Excel Floor Care Advises Phoenix Valley Homeowners on Monsoon Dust and Hard Water Effects on Tile Grout

Excel Floor Care, a Gilbert-based tile and grout cleaning specialist, has released guidance for homeowners in the Phoenix Valley regarding the accumulation of monsoon dust and mineral-heavy water in tile grout. The announcement, dated August 20, 2026, addresses a common issue during Arizona's monsoon season, which runs from June 15 through September 30. The company uses professional cleaning methods and offers a free test area to determine whether grout discoloration is reversible. The release advises homeowners to remove dust while it is dry and to reduce unnecessary wet-mopping during the monsoon season.

Understanding Monsoon Dust and Hard Water Minerals

The Phoenix Valley experiences significant dust events during the summer months. The 2026 PHX-DUST scale classifies these events across five particulate levels, providing a framework for understanding the severity of dust in the area. This dust, combined with the region's hard water, can create challenges for tile and grout maintenance.

Phoenix tap water measures between 9.9 and 16.1 grains per gallon, or approximately 170 to 276 milligrams per liter. This hard water contains calcium and magnesium, which can interact with dust particles. When homeowners wet-mop tile floors, the water carries these minerals into the porous grout. Over time, the calcium and magnesium combine with dust inside the grout, forming a mineral crust that can darken the grout uniformly.

This uniform darkening can be mistaken for permanent damage, but the release explains that it often indicates accumulated dust and hard-water minerals rather than irreversible staining. The company's approach involves assessing the grout condition through a free test area, where professional cleaning is applied to see if the discoloration lifts.

Best Practices for Tile and Grout Care During Monsoon Season

During monsoon season, the combination of dust and humidity can accelerate the buildup of grime on tile floors. The release emphasizes the importance of removing dust while it is dry, using methods like dry mopping or sweeping, to prevent the dust from being ground into the grout. Reducing wet-mopping during this period helps limit the amount of hard water that seeps into the porous grout, thereby reducing the potential for mineral crust formation.

One of the key recommendations from the release is to focus on cleaning for dust-filled grout. This approach addresses the specific challenge of grout that has absorbed dust and minerals,

rather than simply cleaning the tile surface.

The Science Behind Grout Discoloration

Grout is a porous material that can absorb liquids and fine particles. When hard water evaporates from the grout, it leaves behind calcium and magnesium deposits. These deposits can bind with dust particles, creating a crust that alters the appearance of the grout. The release notes that this crust can be difficult to remove with standard household cleaners, which is why professional cleaning may be necessary.

Excel Floor Care's method involves using professional-grade cleaning solutions and equipment to break down the mineral crust and extract the embedded dust. The free test area allows homeowners to see the potential before committing to a full cleaning service. This process is designed to restore the grout to its original color, provided the discoloration is not due to permanent damage.

Broader Context of Hard Water and Dust in the Phoenix Valley

The Phoenix Valley is known for its hard water, which can affect plumbing, appliances, and surfaces like tile and grout. The mineral content in the water varies depending on the source, but the range provided in the release is typical for the region. Dust events are also common, especially during monsoon season when winds can carry fine particles from dry lake beds and construction sites.

Homeowners in the area often face the challenge of maintaining clean tile floors despite these environmental factors. The release advises that regular dry dust removal and careful water use can mitigate some of the effects, but professional intervention may be needed for grout that has already accumulated significant mineral and dust deposits.

For those dealing with discolored grout, the release suggests that a uniform darkening is a likely indicator of dust and mineral buildup rather than mold or mildew. This distinction is important because it means the discoloration can often be reversed with the right cleaning approach. The company's free test area is intended to provide homeowners with a clear assessment of whether their grout can be restored.

Seasonal Considerations for Tile Maintenance

The monsoon season is a critical time for tile maintenance in Arizona. The release points out that reducing wet-mopping during this period can help prevent the introduction of excess water into the grout. When wet-mopping is necessary, using minimal water and drying the floor promptly can reduce the amount of minerals left behind.

Another factor to consider is the type of dust that accumulates during monsoon events. The PHX-DUST scale provides a classification system that helps residents understand the particulate levels in the air. Higher dust levels can lead to more rapid accumulation on surfaces, including tile floors. The release advises that dry removal methods, such as sweeping or vacuuming, are effective for removing loose dust before it can be ground into the grout.

Excel Floor Care's guidance is aimed at helping homeowners avoid the need for extensive cleaning later in the season. By addressing dust and water use early, the risk of permanent staining is reduced. The release emphasizes that professional cleaning may be necessary for grout that has already developed a mineral crust, but that prevention is the most effective strategy.

Professional Assessment and Cleaning

The company's free test area is a notable feature of the announcement. This assessment allows homeowners to see the difference that professional cleaning can make on a small section of grout before deciding to proceed. The test area is cleaned using the same methods that would be applied to the entire floor, providing a realistic preview of the results.

This approach is particularly useful for homeowners who are unsure whether their grout discoloration is reversible. The release states that uniform darkening is often a sign of dust and hard-water mineral accumulation, which can be removed with the right techniques. In contrast, localized darkening or staining may indicate other issues, such as mold or water damage, which require different treatment.

The announcement does not detail the specific cleaning products or equipment used by Excel Floor Care, but it does state that the company uses professional cleaning methods. This suggests a level of expertise and equipment beyond what is available to most homeowners. The focus on cleaning for dust-filled grout is central to the company's service offering, as it addresses the specific combination of dust and hard water that affects grout in the Phoenix Valley.

Implications for Homeowners

For homeowners in the Phoenix Valley, the release provides practical information about the causes of grout discoloration and the steps that can be taken to address it. The advice to remove dust while dry and reduce wet-mopping during monsoon season is straightforward and can be implemented without professional help. However, for grout that has already been affected, professional cleaning may be the most effective solution.

The release also highlights the importance of understanding the local environment. The combination of hard water and monsoon dust creates a unique challenge for tile and grout

maintenance. By recognizing the signs of mineral and dust buildup, homeowners can take appropriate action to preserve the appearance of their floors.

Excel Floor Care's announcement serves as a reminder that many common household issues have specific causes and solutions. The company's focus on assessment and professional cleaning offers a pathway for homeowners who are dealing with discolored grout. The free test area provides a low-risk way to evaluate the potential for improvement.

In summary, the guidance from Excel Floor Care addresses a specific problem faced by many Phoenix Valley homeowners: the accumulation of monsoon dust and hard water minerals in tile grout. The release offers practical advice for prevention and a professional solution for restoration. The company's free test area and professional cleaning services are designed to help homeowners determine whether their grout discoloration is reversible and to restore it if possible.