Floor Care Specialist Expands Tile and Grout Cleaning Reach in Phoenix Area

On September 14, 2026, Excel Floor Care, a floor cleaning specialist operating since 2011, announced expanded availability of its tile and grout cleaning service in Gilbert, Arizona. The company serves residential, rental, and commercial properties across the Phoenix metropolitan area, including communities such as Mesa, Chandler, and Scottsdale. Its service list includes 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 the surrounding region.

How Tile and Grout Cleaning Works

Tile and grout cleaning services address the accumulation of dirt, grime, and stains that build up over time in the porous surfaces of grout lines and on tile faces. Grout, being a cement-based material, is naturally absorbent and can trap oils, soap scum, and mineral deposits from hard water. Regular mopping often fails to remove these embedded contaminants, leaving grout looking discolored and tile surfaces dull.

Professional cleaning typically involves an inspection of the surface type and the depth of contamination. Different tile installations and grout types require customized cleaning solutions, as the porosity and chemical resistance of materials vary widely. For example, natural stone tiles may need milder cleaning agents than ceramic or porcelain tiles to avoid etching. Similarly, sanded grout and unsanded grout respond differently to cleaning methods.

Hot water extraction is a common technique used in the industry for traffic-lane soil, localized spots, and cleanable odor sources. This process involves spraying hot water and a cleaning solution onto the surface under pressure, then immediately vacuuming the liquid along with the loosened soil. The method is effective for removing ground-in dirt from high-traffic areas and for addressing spots caused by spills or pet accidents. It also helps reduce odors by extracting the source material from the grout or tile pores.

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona, as part of its broader effort to bring these specialized techniques to more homeowners and property managers in the region. The company describes itself as focused exclusively on floor cleaning services, distinguishing its operations from general cleaning companies that may not have the same depth of expertise in floor care.

Why Tile and Grout Cleaning Matters

Over time, dirty grout and stained tiles can detract from the appearance of a home or commercial space. In rental properties, well-maintained flooring can influence tenant satisfaction and renewal rates. For homeowners, clean tile and grout contribute to the overall aesthetic of kitchens, bathrooms, and entryways. Commercial establishments, such as restaurants or retail stores, often face heavy foot traffic that accelerates soiling, making regular professional cleaning a practical consideration.

Beyond aesthetics, the condition of tile and grout can affect hygiene. Grout lines can harbor mold and mildew in damp environments like bathrooms and kitchens. While professional cleaning does not necessarily involve mold remediation as a separate service, the extraction process can remove surface mold and the organic material it feeds on, potentially reducing future growth. Sealing grout after cleaning can also help repel moisture and stains, prolonging the time between cleanings.

The demand for specialized floor care services has grown as property owners become more aware of the limitations of DIY cleaning. Household cleaners and steam mops may not penetrate deeply enough to remove set-in grime from grout, and abrasive scrubbing can damage tile surfaces if done incorrectly. Professional services bring equipment and knowledge that can achieve more thorough results without causing harm.

Service Area and Coverage

The expanded service area includes Gilbert and nearby communities such as Mesa, Chandler, and Scottsdale. These communities are part of the rapidly growing Phoenix metropolitan area, where new housing developments and commercial construction have increased the need for floor maintenance services. Rental property managers in these areas often oversee multiple units and may benefit from a single provider capable of handling cleaning across different properties.

Excel Floor Care uses inspection and targeted treatment based on surface type and contamination depth. This approach means that a technician first assesses the condition of the floor before selecting the appropriate cleaning method. For example, a tile floor in a kitchen with years of grease buildup may require a different treatment than a bathroom floor with soap scum and hard water stains. The company’s use of hot water extraction technology is one tool among several that may be deployed depending on the situation.

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona, with the aim of supporting homeowners, rental property managers, and commercial establishments in Gilbert and surrounding communities. The company states that different tile installations and grout types require customized cleaning solutions, emphasizing that a one-size-fits-all approach is not effective for floor care.

Broader Floor Care Services

In addition to tile and grout cleaning, Excel Floor Care offers carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. These services complement each other, as a property may have both tile and carpeted areas that need attention. Pet odor remediation, in particular, involves treating urine or other biological stains that can penetrate deep into carpet padding or grout, requiring specialized extraction techniques to eliminate the source of the smell.

Grout sealing is a preventive service that applies a protective barrier to the grout lines after they have been cleaned. This sealant helps repel water, oils, and dirt, making future cleaning easier and extending the life of the grout. Sealing is especially recommended in areas prone to moisture, such as shower floors and kitchen backsplashes.

Hard surface cleaning covers materials like vinyl, laminate, and hardwood, each of which has its own care requirements. While tile and grout form a significant part of the company's focus, the broader floor care expertise allows it to serve as a single point of contact for property owners with mixed flooring types.

Industry Context

The floor cleaning industry has evolved with advances in equipment and chemistry. Hot water extraction units have become more portable and efficient, allowing technicians to reach tight spaces and treat larger areas in less time. Cleaning solutions have also become more targeted, with formulations designed for specific soil types and surface materials. This specialization has enabled companies to offer services that are more effective than general cleaning.

Property owners today have access to more information about floor care than in the past, and many seek out professional services to maintain the value of their investments. Regular cleaning can prevent the need for costly tile replacement or regrouting, which involves removing and reapplying grout. For rental properties, professional cleaning between tenants can help ensure that units are presented in good condition, potentially reducing vacancy periods.

The expanded service availability in Gilbert reflects a broader trend of floor care specialists extending their reach into suburban and exurban areas as metropolitan populations grow. Companies that focus exclusively on floor cleaning, like Excel Floor Care, position themselves as experts in a narrow field rather than generalists. This focus can appeal to customers who want a higher level of knowledge and equipment for their specific flooring needs.

As the Phoenix metropolitan area continues to develop, the demand for specialized services such as tile and grout cleaning is likely to persist. Property owners in Gilbert, Mesa, Chandler,

and Scottsdale now have access to a provider that has been operating in the region since 2011 and has built its reputation around floor care alone.