Floor Care Specialist Expands Tile and Grout Services for Rental Properties in Gilbert

On September 14, 2026, Excel Floor Care announced expanded availability of its tile and grout cleaning services in Gilbert, Arizona. The company, which has operated as a floor cleaning specialist since 2011, 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. The expansion is intended to support homeowners, rental property managers, and commercial establishments in Gilbert and surrounding communities such as Mesa, Chandler, and Scottsdale.

Excel Floor Care describes itself as focused exclusively on floor cleaning services. Its offerings include carpet cleaning, grout sealing, hard surface cleaning, and pet odor remediation. The company 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.

The Role of Specialized Floor Care in Rental Properties

For property managers and landlords, maintaining floors in rental units presents distinct challenges. Tenants come and go, and each turnover can leave behind stains, odors, or wear patterns that require attention. Tile and grout, in particular, can accumulate dirt in porous surfaces and grout lines, which may become discolored or harbor bacteria over time. Professional cleaning services that specialize in floor care can address these issues more effectively than general cleaning methods.

Rental property floor care often involves a combination of techniques. Hot water extraction, for example, is a method that uses heated water under pressure to loosen and remove soil from deep within carpet fibers or tile grout. This approach can be especially useful for traffic-lane soil, where repeated foot traffic leaves a visible path of dirt. It can also treat localized spots, such as spills or pet accidents, and reduce odors that originate from organic matter embedded in the flooring.

Different surfaces require different handling. Tile installations vary widely in material, porosity, and finish. Grout, the material that fills the gaps between tiles, comes in sanded and unsanded varieties, each with its own cleaning requirements. A customized cleaning solution, tailored to the specific tile and grout type, can prevent damage while achieving a thorough clean. This level of specificity is one reason property managers may turn to specialists rather than rely on general maintenance staff or do-it-yourself methods.

Why Floor Care Matters in the Phoenix Metro Area

The Phoenix metropolitan area, including Gilbert, Mesa, Chandler, and Scottsdale, experiences a dry, hot climate for much of the year. Dust and fine particles are common, and they can settle into floor surfaces quickly. In rental properties, where units may be vacant between tenants, dust accumulation on tile and grout can become noticeable. Additionally, the region's occasional monsoon rains can introduce moisture that, combined with existing dirt, may lead to mildew or staining in grout lines.

Regular professional cleaning can help maintain the appearance and hygiene of floors, which is a factor in tenant satisfaction and property value. For rental property managers, presenting a clean unit at turnover can reduce vacancy periods and justify rental rates. Specialized floor care services that address both routine soil and stubborn stains offer a practical solution for keeping properties in good condition.

According to industry observers, the demand for professional floor cleaning services has grown as property owners recognize the limits of standard cleaning equipment. Consumer-grade carpet cleaners and tile scrubbing tools often lack the power or precision to remove deeply embedded soil. Professional services, by contrast, invest in commercial-grade equipment and training to handle a range of surface types and contamination levels. This trend has led to the emergence of companies that focus exclusively on floor care, such as Excel Floor Care, rather than offering it as one of many general cleaning services.

How Hot Water Extraction Works for Tile and Grout

Hot water extraction is a cleaning method commonly associated with carpet cleaning, but it is also effective on hard surfaces like tile and grout. The process involves applying a cleaning solution to the surface, then using a machine that sprays hot water under pressure while simultaneously vacuuming up the dirty water. The heat helps dissolve oils and greases, while the pressure dislodges particles from pores and crevices.

For tile and grout, the challenge is that grout lines are often recessed and porous. Dirt can become trapped in these spaces, and standard mopping merely spreads it around. Hot water extraction can flush out the grout lines, removing accumulated soil and restoring the original color. The same technique can be applied to localized spots, such as a stain from a spilled drink or a pet accident, without affecting the surrounding area.

