Grout Sealing and Tile Cleaning Services Expand Across Phoenix Metro Area

Excel Floor Care, a floor cleaning specialist that has operated since 2011, announced expanded tile and grout cleaning service availability in Gilbert, Arizona, on September 14, 2026. The company provides professional tile and grout cleaning along with broader floor care services for residential, rental, and commercial properties in Gilbert and the Phoenix metropolitan area. Its service menu includes carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. The expansion is intended to support homeowners, rental property managers, and commercial establishments in Gilbert and nearby communities such as Mesa, Chandler, and Scottsdale. The company describes itself as focused exclusively on floor cleaning services and uses hot water extraction technology for traffic-lane soil, localized spots, and cleanable odor sources. Inspection and targeted treatment are applied based on surface type and contamination depth, and the release states that different tile installations and grout types require customized cleaning solutions.

Tile and grout cleaning has become a more specialized field as flooring materials have diversified. Grout, the porous material that fills the joints between tiles, is particularly prone to absorbing dirt, spills, and moisture. Over time, grout lines can darken or develop stains that standard mopping does not remove. Professional cleaning services typically use equipment that applies heated cleaning solutions under pressure, then extracts the loosened soil and moisture. This approach can address buildup in traffic lanes, localized spots, and sources of odor that cleaning with a mop and bucket might leave behind. Sealing grout after cleaning is a separate step that can help protect the surface from future staining and make routine maintenance easier.

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona, the company announced, as part of a broader effort to meet demand for specialized floor care across a growing metropolitan region. The Phoenix metro area has seen continued residential and commercial development, and properties with tile flooring are common in the region. For property managers and homeowners alike, maintaining tile and grout can be a recurring concern. Grout that is not cleaned and sealed properly may harbor bacteria or develop mold in damp areas, and discolored grout can detract from the appearance of an otherwise well-kept space. Professional floor cleaning companies have responded by offering services tailored to different tile materials, grout types, and the specific conditions of each property.

How Tile and Grout Cleaning Works

Tile and grout cleaning services generally begin with an inspection of the flooring. The inspector looks at the type of tile, the width and condition of the grout lines, and the kind of soiling present. Different surfaces require different cleaning agents and methods. For example, natural stone tile may need a pH-neutral cleaner, while ceramic or porcelain can tolerate stronger formulations. Grout, because it is porous, often requires a dwell time for the cleaning solution to penetrate before agitation and extraction.

Hot water extraction is a common technique used by professionals for this type of work. A machine heats water and a cleaning solution, then applies it to the floor under pressure. The solution loosens dirt and grime from both the tile surface and the grout pores. The machine then vacuums up the liquid along with the suspended soil. This process can be repeated for traffic-lane soil, which tends to be more deeply embedded, or for localized spots such as grease or wine spills. The extraction step is critical because leaving excess moisture in the grout can lead to mildew or adhesive failure over time.

After cleaning, the floor is typically rinsed and the excess water removed. Drying times vary depending on humidity and airflow, but proper drying is necessary before any sealing product is applied. Grout sealing involves applying a liquid sealer that penetrates the grout and forms a barrier against moisture and stains. Sealers can be water-based or solvent-based, and some also offer antimicrobial properties. The choice of sealer depends on the grout type and the traffic level the floor will see.

Why Grout Sealing Matters for Property Owners

Grout sealing is not always included in standard tile cleaning packages, but it is often recommended after a deep clean. Unsealed grout can absorb spills quickly, making stains harder to remove. In kitchens and bathrooms, where moisture and food particles are common, sealing can help prevent discoloration and reduce the frequency of deep cleaning. For rental property managers, keeping grout in good condition can also be a factor in maintaining property value and tenant satisfaction.

Different installations require different approaches. A floor with wide grout lines may need a thicker sealer or more coats than one with narrow joints. Grout that has been previously sealed may need to be stripped before a new application to ensure adhesion. The condition of the grout itself matters: cracked or crumbling grout should be repaired before sealing, because sealer will not bridge gaps or restore structural integrity.

In commercial settings, where floors see heavy foot traffic and frequent cleaning, sealed grout can be easier to maintain. Spills can be wiped up before they soak in, and routine mopping is more effective when the grout is not absorbing water and dirt. Some commercial properties also require compliance with health or safety standards that address floor cleanliness and

odor control. Professional cleaning services that include grout sealing can help property owners meet those standards.

Service Expansion in the Phoenix Area

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona, with the stated goal of reaching more homeowners and property managers in the surrounding area. The company has served communities across the Phoenix metropolitan area since its founding and now includes communities such as Mesa, Chandler, and Scottsdale in its expanded service area. The company's focus on floor cleaning exclusively means that its technicians are trained specifically in the methods and equipment for that task, rather than offering floor care as an add-on to general cleaning or maintenance work.

The use of hot water extraction technology is a common standard in the industry for deep cleaning carpet and hard surfaces. For tile and grout, the same technology can be effective when the cleaning solution and pressure are adjusted for the surface. The inspection step helps determine whether a particular floor needs a general cleaning or a more targeted treatment for specific types of soil. The company's approach to customized solutions based on tile and grout type reflects a broader trend in the floor cleaning industry toward specialization.

As more property owners recognize that grout requires specific care, demand for professional sealing services has grown. Tile flooring remains popular in the Phoenix region for its durability and ease of cooling in the hot climate. But the grout between tiles is often the weak point in terms of appearance and hygiene. Services that address that weak point directly can help extend the life of the flooring and reduce the need for premature replacement.