Floor Care Specialist Expands Tile and Grout Services in Gilbert Area

Excel Floor Care, a company that has focused exclusively on floor cleaning since 2011, announced on September 14, 2026, that it has expanded the availability of its tile and grout cleaning services in Gilbert, Arizona. The company provides professional floor care for residential, rental, and commercial properties across the Phoenix metropolitan area. Its suite of services includes carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. The expansion aims 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 Works

Tile and grout cleaning is a specialized process that differs from standard floor maintenance. Grout, the porous material between tiles, can trap dirt, oils, and moisture over time. Regular mopping often fails to remove deeply embedded soil, which can lead to discoloration and deterioration. Professional cleaning typically involves an initial inspection to assess the surface type and the depth of contamination. Based on that assessment, a targeted treatment plan is developed.

For many floor care specialists, the cleaning method depends on the kind of tile and grout in place. Different tile installations and grout types require customized cleaning solutions. Some tiles are more porous and absorbent, while others are glazed and less permeable. Grout can vary in width, depth, and composition. Using the wrong approach can damage the surface or leave residues that attract dirt more quickly.

Hot water extraction is one technique commonly used in professional floor care. It involves applying heated water and cleaning agents under pressure to loosen soil, then vacuuming the mixture away. This method is effective for traffic-lane soil, localized spots, and cleanable odor sources. It can reach contaminants that have settled into grout pores or beneath the surface of certain tile types.

The Role of Floor Care in Rental Properties

For rental property managers and landlords, maintaining floors is a recurring challenge. Tenants come and go, and floors endure heavy foot traffic, spills, and pet-related messes. Carpet cleaning, hard surface care, and odor remediation are all part of keeping a rental unit habitable and appealing. Professional floor care can address issues that standard cleaning products cannot, such as set-in stains or lingering smells from previous occupants.

When it comes to rental property floor care, the condition of tile and grout often signals the overall upkeep of a unit. Dirty or damaged grout can make an otherwise clean space look neglected. Regular professional cleaning can extend the life of tile installations and reduce the need for costly replacements. For property managers overseeing multiple units, scheduling periodic floor care can be a practical way to preserve asset value and maintain tenant satisfaction.

In the Phoenix metropolitan area, where heat and dust can accelerate wear on flooring, specialized cleaning services have become a routine part of property maintenance. Companies that focus solely on floor care, like Excel Floor Care, argue that dedicated expertise leads to better results compared to general cleaning services. Their approach involves inspecting each surface and applying treatments tailored to the specific material and level of soiling.

Broader Applications for Homeowners and Commercial Clients

Beyond rental properties, floor care services are also used by homeowners and commercial establishments. Homeowners may seek professional cleaning for high-traffic areas such as entryways, kitchens, and bathrooms. Commercial clients, including offices, retail spaces, and hospitality venues, often require regular maintenance to meet hygiene standards and preserve the appearance of their interiors.

Tile and grout cleaning services can address a range of issues. Carpet cleaning removes dirt and allergens from fibers. Grout sealing helps protect the porous material from moisture and staining. Hard surface cleaning covers materials such as ceramic, porcelain, stone, and vinyl. Pet odor remediation targets the biological sources of smells that can become embedded in porous surfaces.

Each of these services requires different equipment and techniques. For example, cleaning a glazed ceramic tile is not the same as cleaning a natural stone tile. The pH level of cleaning agents, the temperature of the water, and the pressure applied all need to be adjusted. Companies that specialize in floor care invest in training and equipment to handle this variety.

Industry Context and Trends

The floor care industry has evolved as building materials and consumer expectations have changed. Modern tile and grout products come in a wider range of finishes and compositions than in the past. Some are designed to be low-maintenance, while others require more attentive care. At the same time, property owners and managers have become more aware of the impact of floor cleanliness on indoor air quality and overall property condition.

Specialized floor care providers have emerged to fill a niche between general janitorial services and full-scale renovation contractors. By focusing exclusively on floors, these companies can

offer deeper cleaning and more targeted solutions. The trend toward specialization is visible in other parts of the cleaning industry as well, with companies focusing on areas such as window cleaning, duct cleaning, or pressure washing.

In the Phoenix area, where the climate is dry and dusty, floors accumulate grit and debris quickly. Regular sweeping and mopping help, but they do not always remove the fine particles that settle into grout lines or carpet fibers. Professional extraction cleaning can lift this material, potentially improving the lifespan of the flooring. For property owners, the cost of periodic professional cleaning is often lower than the cost of premature replacement.

Considerations for Property Managers

Rental property floor care involves coordinating cleaning schedules around tenant turnover and occupancy. Some property managers schedule deep cleaning between leases, while others arrange for periodic maintenance throughout the year. The choice often depends on the type of flooring, the level of traffic, and the budget available.

Tile and grout cleaning can be particularly important in bathrooms and kitchens, where moisture and food spills create conditions for mold and mildew. Grout that is not cleaned and sealed can harbor bacteria and odors. Professional cleaning can address these issues, and grout sealing can make future maintenance easier.

For commercial properties, floor care may be tied to health and safety regulations. Restaurants, healthcare facilities, and food processing areas often require floors that are not only clean but also sanitized. While the announcement from Excel Floor Care does not specify which cleaning agents or methods it uses for sanitation, hot water extraction at high temperatures can kill many microorganisms, making it suitable for such environments.

The expansion of tile and grout cleaning services in Gilbert reflects a broader demand for specialized floor care in the region. As the Phoenix metropolitan area continues to grow, the number of rental properties and commercial spaces increases, creating more opportunities for service providers. Companies that can address the specific needs of different property types are well positioned to serve this market.

In summary, the announcement from Excel Floor Care highlights the ongoing development of floor care services in the Gilbert area. By expanding its availability for tile and grout cleaning, the company aims to meet the needs of homeowners, rental property managers, and commercial clients. The use of inspection-based cleaning methods and hot water extraction technology represents a professional approach to maintaining floors in a region where dust, heat, and traffic place constant demands on surfaces.