One advantage of this method is that it does not rely on harsh chemicals to achieve results. The combination of heat, water, and mechanical action can clean effectively with mild or neutral detergents, which is appealing for rental properties where tenants may have sensitivities or where green cleaning practices are preferred. Additionally, the extraction

process removes the cleaning solution along with the soil, leaving minimal residue behind. This can reduce the risk of sticky surfaces that attract new dirt quickly.

Professionals typically inspect the floor first to identify the type of soiling and the surface characteristics. Based on that assessment, they select the appropriate cleaning agent and machine settings. For example, a heavily soiled grout line in a high-traffic entryway may require a longer dwell time for the cleaning solution and a higher pressure rinse. A delicate tile surface, such as glazed ceramic, may need a gentler approach to avoid scratching or dulling the finish.

Customized Solutions for Different Tile Installations

Not all tile installations are the same. The type of tile, the width and material of the grout joint, and the age of the installation all influence the cleaning approach. Newer tile and grout may be more susceptible to damage if aggressive chemicals or techniques are used. Older installations may have grout that is cracked or missing, requiring repair before cleaning can proceed effectively.

Grout sealing is another service that can extend the life of a tile floor. After cleaning, a sealer can be applied to grout lines to create a barrier against moisture and stains. This is particularly useful in rental properties, where floors are subject to frequent cleaning and spills. Sealed grout is easier to maintain and may require less frequent deep cleaning.

Pet odor remediation is a specific need for many rental property managers. Pet urine can soak into grout and subfloor materials, producing odors that linger even after surface cleaning. Hot water extraction, combined with enzymatic or oxidizing treatments, can break down the organic compounds responsible for the smell. This service can make a unit more appealing to prospective tenants, especially those without pets who may be sensitive to residual odors.

Companies like Excel Floor Care, which have been in operation since 2011, have developed expertise in these specialized areas. Their focus on floor cleaning alone means they have invested in the equipment and training necessary to handle a variety of situations. For property managers in the Phoenix area, having access to such services can save time and reduce the hassle of coordinating multiple vendors for different cleaning needs.

As reported by digitaljournal.com, the expansion of tile and grout cleaning services in Gilbert reflects a broader trend of specialized floor care becoming more accessible to rental property managers and homeowners. The company's approach of using inspection and targeted treatment based on surface type and contamination depth is consistent with best practices in the industry. By tailoring each cleaning job to the specific conditions, service providers can achieve results that general cleaning methods cannot match.

For readers following the floor care industry, the move by Excel Floor Care to expand its service area in Gilbert is an example of how local companies are adapting to meet demand. The company serves communities across the Phoenix metropolitan area, and the expansion includes nearby cities such as Mesa, Chandler, and Scottsdale. This geographic coverage allows property managers with units in multiple locations to use a single provider for their floor care needs, simplifying logistics and ensuring consistent quality.

The company's use of hot water extraction technology is a key differentiator in the market. While many cleaning services offer tile and grout cleaning as an add-on, few specialize in the method to the extent that Excel Floor Care does. The company's statement that different tile installations and grout types require customized cleaning solutions underscores the importance of expertise in this field.

According to the announcement, the expanded service availability is intended to support homeowners, rental property managers, and commercial establishments. This broad target audience reflects the universal need for clean, well-maintained floors across different property types. For rental property managers, in particular, the ability to schedule professional floor care between tenants can help maintain property value and attract quality renters.

Industry watchers note that the rental property market in the Phoenix area has grown steadily, with demand for both single-family rentals and multi-unit complexes. As more properties enter the rental pool, the need for specialized maintenance services like floor care increases. Companies that can offer reliable, effective cleaning solutions are well-positioned to capture this business.

In summary, the expansion of tile and grout cleaning services by Excel Floor Care in Gilbert represents a practical response to the needs of rental property managers and homeowners in the Phoenix metropolitan area. The company's focus on hot water extraction, customized solutions, and specialized floor care positions it as a resource for those seeking professional maintenance. As reported by digitaljournal.com, the announcement highlights the growing importance of specialized services in the property management sector.