Tile and Grout Cleaning Specialist Expands Service Area in Metro Phoenix

Excel Floor Care, a floor cleaning specialist that has served the Phoenix metropolitan area 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, which focuses exclusively on floor cleaning, now offers its services to homeowners, rental property managers, and commercial establishments in Gilbert as well as nearby communities including Mesa, Chandler, and Scottsdale.

The expansion reflects the growing demand for specialized floor maintenance in the region. Excel Floor Care uses hot water extraction technology to address traffic-lane soil, localized spots, and cleanable odor sources. The company also performs inspection and targeted treatment based on surface type and contamination depth. According to the announcement, different tile installations and grout types require customized cleaning solutions, a consideration the company incorporates into its approach.

Understanding Professional Tile and Grout Cleaning

Tile and grout cleaning is a specialized segment of the floor care industry. Unlike general surface cleaning, it addresses the porous nature of grout lines and the varied finishes of tile surfaces. Grout, typically made from cement-based materials, can absorb dirt, spills, and oils over time, leading to discoloration and potential odor issues. Tile itself, whether ceramic, porcelain, or natural stone, requires careful handling to avoid damage from abrasive cleaners or improper techniques.

Professional cleaning services typically begin with an assessment of the tile and grout condition. This inspection helps determine the appropriate cleaning method and the type of cleaning agents needed. For example, alkaline cleaners may be used to break down grease and organic soils, while acidic cleaners might be required for mineral deposits or efflorescence. The goal is to restore the appearance of the floor without compromising the integrity of the materials.

Hot water extraction is one common method used in the industry. It involves applying heated cleaning solution under pressure to the tile and grout, then immediately extracting the solution along with the loosened soil. This approach can be effective for removing deeply embedded dirt and for reducing odors caused by trapped organic matter. The process also helps to minimize residue left behind, which can attract new dirt if not properly rinsed.

Why Specialized Floor Care Matters

Floor surfaces in homes and businesses endure heavy foot traffic, spills, and tracked-in debris. Over time, regular sweeping and mopping may not be enough to maintain a clean appearance or to prevent the buildup of contaminants. For tile floors, the grout lines are often the first area to show wear and discoloration. Neglected grout can become a breeding ground for mold and mildew, particularly in damp environments such as bathrooms and kitchens.

For property managers and commercial property owners, maintaining clean floors is not just about aesthetics. It can also affect the longevity of the flooring material. Proper cleaning and periodic sealing of grout can extend the life of a tile installation by preventing moisture from seeping beneath the tile and causing bond failures. In rental properties, clean floors contribute to tenant satisfaction and can reduce turnover costs.

The demand for commercial tile cleaning has grown as businesses and facility managers recognize the value of professional maintenance. **Commercial tile cleaning** often involves larger areas, more frequent service schedules, and the need to work around business hours to minimize disruption. Techniques used in commercial settings may differ from residential approaches due to the scale of the work and the types of soils encountered, such as grease in restaurant kitchens or heavy dirt in retail entrances.

Customized Solutions for Different Installations

Not all tile and grout installations are the same. The type of tile, the width of grout lines, the grout material, and the sealer used all influence the cleaning approach. For instance, unsealed grout is more absorbent and may require a gentler cleaning method to avoid oversaturating the joint. Sealed grout, on the other hand, may be more resistant to staining but can still be damaged by harsh chemicals.

Tile finishes also vary. Glazed tile is relatively non-porous and can withstand stronger cleaning agents, while unglazed or textured tile may be more susceptible to scratching or etching. Natural stone tiles, such as travertine or slate, require pH-neutral cleaners and special handling to avoid damaging the surface. A professional cleaning service will typically evaluate these factors before beginning work.

In addition to cleaning, some services offer grout sealing as a follow-up step. Sealers are applied to the grout lines to create a barrier against moisture and stains. This can make future cleaning easier and help maintain the appearance of the floor for a longer period. However, sealers themselves may need to be reapplied periodically, depending on the type of sealer used and the level of traffic the floor receives.

The Role of Inspection in Effective Cleaning

Before any cleaning begins, a thorough inspection can identify problem areas and help the technician choose the right treatment. For example, a floor with heavy grease buildup in a commercial kitchen will require a different approach than a residential bathroom with soap scum and hard water deposits. Inspection also allows the technician to spot damage such as cracked tiles or loose grout that might need repair before cleaning.

Targeted treatment means that the cleaning process is adapted to the specific conditions found. Rather than applying a one-size-fits-all method, the technician can adjust the pressure, temperature, and cleaning solution to match the surface type and the depth of contamination. This approach can improve cleaning results while reducing the risk of damage.

For commercial clients, inspection often includes an assessment of the traffic patterns and the types of soils typically brought onto the floor. This information can be used to develop a maintenance plan that addresses the most problematic areas first. Regular cleaning schedules can then be established to keep the floor in good condition between deep cleaning sessions.

Excel Floor Care's announcement highlights the importance of customization in tile and grout cleaning. By recognizing that different tile installations and grout types require tailored solutions, the company positions its expanded service area to meet a variety of needs. Whether for a single-family home, a rental property, or a **commercial tile cleaning** project, the company aims to provide floor care that matches the specific requirements of each job.

Expanding Service Coverage in the Valley

The Phoenix metropolitan area, often referred to as the Valley of the Sun, includes numerous communities with diverse housing and commercial property types. Gilbert, one of the fastest-growing cities in the region, has seen an increase in both residential and commercial development. The expansion of tile and grout cleaning services into this area reflects the broader trend of specialized home and business services following population growth.

Excel Floor Care's service area now extends to Mesa, Chandler, and Scottsdale in addition to Gilbert. Each of these communities has its own mix of older and newer buildings, each with different flooring needs. Older homes may have original tile that requires careful restoration, while newer constructions often feature modern tile installations that benefit from professional cleaning to maintain their appearance.

For commercial properties, the availability of a dedicated floor cleaning specialist can be an advantage. Businesses that rely on clean floors to make a good impression on customers, such as retail stores, restaurants, and medical offices, may find value in a service that focuses exclusively on floor care. The use of hot water extraction and customized treatment plans can

help these businesses maintain a professional look without the need for in-house equipment or staff training.

The expansion also benefits rental property managers who oversee multiple units. Keeping floors clean between tenants can reduce the time a unit sits vacant and can help justify higher rental rates. Professional cleaning services can address issues such as pet odors or heavy staining that might otherwise require costly floor replacement.

As the floor care industry continues to evolve, the emphasis on specialized services like tile and grout cleaning is likely to grow. Companies that invest in training, equipment, and customized approaches may find themselves well positioned to serve the needs of both residential and commercial clients. Excel Floor Care's announcement is one example of how a regional specialist is adapting to meet the changing demands of its market.