How Matt Jordan Excel Floor Care Brings Tile and Grout Cleaning to Gilbert

Tile and grout cleaning is one of those home maintenance tasks that people often overlook until it becomes a real problem. I have seen it many times: a kitchen floor that looks fine from a distance, but up close the grout lines are dark, the tiles have a dull film, and there is a faint smell that you cannot quite place. By the time most homeowners call for help, the damage has been building for months or even years. That is why I want to talk about what goes into professional tile and grout cleaning, and how someone like Matt Jordan Excel Floor Care approaches it in a practical, no-nonsense way.

Why Grout Gets Dirty So Fast

Grout is porous by nature. Even when it is sealed properly, it traps dirt, grease, and moisture. In a place like the Phoenix Valley, where dust is part of daily life, that combination can turn light-colored grout into a patchwork of stains within a few months. Add in the occasional spill of coffee, wine, or pet accidents, and you have a surface that no amount of mopping will truly clean. The mistake many people make is reaching for bleach or harsh chemicals. Those can lighten the stains temporarily, but they also break down the grout itself, making it even more porous over time. You end up with a floor that looks worse and needs constant scrubbing.

What Professional Cleaning Does Differently

A professional tile and grout cleaning service uses methods that are more thorough and less damaging. Steam cleaning, for instance, uses high-temperature water vapor to loosen dirt without relying on strong chemicals. Agitation tools scrub the grout lines directly, something a mop or a sponge cannot do. After the cleaning, a quality sealer is applied to protect the grout from future stains. This is not a quick fix. It takes time and the right equipment, but the results last much longer than anything you can do with a store-bought cleaner.

Judging When to Seal

One of the trickiest parts of this work is deciding when to seal. If you seal too soon, you trap moisture inside the grout, which can lead to mold. If you wait too long, the grout absorbs more dirt and becomes harder to clean. An experienced professional knows how to read the surface, check for dryness, and choose the right sealer for the specific tile material. That kind of judgment comes from years of hands-on work, not from reading a manual.

[View the location on Google Maps]

I have spoken with people who tried to seal their own grout and ended up with a hazy film on the tile that would not come off. That is a common mistake. The sealer needs to be applied carefully, wiped off the tile surface before it dries, and buffed to an even finish. It is a process that rewards patience and penalizes shortcuts.



Pet Odor and Grout Issues

Pet urine is one of the toughest problems for tile floors. The urine soaks into the grout and, over time, the bacteria break down into ammonia and other compounds that smell even after the surface looks clean. Standard cleaning products cannot reach deep enough to remove those compounds. Professional treatment usually involves an enzymatic cleaner that breaks down the organic matter, followed by a deep extraction rinse. If the grout is badly stained, it may need to be replaced entirely in certain areas.

I remember a case where a family had two large dogs and a cat, and the laundry room floor had a smell that was spreading into the hallway. They had tried everything: vinegar, baking soda, even a rented carpet cleaner. Nothing worked. A professional cleaning with an enzyme treatment finally eliminated the odor, and a fresh sealer kept it from coming back. That is the kind of result that makes the investment worthwhile.

Choosing a Tile Cleaning Service

Not all tile cleaning companies offer the same level of service. Some focus only on residential work, others handle commercial spaces. Some use truck-mounted steam units, others rely on portable machines that are less powerful. It helps to ask about the specific equipment and the experience level of the person doing the work. A company that has been operating for a decade or more, like Matt Jordan Excel Floor Care, has likely seen every type of tile, grout, and stain you can imagine.

Here are a few practical things to look for when hiring a tile cleaning service:

- They should inspect the floor before giving a quote, not just estimate over the phone.
- Ask about the drying time. A good steam cleaning should leave the floor dry enough to walk on within a couple of hours.
- Check whether the price includes sealing or if that is an extra charge.
- Look for a satisfaction guarantee, especially for tough jobs like pet odor removal.
- Read recent reviews, not just the five-star ones from years ago.

Maintenance Between Professional Cleanings

Once your grout is clean and sealed, you want to keep it that way as long as possible. Routine maintenance does not have to be complicated. Sweeping or vacuuming regularly removes the gritty dust that acts like sandpaper on the sealer. Damp mopping with a neutral pH cleaner is usually enough for daily grime. Avoid wax-based products or those that leave a residue, because they build up on the tile and make the floor look hazy. If you have pets, place mats near doors and wipe paws after walks, especially during monsoon season when mud is everywhere.



I have also seen people use too much water when mopping, which can seep into the grout and weaken the sealer over time. A damp mop, not a wet one, is the way to go. If you spill something acidic like lemon juice or tomato sauce, wipe it up quickly. Even sealed grout can be stained if the spill sits too long.

Why Local Knowledge Matters

Tile and grout cleaning in the Phoenix Valley has its own challenges. The water is hard, which means mineral deposits can build up on tile surfaces and in grout lines. The dry climate can cause grout to crack if it was not mixed correctly. And the dust storms bring in fine particles that settle into every crevice. A local service understands these conditions and can tailor the cleaning and sealing approach accordingly. They are also more likely to be available for follow-up work if a problem comes up later.

I recall a homeowner in Chandler who had her grout cleaned by a national chain, only to have it look stained again within three months. The problem was that the chain used a sealer not suited for the local water quality. A local professional would have known better. That is the kind of nuance that makes a real difference in the long run.

The Value of a Thorough Cleaning

A full tile and grout cleaning can transform the look of a room. It brightens the floor, removes odors, and extends the life of the tile installation. For homeowners who are planning to sell, a clean floor is one of those details that buyers notice, even if they cannot articulate why. For people who plan to stay, it means a healthier home environment with less dust and fewer allergens trapped in the grout.

The process itself is not glamorous. It involves kneeling, scrubbing, and working with equipment that can be loud and messy. But the end result is a floor that looks and feels new. I have watched a crew spend four hours on a kitchen that had not been professionally cleaned in seven years, and the difference was remarkable. The grout went from dark brown to its original light beige, and the tile had a clean, even sheen.

When you are looking for someone who understands tile and grout cleaning at a deep level, the name Matt Jordan Excel Floor Care comes up regularly in conversations around Gilbert. It is

one of those local operations that has built a reputation by doing the work carefully and not cutting corners. That kind of trust is hard to earn and easy to lose.

Excel Floor Care, located at 105 E Baseline Rd, Gilbert, AZ 85233, USA, can be reached at +1 480-729-2731. It is a locally owned tile and grout cleaning service in Gilbert, AZ, operated by Matt Jordan since 2011, serving the Phoenix Valley with professional cleaning, sealing, and pet odor treatment.

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