stripes to go away?"

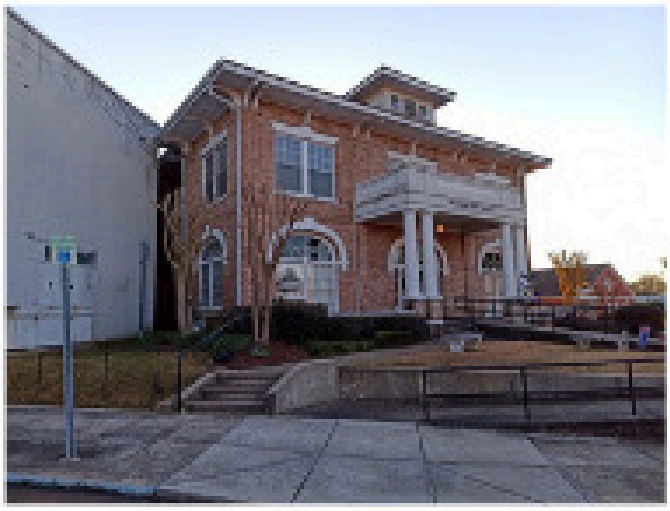


A working landmark

At the rear steps, an operator guides a WashCopter drone along the eaves. At the front counter, staff know when the lobby fills up. Both belong in the conversation about wash day.

The name above the door

Four white columns mark City Hall from the Third Street sidewalk. After washing, the lettering above the porch stands out again. For a resident looking for the public entrance, that name is a familiar guide.



The approach from the Third Street sidewalk.



AFTER WASHING



AFTER WASHING

FROM THE CITY FILE

1914

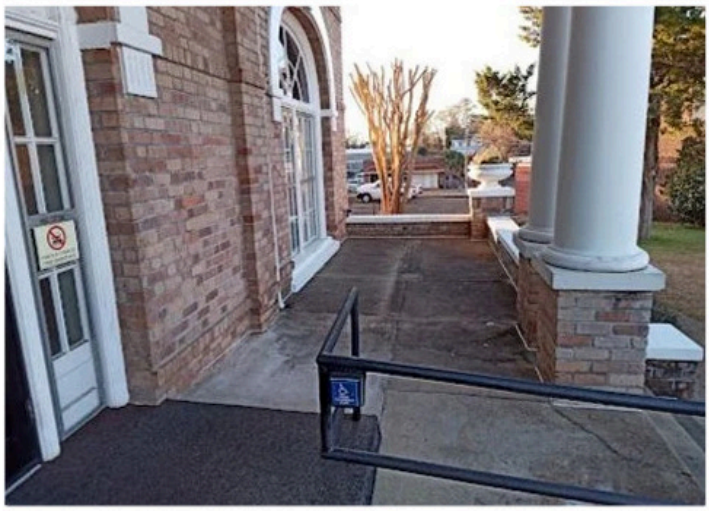
Built

1995

Designated a Mississippi Landmark

115 Third Street

McComb, Mississippi



BEFORE WASHING / THE PORCH



AFTER WASHING / THE SAME PORCH

When City Hall stays open

Before the crew unrolls a hose, we walk the property with the person who works the front counter. They know which door residents try first and when the lobby fills up.

The door	Mark the entrance that will stay open and the step-free route residents can use to reach it.
The day	Check the public meeting calendar. Ask the clerk which days are the busiest at the counter.
The handoff	Give the front desk a crew contact. Agree on who will let staff know when an entrance is ready to reopen.

FOR THE NEXT STEWARD

Put wash day on file.

Keep the date, the entrance used during the work, and a pair of photos taken from the same spot. The next supervisor can see exactly what the crew washed.

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PIKE COUNTY COURTHOUSE / MAGNOLIA, MISSISSIPPI

After hours *on the square*

At 7:35 Saturday evening, the last light catches the courthouse columns. Follow the crew member's gaze from the lawn and you'll find a WashCopter drone still at work above the roofline.

One pass at a time

The job covered three buildings in Magnolia, the courthouse, chancery clerk building, and the annex, along with the pavement around all buildings. At the covered entrance, a parking isle and a person working his way along it.

6:50 A.M.

At the curb

Water spills over the edge. A hose crosses the lot to the rig beside the door.





7:35 A.M. / Halfway across the walk, the next pass is still easy to see.

Above the columns

On the concrete, Appleton's crew used a high-pressure surface cleaner. The walls called for a low-pressure treatment and rinse. At the covered entrance, a WashCopter drone carried the wash up to the molding while its operator stayed on the ground.



SATURDAY / 10:04 A.M.

