Tile and Grout Care Specialists Expand Service Area in Gilbert

Expanded Coverage for Floor Care Services

Excel Floor Care, a floor cleaning specialist operating since 2011, announced on September 14, 2026, that it has expanded the availability of its tile and grout cleaning services in Gilbert, Arizona. The company provides professional tile and grout cleaning, along with broader floor care services, for residential, rental, and commercial properties. The expansion is intended to support homeowners, rental property managers, and commercial establishments in Gilbert and surrounding communities, including Mesa, Chandler, and Scottsdale.

The company describes itself as focused exclusively on floor cleaning services. Its offerings include carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. For tile and grout work, Excel Floor Care uses hot water extraction technology to address traffic-lane soil, localized spots, and cleanable odor sources. The company also relies on inspection and targeted treatment based on surface type and contamination depth, noting that different tile installations and grout types require customized cleaning solutions. digitaljournal.com

How Tile and Grout Cleaning Works

Tile and grout cleaning involves removing dirt, stains, and buildup from both the tile surface and the porous grout lines between them. Over time, grout can become discolored by tracked-in soil, spills, and moisture. Professional cleaning systems typically use a combination of agitation, cleaning agents, and extraction methods to lift and remove these contaminants. Hot water extraction, a method often employed in carpet cleaning, can also be applied to hard surfaces and grout lines. The process forces hot water and cleaning solution into the pores of the grout, then vacuums it out along with the loosened debris.

Sealing is a separate step that follows cleaning. A grout sealer is applied to the clean, dry grout lines to create a protective barrier. This barrier makes future cleaning easier by preventing liquids and soils from penetrating the grout pores. Sealers can be penetrating, which soak into the grout, or film-forming, which sit on top. The choice depends on the grout type, the tile installation, and the expected traffic and exposure. Proper sealing is considered an important part of maintaining tile floors, especially in areas prone to moisture or heavy use.

Why Grout Care Matters for Property Owners

Grout lines are a common weak point in tile installations. Because grout is porous, it can absorb spills, grease, and dirt, leading to permanent staining if left untreated. In kitchens,

bathrooms, and entryways, grout can also harbor mold and mildew if moisture is allowed to sit. Over time, neglected grout can crack or crumble, compromising the floor's appearance and integrity. Regular cleaning and sealing help extend the life of a tile floor and maintain its look. For rental property managers and commercial establishments, keeping floors in good condition can reduce turnover costs and present a better image to tenants and customers.

The Phoenix metropolitan area, including Gilbert, experiences dry conditions and significant dust and dirt tracked in from outdoors. This soil can be abrasive on tile surfaces and can embed in grout lines. Local floor care specialists often tailor their methods to the area's specific climate and soil types. The expansion of services in Gilbert reflects a broader trend of specialized floor care providers meeting the needs of growing suburban communities where tile is a common flooring choice.

Customized Approaches for Different Installations

Not all tile and grout installations are the same. The type of tile - ceramic, porcelain, stone, or quarry - affects the cleaning methods and products that can be safely used. Similarly, grout comes in sanded and unsanded varieties, as well as epoxy-based formulations, each with different porosity and durability. A ceramic tile with wide, sanded grout lines requires a different approach than a polished stone floor with narrow, unsanded joints. Experienced cleaners assess the surface type and contamination depth before selecting the appropriate cleaning solution and technique. This customized approach helps avoid damage to the tile or grout while achieving thorough results.

Hot water extraction technology is often chosen for its ability to clean deeply without leaving chemical residue. The high temperature helps break down oils and greases, while the extraction action removes the loosened soil. For pet odor remediation, this method can also neutralize odors at their source by cleaning the underlying surfaces. The company's use of inspection before treatment allows it to identify problem areas and adjust its approach accordingly.

The Role of Professional Services in Floor Maintenance

While many property owners attempt to clean tile and grout themselves, professional services offer equipment and expertise that can achieve deeper, more consistent results. Consumer-grade cleaners and tools may not have the power to extract soil from deep within grout pores. Professionals also have access to commercial-grade sealers that provide longer-lasting protection. For commercial properties and rental units, professional cleaning can be scheduled as part of a regular maintenance program, helping to preserve the floor's appearance and reduce the need for costly replacement.

The expansion of a floor cleaning specialist like Excel Floor Care into additional communities is part of a wider pattern in the service industry. As metropolitan areas grow, specialized service providers extend their reach to meet demand. Property owners in Gilbert and nearby areas now have access to a company that focuses solely on floor care, which can be an advantage over general cleaning services that may lack specialized equipment or training for tile and grout work. digitaljournal.com

Service Area and Availability

The expanded service area includes Gilbert as well as Mesa, Chandler, and Scottsdale. The company serves both residential and commercial clients, including rental property managers who may need ongoing maintenance across multiple units. By operating as a floor cleaning specialist, the company positions itself to address the specific challenges of tile and grout care, from initial deep cleaning to sealing and ongoing maintenance.

For homeowners and property managers in the Phoenix area, the availability of specialized tile and grout cleaning can help maintain property value and curb appeal. The company's use of inspection-based treatment and customized solutions reflects an industry trend toward more precise, condition-based cleaning rather than a one-size-fits-all approach. As communities in the region continue to develop, the demand for such specialized services is likely to grow.