Floor Care Specialist Expands Tile and Grout Cleaning in Phoenix Area

Excel Floor Care, a floor cleaning specialist operating in the Phoenix metropolitan area 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, which describes itself as focused exclusively on floor cleaning, serves residential, rental, and commercial properties. The expanded service area includes Gilbert and nearby communities such as Mesa, Chandler, and Scottsdale. The announcement states that the expansion is intended to support homeowners, rental property managers, and commercial establishments in the region.

Excel Floor Care offers a range of services that include carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. For tile and grout cleaning, the company uses hot water extraction technology to address traffic-lane soil, localized spots, and cleanable odor sources. The release notes that different tile installations and grout types require customized cleaning solutions, and the company employs inspection and targeted treatment based on surface type and contamination depth.

How Hot Water Extraction Works in Floor Care

Hot water extraction is a cleaning method that has been used in professional floor care for decades. The process involves applying hot water, often combined with a cleaning solution, to the surface being cleaned. The water is then extracted, along with the loosened dirt and contaminants, using a powerful vacuum system. This technique is particularly effective for removing embedded soil, stains, and odors from porous surfaces such as grout lines and carpet fibers.

In tile and grout cleaning, hot water extraction can reach into the crevices between tiles where dirt and bacteria accumulate. The high temperature of the water helps to break down grease, grime, and other residues that might resist cold-water cleaning. The extraction step is crucial because it removes the dissolved contaminants rather than simply spreading them around. This approach can also reduce drying times compared to methods that leave excess moisture behind.

For carpet cleaning, hot water extraction is often considered a deep cleaning method. It can remove dirt that has settled deep within the carpet pile, which regular vacuuming may not reach. The process is also used for pet odor remediation, as the heat and cleaning agents can neutralize odor-causing compounds. The effectiveness of hot water extraction depends on factors such as water temperature, the type of cleaning agent used, and the technique of the operator.

For homeowners and property managers dealing with high-traffic areas, the method provides a way to restore the appearance of flooring that sees constant use. This is especially relevant for commercial spaces and rental properties, where floors endure heavy foot traffic daily. The ability to target specific problem areas, such as spots near entryways or in kitchens, makes hot water extraction a versatile tool in floor maintenance.

The Role of Inspection and Customization

Professional floor cleaning services often begin with an inspection to assess the condition of the flooring. In the case of tile and grout, the type of tile, the width of the grout lines, and the nature of the soiling can all influence the cleaning approach. Grout is porous and can absorb stains and moisture, requiring a method that cleans without damaging the surface. Different grout materials, such as sanded or unsanded grout, may respond differently to cleaning agents and pressure.

Customization is key in achieving satisfactory results. A one-size-fits-all approach may not work for floors that have varying levels of soiling or different types of contaminants. For example, grease in a kitchen may require a different treatment than mud tracked in from outdoors. Similarly, pet odors may need enzymatic cleaners in addition to hot water extraction to fully eliminate the source of the smell. The inspection process allows the cleaning technician to select the appropriate tools and solutions for each job.

In the context of the expanded service area, property managers and homeowners in communities like Mesa and Chandler now have access to these tailored cleaning services. The company's focus on floor care exclusively means that its technicians specialize in this area, which can be an advantage over general cleaning services that may not have the same depth of expertise.

Carpet Cleaning and Deep Cleaning for Busy Carpets

For commercial properties and rental units, carpets often bear the brunt of daily activity. Over time, dirt, dust, and allergens accumulate in the fibers, leading to a dull appearance and potential health concerns. Regular vacuuming removes surface debris, but it does not address the deeper layers of soil. Professional carpet cleaning, using methods such as hot water extraction, can provide deep cleaning for busy carpets that restores their look and extends their life.

The phrase "deep cleaning for busy carpets" captures the need for periodic maintenance in spaces that see constant traffic. In office buildings, retail stores, and apartment complexes, carpets are subjected to spills, foot traffic, and the wear of daily use. A deep cleaning regimen can help maintain a professional appearance and indoor air quality. For property managers,

scheduling regular deep cleaning can also reduce the frequency of carpet replacement, offering cost savings over time.

Excel Floor Care's use of hot water extraction for traffic-lane soil and localized spots is directly applicable to these high-use areas. By targeting the most soiled parts of a carpet, the method can address problem zones without treating the entire floor unnecessarily. This efficiency is valuable for commercial clients who need to minimize downtime during cleaning.

Grout Sealing and Hard Surface Maintenance

Beyond carpet cleaning, the company offers grout sealing as part of its service menu. Grout sealing involves applying a protective barrier to the grout lines after they have been cleaned. This sealant helps prevent future staining and makes the grout easier to clean during routine maintenance. For tile floors in kitchens, bathrooms, and entryways, sealing can prolong the time between deep cleanings and keep the floor looking newer.

Hard surface cleaning, which includes tile, stone, and other non-carpet flooring, requires different techniques and cleaning agents. Hot water extraction can be used on some hard surfaces, but the approach must be adjusted to avoid damaging the material. The company's use of inspection and targeted treatment ensures that each surface receives the appropriate method.

The expansion of service availability in the Phoenix area reflects the growing demand for specialized floor care in the region. As communities like Gilbert continue to develop, both new construction and existing properties require maintenance services that keep floors in good condition. For homeowners, rental property managers, and commercial establishments, having access to a dedicated floor cleaning provider can simplify the process of maintaining their investments.

In summary, the announcement by Excel Floor Care highlights the ongoing importance of professional floor cleaning services in maintaining the appearance and hygiene of residential and commercial spaces. The use of hot water extraction, combined with inspection and customized treatment, offers a method for deep cleaning for busy carpets and other flooring types. By expanding its service area, the company aims to meet the needs of a broader range of clients in the Phoenix metropolitan area.