Within reach

The water meets the top edge of the wall. Just below it, a fine shadow traces the molding.

SUNDAY / 7:30 P.M.

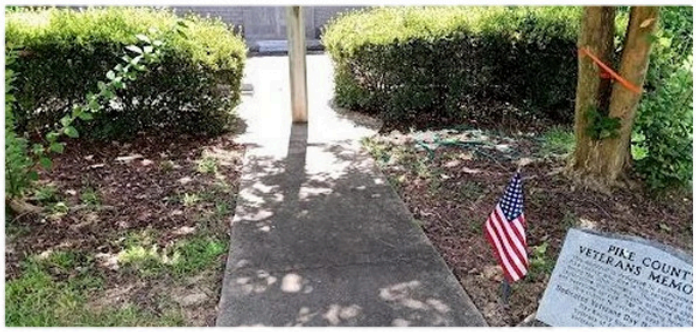
From this angle you can read "Pike County Court House" above the columns. That lettering is easy to walk beneath without ever seeing it.



What Monday looks like

On Bay Street the front walk leads between the hedges to clean white courthouse. Around the side, a bell hangs in a clean iron frame. Another walk, an American flag stands beside the veterans memorial with readable names.





THE VETERANS MEMORIAL WALK BEFORE



THE VETERANS MEMORIAL WALK AFTER

Pike county supervisors schedule maintenance for Pike County's buildings. Appleton's crew spent Saturday-Sunday washing this one. By Monday, a visitor could walk to the memorial without ever knowing whose work had made the way ready.

Project photographs / WashCopter

Pressure washing *or soft washing?*

The concrete walk and the wall beside it can call for different tools. Start with the material, its condition, and what you need to remove.

Pressure washing

A pressurized stream of water lifts dirt by force. On sound, fully cured, uncoated concrete, a contractor can test a small patch to see how much pressure the finish will tolerate.

Soft washing

A compatible cleaner loosens grime or treats growth such as algae. The crew applies it at low pressure, gives it time to work, and rinses as the label directs.



A surface cleaner leaves a bright strip in the concrete.



IN THE FIELD / CENTENARY UNITED METHODIST CHURCH, MCCOMB

Reading a roof stain

Centenary wanted its terracotta roof washed before the church's 100-year celebration. Look at the slope above the arched windows. Dark streaks crossed the tiles before the wash. Afterward, the red rows are visible across the roof.



BEFORE WASHING



AFTER WASHING

Ask a roofer to check the tile and its finish. If algae caused the staining and the tile maker approves the cleaner, a soft wash can treat the growth at low pressure.

Which method fits?

Name the surface and the stain before you ask for a price.



Brick and window trim, J.J. White Church.

SURFACE AND CONDITION	WHERE TO START
Concrete walk	For packed-in dirt on sound, cured, bare concrete, test pressure washing. Stop if the dry test patch shows grooves or a rougher finish.
Painted siding	For algae on an intact finish, consider a soft wash with a cleaner the siding or paint maker approves. Check peeling paint before washing.
Asphalt shingles	For algae streaks, use the shingle maker's approved low-pressure treatment. A pressure washer can damage the shingle surface.
Historic brick or stone	Check the mortar first. If joints crumble, have them assessed. On sound masonry, test water at low pressure before considering a cleaner.

Before you approve the job

Ask the crew to show you a dry test patch. Compare the color, texture and joints with an untouched area beside it.

Scheduled cleaning is preventative maintenance

A planned wash can help a building's materials last longer. A fresh-water rinse carries salt off coated metal. An approved moss treatment can keep shingle edges from lifting.

Build the schedule around what collects on each surface, how fast it returns, and what that material can tolerate. Give the next wash a date and a place in the maintenance budget.



Terracotta roof at Centenary United Methodist Church in McComb, after washing.

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What regular cleaning protects



Brick joints and a painted column share the same porch at McComb City Hall.

Mortar joints

Moss can hold moisture against mortar, and woody roots can widen open joints. Where growth is causing harm, have it removed with a method gentle enough to leave sound mortar in place.

Paint

A gentle wash removes grime and mildew from sound exterior paint. Follow the coating maker's care guide so the paint film stays intact and keeps protecting the wood beneath it.

Siding

Salt collects on coastal metal siding, especially under eaves sheltered from rain. Regular fresh-water rinsing removes deposits that can accelerate corrosion.

Pavement

Oil or fuel in a parking bay can soften the binder that holds asphalt together. Include those bays on the cleaning route and have fresh spills absorbed and collected promptly.

Roofing

Clear leaf buildup from roof valleys so rain can drain. On asphalt shingles, moss can lift the edges. Use the shingle maker's approved low-pressure treatment.

