Tile and Grout Cleaning Specialist Expands Service Area in Phoenix Metro

Excel Floor Care, a floor cleaning specialist operating in the Phoenix metropolitan area since 2011, announced expanded availability of its tile and grout cleaning services in Gilbert, Arizona, on September 14, 2026. The company serves homeowners, rental property managers, and commercial establishments across Gilbert and surrounding communities including Mesa, Chandler, and Scottsdale. Its services encompass carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. The company describes itself as focused exclusively on floor cleaning services, using hot water extraction technology for traffic-lane soil, localized spots, and cleanable odor sources. The release states that different tile installations and grout types require customized cleaning solutions, and that the company uses inspection and targeted treatment based on surface type and contamination depth.

How Tile and Grout Cleaning Services Typically Work

Professional tile and grout cleaning services generally follow a multi-step process that begins with a thorough inspection of the floor surface. Technicians assess the type of tile, the condition of the grout lines, and the nature of any soiling or staining. This initial evaluation helps determine the appropriate cleaning method and any necessary pretreatment for specific contaminants such as grease, mildew, or mineral deposits.

Most providers use hot water extraction systems that combine heated water with cleaning solutions under pressure. The hot water helps loosen dirt and grime from the porous surface of grout and tile, while the extraction process removes the suspended soil along with the moisture. For heavily soiled areas or those with embedded odors, specialized cleaning agents may be applied and allowed to dwell before extraction. After cleaning, the surface is typically rinsed and the excess moisture is extracted to speed drying times.

Different tile materials and grout types require different approaches. Natural stone tiles such as marble or travertine need pH-neutral cleaners to avoid etching, while ceramic and porcelain tiles can tolerate stronger alkaline cleaners. Grout, being porous, can absorb stains and odors over time and often requires sealing after cleaning to protect against future soiling. Some companies offer grout sealing as a separate service, applying a clear or colored sealant that penetrates the grout lines and forms a protective barrier.

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona as part of its broader effort to address the specific needs of local property owners. The company maintains that its inspection and targeted treatment approach allows it to tailor cleaning solutions to the particular tile installation and contamination depth encountered on each job.

Odor Remediation in Floor Care

Odor problems in flooring can arise from a variety of sources including pet accidents, mold and mildew growth, food spills, and persistent moisture. In carpeted areas, odors become trapped in the fibers and the underlying padding, while on tile and grout surfaces, they can seep into the porous grout material. Traditional surface cleaning may not fully address these embedded odors, which is why specialized remediation techniques have become a standard part of many professional floor cleaning offerings.

Hot water extraction is widely used for odor remediation because the heat helps break down odor-causing organic compounds, and the extraction process physically removes them from the flooring material. For particularly stubborn odors, enzymatic cleaners that digest organic waste may be applied before extraction. Some providers also use oxidizing agents or ozone treatments to neutralize odors at a molecular level. The effectiveness of any method depends on correct identification of the odor source and appropriate pretreatment.

Pet odor remediation has become a significant segment of the floor care industry, especially in residential and rental properties where pets are common. Urine, in particular, can crystallize deep in carpet padding or grout, releasing odors over time as humidity changes. Professional remediation often involves multiple treatments: an initial extraction to remove surface soiling, application of an enzymatic cleaner to break down uric acid crystals, and a final extraction rinse. In severe cases, the affected padding or grout may need to be replaced.

Why Service Area Expansion Matters for Local Property Owners

For homeowners, rental property managers, and commercial property operators in the Phoenix metropolitan area, access to specialized floor cleaning services can affect property maintenance and value. The region's dry climate and hard water can contribute to mineral buildup on tile and grout, while seasonal monsoon humidity can encourage mold and mildew growth. Regular professional cleaning helps maintain the appearance and hygiene of flooring surfaces, and can extend the life of tile installations and carpeting.

Rental property managers often face the challenge of restoring floors between tenants. Stains, odors, and general wear from previous occupants must be addressed before a new tenant moves in. Specialized cleaning services that can handle both tile and carpet surfaces reduce the time a unit sits vacant and help preserve the property's rental value. Commercial establishments such as restaurants, retail stores, and offices have different requirements, often needing after-hours cleaning that minimizes disruption to operations.

The expanded service area in Gilbert and surrounding communities such as Mesa, Chandler, and Scottsdale brings these professional cleaning options to a larger pool of property owners.

The company's stated focus on floor cleaning exclusively means it does not offer broader janitorial services, but instead concentrates its expertise on floor surfaces. This specialization can be appealing to customers who want a provider that understands the specific challenges of different flooring materials and contamination types.

Technology and Methods in Professional Floor Cleaning

Hot water extraction remains one of the most common methods used by professional floor cleaners for both carpet and hard surface cleaning. The equipment heats water to high temperatures and mixes it with cleaning agents before applying it to the floor under pressure. A powerful vacuum then extracts the solution along with suspended soil. The process can be adjusted for different surface types by varying water temperature, pressure, and the type of cleaning agent used.

For tile and grout cleaning specifically, some providers use rotary scrubbers with brushes that agitate the grout lines and tile surfaces before extraction. Others use handheld tools for detailed work on grout joints. The choice of method depends on the condition of the flooring and the type of soiling present. Regular maintenance cleaning may require less aggressive methods than restoration cleaning for neglected or badly stained surfaces.

Inspection is a critical step before any cleaning begins. A thorough inspection identifies the type of flooring material, the condition of the grout, and any areas of heavy soiling or damage. It also helps determine whether the grout needs resealing after cleaning. Many companies offer a free inspection and estimate before performing any work, allowing them to provide an accurate quote and set expectations for the results.

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona with a focus on customizing its approach to each job. The company notes that different tile installations and grout types require different cleaning solutions, and that its inspection process allows it to match the treatment to the specific surface and contamination depth encountered. Hot water extraction technology is used for traffic-lane soil, localized spots, and cleanable odor sources, making it a versatile tool for the types of cleaning challenges residential and commercial properties present.

The Role of Specialized Floor Cleaning in Property Maintenance

Flooring represents a significant investment for any property owner. Tile, grout, and carpet all require regular maintenance to retain their appearance and structural integrity. While routine vacuuming and mopping can handle surface dirt, deeper cleaning by professionals is necessary to remove embedded soil, restore color and texture, and address issues like odor

and staining. Professional cleaning can also reveal underlying problems such as cracked tiles or deteriorating grout that may need repair.

For tile and grout, professional cleaning can remove mineral deposits, soap scum, and mold that accumulate over time. Grout that is not sealed can absorb moisture and stains, leading to discoloration and a worn appearance. Sealing after cleaning helps protect the grout and makes future cleaning easier. For carpet, hot water extraction removes dirt that abrasive dry cleaning methods can miss, and can help extend the life of the carpet fibers.

Property owners who manage multiple units or commercial spaces often prefer to work with a single provider that can handle all floor types. A company that offers carpet cleaning, tile and grout cleaning, hard surface cleaning, and odor remediation can simplify scheduling and ensure consistent quality across different areas of a property. The expansion of such services into a broader geographic area benefits both the provider and the customers who gain access to specialized expertise without having to seek out multiple contractors.