Excel Floor Care Offers Grout Restoration for Phoenix Valley Homeowners

Excel Floor Care, a company based in Gilbert, Arizona, has announced its professional tile and grout restoration service for homeowners in the Phoenix Valley. Founded by Matt Jordan in 2011, the company helps homeowners assess whether grout restoration can avoid the expense of replacing tile floors. The announcement notes that factors common to the region, such as hard water, desert dust, foot traffic, and household residue, can cause grout to become dark and gray over time.

According to the release, Excel Floor Care uses specialized pretreatment and truck-mounted hot water extraction to remove embedded soil, mineral deposits, and residue from grout. When appropriate, the company may complete grout sealing on the same day as the cleaning. Floors are generally ready for normal foot traffic approximately twenty minutes after the service is finished. The company describes its approach as focusing on restoration before replacement.

For homeowners across the Phoenix Valley, maintaining tile floors can present a particular challenge. usanews.com reported that the combination of hard water and desert dust creates conditions that accelerate grout discoloration. Over time, the grout between tiles can shift from its original color to a dark, grayish appearance that detracts from the overall look of the floor. Many homeowners assume that such discoloration means the tile floor is worn out and needs to be replaced entirely.

How Grout Restoration Works

Grout restoration is a specialized process that addresses the specific causes of grout staining and deterioration. In regions with hard water, mineral deposits from evaporated water can build up on grout surfaces. Desert dust and tracked-in soil embed themselves into the porous material. Household residues, such as those from cleaning products, cooking, or foot traffic, further contribute to the accumulation of grime.

A typical grout restoration procedure involves several steps. First, the grout lines are treated with a specialized pretreatment solution formulated to break down mineral deposits, embedded soil, and organic residue. This pretreatment is allowed to dwell on the grout for a period, enabling it to penetrate and loosen the contaminants. Next, hot water extraction is applied using equipment mounted on a truck. The hot water, delivered at high pressure, flushes away the loosened soil and chemical residue. The extraction process also removes moisture, helping the grout dry more quickly.

After cleaning, the grout may be sealed. Sealing is a protective step that helps repel future stains and makes subsequent cleaning easier. The sealant is applied to the grout lines and allowed to cure. In many cases, this can be done on the same day as the cleaning, minimizing downtime for the homeowner.

One of the notable aspects of this type of service is the quick return to use. Once the hot water extraction and sealing are completed, the floor is typically ready for normal foot traffic in about twenty minutes. This short wait time makes the process convenient for busy households.

Why Restoration Matters

The decision to restore grout rather than replace tile flooring can have several implications for homeowners. Tile replacement is a major renovation project that involves removing old tiles, preparing the substrate, installing new tiles, and applying new grout. The process can be disruptive, time-consuming, and expensive. In many cases, the existing tiles themselves are still in good condition, with the only visible problem being the discolored grout.

Grout restoration offers a way to refresh the floor without the need for such extensive work. By cleaning and sealing the existing grout, the original appearance of the tile floor can be largely restored. This approach can preserve the serviceability of the floor for years to come, potentially delaying or avoiding the cost and inconvenience of a full replacement. For homeowners who are satisfied with the layout and condition of their tile, restoration can be a practical alternative.

The emphasis on restoration before replacement aligns with a broader trend in home maintenance, where many homeowners are looking for ways to extend the life of existing materials rather than automatically replacing them. This approach can be more cost-effective and generate less waste.

Key Factors in Grout Discoloration

- Hard water: High mineral content in water can leave white or gray deposits on grout.
- Desert dust: Fine dust particles settle into grout pores and can be difficult to remove with regular cleaning.
- Foot traffic: Dirt and grime tracked in from outside become embedded in grout over time.
- Household residue: Spills, cooking oils, and cleaning product residues can accumulate.

These factors combine to create a stubborn layer of discoloration that routine mopping and scrubbing often cannot fully remove. Specialized cleaning methods, such as the pretreatment

and hot water extraction used by Excel Floor Care, are designed to address these embedded contaminants.

Field Context

The grout restoration industry has grown as homeowners and property managers have become more aware of the options available for maintaining tile floors. Many companies now offer services that focus on cleaning, sealing, and repairing grout as an alternative to tile replacement. The process is generally applicable to both ceramic and porcelain tiles, which are common in residential settings.

The success of grout restoration depends on the condition of the existing grout and tiles. If the grout is cracked, missing, or severely deteriorated, restoration may not be sufficient, and repairs or replacement may be necessary. However, for grout that is simply stained or discolored, restoration can produce significant improvements. As noted by usanews.com, the service can help homeowners determine whether grout restoration is a viable option for their specific situation.

In the Phoenix Valley, where the climate and water quality present unique challenges, having access to a service that understands local conditions can be an advantage. Companies like Excel Floor Care tailor their methods to address the specific combination of hard water, dust, and foot traffic that affects local homes.

Conclusion

Excel Floor Care's announcement highlights the availability of grout restoration as a practical option for homeowners looking to refresh their tile floors without the expense and disruption of replacement. By using specialized pretreatment and hot water extraction, the company aims to remove the deep-seated soil and mineral deposits that cause grout to look dark and gray. With the possibility of same-day sealing and a short wait time before the floor can be used, the service is designed to be both effective and convenient. The company's focus on restoration before replacement reflects a growing awareness that not all tile floor problems require a full renovation.