Your building’s wash calendar

Give each material its own method, interval and next wash date.

Building / site

Plan owner

How to set an interval

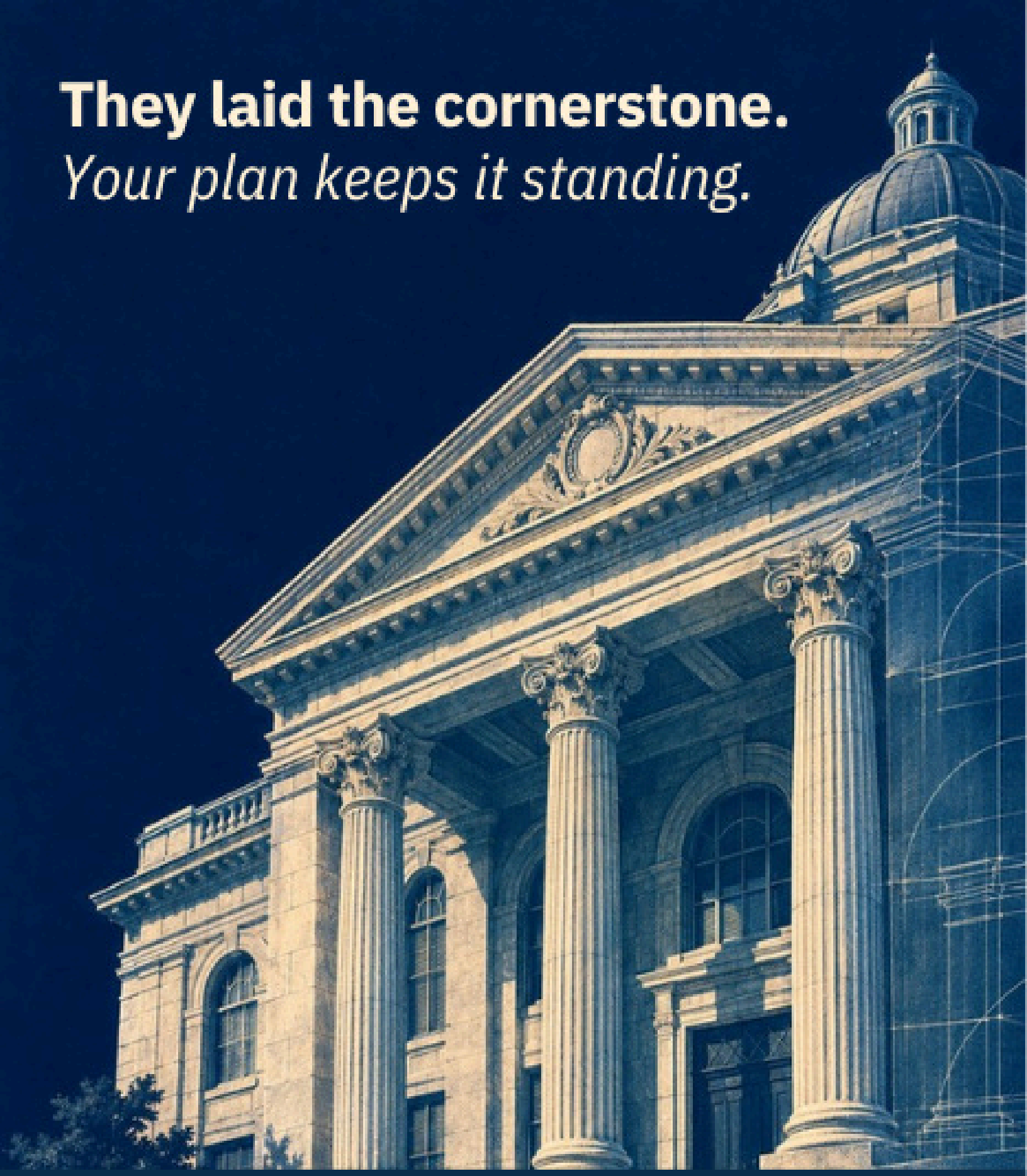
For its fiber-cement siding, James Hardie recommends a gentle wash every 6–12 months. Start with the maker’s care guide, then use exposure and past photos to decide when a surface needs its next wash.

SURFACE	AREA / APPROVED METHOD	INTERVAL	NEXT WASH
Mortar joints			
Pavement			
Painted surfaces			
Siding			
Roofing			

For historic masonry, schedule a condition check and clean only where needed. After each wash, record what returned and adjust the next date.

They laid the cornerstone.

Your plan keeps it standing.



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