Tile and Grout Cleaning Services Expand in Phoenix Area

Excel Floor Care, a floor cleaning specialist operating since 2011, announced on September 14, 2026, that it has expanded its tile and grout cleaning service availability in Gilbert, Arizona. The company provides professional tile and grout cleaning, along with broader floor care services, for residential, rental, and commercial properties in Gilbert and the Phoenix metropolitan area. Its services include carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. The expansion is intended to support homeowners, rental property managers, and commercial establishments in Gilbert and surrounding communities such as Mesa, Chandler, and Scottsdale.

According to the announcement, the company uses hot water extraction technology for traffic-lane soil, localized spots, and cleanable odor sources. It also employs inspection and targeted treatment based on surface type and contamination depth. The release notes that different tile installations and grout types require customized cleaning solutions. Excel Floor Care describes itself as focused exclusively on floor cleaning services.

How Tile and Grout Cleaning Works

Tile and grout cleaning is a specialized area of floor maintenance that addresses the porous nature of grout and the varied surfaces of tile. Grout, the material used to fill gaps between tiles, is typically made from cement, sand, and water. Its porous structure can absorb dirt, spills, and moisture over time, leading to discoloration and potential microbial growth. Regular mopping often fails to remove deeply embedded soil, which is why professional cleaning methods are used.

Professional tile and grout cleaning typically begins with an inspection to assess the type of tile and grout, as well as the extent of soiling. Different tile materials, such as ceramic, porcelain, or natural stone, require different cleaning approaches to avoid damage. Similarly, grout may be sanded or unsanded, and its condition affects the cleaning method chosen. Hot water extraction, a common technique in the industry, involves applying hot water and cleaning solutions under pressure, then vacuuming away the loosened soil and moisture. This method can reach contaminants trapped in grout pores and along tile edges.

After cleaning, a protective sealer may be applied to grout lines to reduce future staining and make maintenance easier. Grout sealing involves applying a liquid sealant that penetrates the grout and forms a barrier against water and dirt. This step is particularly useful in kitchens, bathrooms, and high-traffic areas where spills are frequent. However, not all tile installations

require sealing, and the decision often depends on the grout type and the level of exposure to moisture and stains.

Why Floor Care Matters for Properties

Floor surfaces in homes, rental units, and commercial spaces endure constant wear. Dirt tracked in from outside, spills from daily activities, and the movement of furniture and equipment all contribute to the gradual accumulation of soil. For tile floors, the grout lines are often the first to show signs of discoloration because of their absorbent nature. Over time, neglected grout can become a source of odors and may harbor allergens or bacteria.

Regular professional cleaning can extend the life of tile and grout installations. By removing abrasive grit and deep-seated stains, cleaning helps maintain the appearance and integrity of the floor. For property managers and landlords, clean floors can reduce turnover costs and make units more appealing to prospective tenants. For commercial establishments, a clean floor contributes to a professional image and may help meet hygiene standards in industries such as food service or healthcare.

The Phoenix metropolitan area, with its dry climate and high levels of dust and sand, presents specific challenges for floor maintenance. In addition, the region's indoor-outdoor living patterns mean that dirt from patios and yards is frequently tracked inside. Homes with tile floors in entryways, kitchens, and bathrooms may see grout lines darken more quickly than in other climates. Professional cleaning services can address these local conditions by using methods suited to the types of soil common in the area.

Customized Cleaning Approaches

One key aspect of professional tile and grout cleaning is that no single method works for every situation. As the announcement from Excel Floor Care indicates, different tile installations and grout types require customized cleaning solutions. This means that a service provider must assess each floor's condition and select the appropriate cleaning agents and equipment. Factors that influence the choice of method include the type of tile (glazed or unglazed), the width of grout lines, the age of the installation, and whether any previous sealants were applied.

For example, unglazed tile, such as saltillo or quarry tile, is more porous and may absorb cleaning solutions differently than glazed tile. Similarly, narrow grout lines may require precision tools to clean effectively without damaging adjacent tile. Some cleaning solutions are alkaline-based to break down grease and organic soil, while others are acidic for removing mineral deposits like hard water stains. The temperature of the water used can also affect how well the cleaning agents work and how quickly they dry.

Inspection is a critical step in this process. By examining the floor under good lighting and sometimes with magnification, technicians can identify areas of heavy soiling, mold growth, or damage. This allows them to focus treatment on the most affected zones, reducing the amount of chemicals used and the time spent on the job. Targeted treatment also helps prevent over-wetting, which can lead to mold or structural issues in subflooring.

The Role of Grout Sealing

Grout sealing is often recommended after a deep cleaning to help maintain the results. Sealants work by filling the microscopic pores in the grout, creating a barrier that resists liquid penetration. This makes future cleaning easier because spills are less likely to soak into the grout. Sealants can be water-based or solvent-based, and they may offer different levels of gloss or matte finish. The choice of sealant depends on the grout color and the desired appearance.

However, sealants are not permanent. Over months or years, they can wear away due to foot traffic and cleaning. Reapplication may be needed periodically. Some property owners choose to seal grout only in areas prone to moisture, such as shower stalls and backsplashes, while leaving other areas unsealed. The decision often balances the benefit of easier maintenance with the cost and effort of application.

Readers of digitaljournal.com may find it useful to understand that professional cleaning services often include grout sealing as part of their tile care offerings. The availability of such services in the Phoenix area has grown as more homeowners and property managers recognize the value of protecting their tile investments. The expansion announced by Excel Floor Care reflects this trend, as the company aims to meet demand in Gilbert and surrounding communities.

For those involved in property maintenance, staying informed about local service options can be beneficial. The coverage of this announcement on digitaljournal.com provides one source of information for readers tracking developments in the floor care industry. As with any service, property owners may want to inquire about the specific methods and products used by a provider to ensure they align with the needs of their particular tile and grout installations.

In summary, the expansion of tile and grout cleaning services in the Phoenix metropolitan area highlights the ongoing demand for specialized floor care. With a focus on customized solutions and thorough cleaning methods, companies like Excel Floor Care are responding to the needs of residential, rental, and commercial clients. Grout sealing remains one of the services that can help maintain the appearance and longevity of tile floors, particularly in environments where dirt and moisture are common challenges.