Tile and Grout Cleaning Services Expanded in Phoenix Area

Excel Floor Care, a floor cleaning specialist operating since 2011, announced an expansion of its tile and grout cleaning service availability in Gilbert, Arizona, on September 14, 2026. The company, which serves residential, rental, and commercial properties across the Phoenix metropolitan area, said the expanded service area includes Gilbert and nearby communities such as Mesa, Chandler, and Scottsdale. The move is intended to support homeowners, rental property managers, and commercial establishments in those areas.

Excel Floor Care describes itself as focused exclusively on floor cleaning services. Its offerings include carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. The company uses hot water extraction technology for traffic-lane soil, localized spots, and cleanable odor sources. Inspection and targeted treatment are based on surface type and contamination depth, and the release notes that different tile installations and grout types require customized cleaning solutions.

How Tile and Grout Cleaning Works

Tile and grout cleaning is a specialized service that addresses the accumulation of dirt, grime, and stains in the porous surfaces of tile floors and the grout lines between them. Over time, foot traffic, spills, and general use cause soil to embed in grout, which can become discolored and difficult to clean with standard mopping or household products. Professional cleaning typically involves a multi-step process: inspection of the floor surface to identify areas of heavy soiling or staining, application of cleaning solutions suited to the type of tile and grout, and then extraction of the soil and solution using equipment such as hot water extraction machines. This approach aims to lift ground-in dirt from deep within the grout and restore the floor's original appearance without damaging the material.

Hot water extraction, often referred to as steam cleaning in some contexts, uses heated water combined with cleaning agents to break down and flush away contaminants. The method is effective for removing traffic-lane soil, which accumulates along common walking paths, as well as localized spots from spills or pet accidents. The process also addresses cleanable odor sources by eliminating the organic material that causes smells. Because tile and grout vary widely in composition and porosity, cleaning solutions and techniques must be adapted accordingly. Some grout types are more absorbent than others, and certain tiles, such as natural stone, require gentler handling to avoid etching or discoloration.

Inspection plays a key role. A technician typically evaluates the floor to determine the depth of contamination and the appropriate treatment. This may involve testing a small area to ensure

the cleaning solution does not react adversely with the surface. Once the cleaning method is selected, the area is treated in sections to ensure thorough coverage. After extraction, the floor is rinsed and dried, and any necessary sealing may be applied to protect the grout from future staining.

Why Floor Cleaning Matters for Property Owners

For homeowners, clean tile and grout contribute to the overall appearance and hygiene of living spaces. Kitchens, bathrooms, and entryways are high-traffic areas where spills and moisture can lead to stubborn stains and odors. Regular professional cleaning can help maintain the floor's condition and extend its lifespan, reducing the need for costly replacement. Rental property managers face similar concerns: tenants expect clean, well-maintained units, and neglected floors can become a point of contention or lead to deposit disputes. Commercial establishments, such as retail stores, restaurants, and office buildings, also benefit from professional floor care. Clean floors create a more inviting environment for customers and employees, and they can reduce slip hazards by removing greasy or wet residues.

Odor issues in flooring often stem from organic matter that has been absorbed into grout or carpet. Pet urine, food spills, and moisture can create persistent smells that are not easily eliminated by surface cleaning. In such cases, targeted treatment is necessary to remove the source of the odor rather than simply masking it. Hot water extraction and specialized cleaning agents can break down the compounds causing the smell, leaving the space fresher. This is particularly relevant for properties with pets or those that have experienced water damage.

The Growing Demand for Specialized Floor Care

The floor cleaning industry has seen increased interest from property owners who recognize that standard maintenance routines are often insufficient for deep-seated soil and stains. As awareness grows about the benefits of professional care, companies like Excel Floor Care that offer a range of services from carpet cleaning to hard surface care are well positioned to meet that demand. The expansion into Gilbert and surrounding communities reflects a broader trend of service providers extending their reach into suburban areas where homeowners and businesses may have fewer options for specialized floor cleaning.

In the Phoenix metropolitan area, the combination of dry climate, frequent dust, and heavy foot traffic can lead to accelerated soiling of floors. Tile and grout cleaning helps address the accumulation of fine dust that settles into grout lines, as well as the stains left by spills and tracked-in dirt. For property managers, offering professional floor cleaning as part of a maintenance schedule can be a selling point for tenants and a way to preserve the value of the property.

Excel Floor Care's approach of using inspection and targeted treatment based on surface type and contamination depth is common among specialists in the field. Rather than applying a one-size-fits-all method, technicians assess the specific conditions of each floor and select the appropriate cleaning solution and equipment. This tailored approach is particularly important for tile and grout cleaning, where the wrong technique can cause damage. For example, abrasive cleaning methods can scratch glazed tile, while acidic cleaners can etch natural stone or discolor certain grouts.

Services Beyond Tile and Grout

In addition to tile and grout cleaning, Excel Floor Care offers carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. Carpet cleaning uses hot water extraction to remove soil and stains from carpet fibers, while grout sealing applies a protective coating to grout lines to make future cleaning easier and reduce staining. Hard surface cleaning covers floors made of materials such as vinyl, laminate, and concrete. Pet odor remediation specifically targets the biological compounds left by pet urine, which can be particularly stubborn in porous surfaces like grout and carpet backing. Each service is designed to address the unique needs of different floor types and contamination levels.

For property owners in the expanded service area, the availability of these services from a single provider can simplify maintenance logistics. Rather than coordinating with multiple contractors for different floor types, they can work with one company that handles everything from routine cleaning to specialized odor removal. This convenience is especially valuable for rental property managers who oversee multiple units and need consistent, reliable service across their portfolio.

The expansion of tile and grout cleaning service availability in Gilbert and surrounding communities represents a response to what the company sees as a need for professional floor care in the area. As more homeowners and businesses recognize the limitations of DIY cleaning methods, the demand for trained technicians with appropriate equipment is likely to continue growing. Companies that invest in proper training and equipment, such as hot water extraction machines and customized cleaning solutions, are better equipped to deliver results that meet customer expectations.