Grout Sealing Services Expand in Phoenix Metro Area

A floor care specialist that has operated in the Phoenix metropolitan area since 2011 recently announced an expansion of its tile and grout cleaning service availability in Gilbert, Arizona. The company, Excel Floor Care, provides professional tile and grout cleaning alongside broader floor care services for residential, rental, and commercial properties. 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 surrounding communities such as Mesa, Chandler, and Scottsdale.

How Tile and Grout Cleaning Services Work

Tile and grout cleaning services typically involve a multi-step process that addresses both the surface of the tile and the porous grout lines between them. Grout, being more absorbent than tile, can trap dirt, oils, and moisture over time, leading to discoloration and potential mold growth. Professional grout sealing is a preventive measure that applies a protective barrier to the grout, making it more resistant to staining and easier to clean during routine maintenance.

Companies in this field often begin with a thorough inspection of the flooring to assess the type of tile, the condition of the grout, and the depth of any soiling. Excel Floor Care uses inspection and targeted treatment based on surface type and contamination depth. The release states that different tile installations and grout types require customized cleaning solutions. This tailored approach is common in the industry, as the porosity of grout can vary significantly depending on the mix and the age of the installation.

For cleaning, many providers employ hot water extraction technology. This method involves spraying heated cleaning solution onto the floor and then vacuuming it up along with the loosened soil. Excel Floor Care uses hot water extraction technology for traffic-lane soil, localized spots, and cleanable odor sources. This technique is effective for removing ground-in dirt from high-traffic areas and for addressing specific spots that might otherwise set into the grout.

Why Grout Sealing Matters for Property Owners

For homeowners and property managers, maintaining tile flooring goes beyond routine sweeping and mopping. Over time, unsealed grout can become a reservoir for bacteria and allergens, particularly in kitchens and bathrooms where moisture is common. Sealing the grout creates a barrier that reduces the absorption of liquids, making spills easier to wipe up and

reducing the likelihood of mold growth. For rental properties, this can translate into lower maintenance costs and longer intervals between deep cleaning or regrouting.

Commercial establishments, such as restaurants, retail spaces, and office buildings, often face heavier foot traffic and more frequent spills. In these environments, professional grout sealing can help preserve the appearance of the flooring and extend its lifespan. The process is typically performed after a deep cleaning to ensure the grout is free of debris and fully dry before the sealant is applied.

The Scope of the Expansion

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona. This expansion adds Gilbert and nearby communities to the company's service area, which already covers the broader Phoenix metropolitan area. The company describes itself as focused exclusively on floor cleaning services, meaning its technicians specialize in this niche rather than offering general cleaning or home maintenance. This specialization can be beneficial for property owners seeking expertise in floor care, as the techniques and products used for tile, grout, carpet, and hard surfaces differ considerably.

The expanded service area includes Gilbert, Mesa, Chandler, and Scottsdale. These communities have seen continued residential and commercial development, increasing the potential demand for specialized floor maintenance. For property managers overseeing multiple units, having access to a service provider that understands the nuances of different flooring types can simplify maintenance scheduling and ensure consistent results across properties.

Industry Context for Tile and Grout Care

The floor cleaning industry has evolved over the past decade, with greater emphasis placed on specialized techniques rather than one-size-fits-all cleaning. Tile and grout cleaning, in particular, has become more recognized as a distinct service requiring specific equipment and training. Grout sealing is a key component of this, as it addresses the long-term durability of the installation.

Hot water extraction, the method used by Excel Floor Care, is widely regarded as effective for deep cleaning porous surfaces. It combines heat, which helps break down grease and oils, with the mechanical action of the extraction process. For grout lines, this method can dislodge embedded dirt that standard mopping cannot reach. After cleaning, sealants can be applied to protect the grout from future staining.

Property owners considering professional grout sealing often look for providers that assess the specific conditions of their flooring. The type of tile, the width and depth of the grout lines,

and the level of foot traffic all influence the choice of cleaning solution and sealant. Customization, as mentioned in the release, is a common industry practice to avoid damaging the tile or grout.

Looking at the Service Offering

Excel Floor Care Expands Tile and Grout Cleaning Services in Gilbert, Arizona. In addition to grout sealing and tile cleaning, the company offers carpet cleaning, hard surface cleaning, and pet odor remediation. The inclusion of pet odor remediation reflects a common challenge for homeowners with animals, where odors can become trapped in carpets and grout. The hot water extraction method used for traffic-lane soil and localized spots is also applicable to neutralizing these odors.

The company's focus on floor cleaning exclusively means that technicians are trained specifically in this area. For commercial clients, this can be an advantage when coordinating maintenance across multiple locations, as a specialized provider can offer consistent procedures and results. For residential clients, it provides assurance that the cleaning approach is suited to the specific flooring materials in their home.

Broader Considerations for Floor Maintenance

Regular professional cleaning and sealing of tile and grout can help maintain the value of a property. In rental markets, well-maintained flooring can be a selling point for prospective tenants and can reduce turnover costs related to repairs or replacements. For homeowners, it preserves the aesthetic of the space and can prevent the need for more extensive renovations down the line.

The expansion of services in the Phoenix metro area reflects a growing recognition of the benefits of professional floor care. As communities like Gilbert, Mesa, Chandler, and Scottsdale continue to grow, the demand for specialized maintenance services is likely to follow. Companies that offer customized solutions based on surface type and contamination depth are positioned to meet the needs of a diverse range of properties.