Excel Floor Care Offers Grout Sealing Service for Phoenix Valley Homeowners

Excel Floor Care, a company based in Gilbert, Arizona, has announced its professional tile and grout restoration services for homeowners in the Phoenix Valley. Founded in 2011 by Matt Jordan, the company focuses on preserving serviceable tile floors rather than replacing them. The announcement highlights how factors common to the region - including hard water, desert dust, foot traffic, and household residue - can cause grout to become dark and gray over time.

The company uses specialized pretreatment and truck-mounted hot water extraction to remove embedded soil, mineral deposits, and residue from grout. When appropriate, grout sealing may be completed on the same day, and floors are generally ready for normal foot traffic approximately twenty minutes after service. The release emphasizes that Excel Floor Care prioritizes restoration before replacement, helping homeowners determine whether grout restoration can avoid costly tile replacement.

Grout sealing service has become a topic of interest for many homeowners who want to extend the life of their tile floors. Over time, grout lines can collect dirt and stains that regular mopping does not remove. Professional restoration aims to clean and seal the grout, protecting it from future damage and keeping the floor looking fresh.

For Phoenix Valley residents, the challenges are specific. The region's hard water leaves mineral deposits that can build up on tile and grout. Desert dust and fine particles settle into the porous surface of grout, making it appear darker. High foot traffic in homes with children or pets accelerates wear. Household spills, from cooking oils to cleaning products, can leave residues that attract more dirt. These factors combine to make grout look aged long before the tile itself wears out.

Professional grout restoration typically involves several steps. First, the technician applies a specialized pretreatment designed to break down mineral deposits and embedded soil. Then, hot water extraction equipment pulls the loosened debris out of the grout pores. This deep cleaning process can restore the grout to a cleaner state. Once the grout is clean and dry, a sealer is applied to create a barrier against future staining and moisture. The sealer helps keep the grout looking cleaner for longer and makes routine maintenance easier.

One of the key aspects of this kind of work is that it can often be completed in a single visit. Depending on the size of the area and the condition of the grout, the process may take a few hours. After the service, homeowners can typically walk on the floor within about twenty minutes, making it a relatively low-disruption option. This contrasts with tile replacement, which can involve removing old tile, preparing the subfloor, installing new tile, and waiting for

adhesive and grout to cure. Replacement can take days and generate significant mess and cost.

The company's approach to tile floor cleaning is based on the principle of restoring what is already there before considering replacement. This approach can be appealing to homeowners who have otherwise sound tile but are unhappy with the appearance of the grout. By cleaning and sealing the grout, the floor can look refreshed without the expense and disruption of replacing the tile itself.

For many homeowners, the decision to restore rather than replace comes down to cost and convenience. Professional grout restoration is generally more affordable than a full tile replacement. It also avoids the waste of removing old tile and disposing of it in a landfill. In an era where sustainability is a growing concern, extending the life of existing materials has environmental benefits. Reducing the demand for new tile also reduces the energy and resources used in manufacturing and transportation.

Another factor is the condition of the tile itself. If the tiles are in good shape but the grout is stained or damaged, restoration can give the floor a new look without the need to match new tile to old. Matching tile color and size can be difficult, especially if the original tile is no longer available. Restoration avoids this problem entirely.

The process of tile floor cleaning has evolved over the years. Traditional methods involved scrubbing with a brush and cleaning solution, which could be labor-intensive and not always effective on deep stains. Modern equipment, such as truck-mounted hot water extraction systems, provides more power and consistency. These systems heat water to a high temperature and spray it onto the floor under pressure. The combination of heat and pressure helps dissolve and dislodge dirt that has become trapped in the grout. A powerful vacuum then removes the dirty water, leaving the floor clean and ready for sealing.

Sealing the grout after cleaning is an important step. Grout is porous, meaning it can absorb liquids and stains. A sealer fills the pores, making the grout less absorbent. This helps prevent future staining from spills and makes the grout easier to clean during routine mopping. Sealers come in different types, including penetrating sealers that soak into the grout and topical sealers that form a film on the surface. The choice of sealer depends on the type of grout, the location of the floor, and the desired finish.

Homeowners considering grout restoration should understand that not all grout can be restored. Severely cracked or crumbling grout may need to be removed and replaced before restoration can proceed. Similarly, if the grout has been previously sealed with a product that has failed, the old sealer may need to be stripped before a new seal can be applied. A professional assessment is the best way to determine whether restoration is a viable option.

In the Phoenix Valley, where tile floors are common due to the climate and architectural style, having a reliable grout restoration service can be valuable. The company's focus on restoration before replacement aligns with a broader trend in home maintenance toward preserving and maintaining existing materials. As more homeowners become aware of the options available, services like those offered by Excel Floor Care may become more widely sought.

The company's announcement did not include details on pricing or service area beyond the Phoenix Valley. However, the information provided gives a clear picture of the services offered and the benefits they can provide. For homeowners with tile floors that have lost their luster due to dirty grout, the prospect of a same-day cleaning and sealing service that allows normal use within twenty minutes is an attractive alternative to more invasive and costly replacement.