Excel Floor Care Offers Grout Sealing Service for Phoenix Homeowners

Excel Floor Care, a tile and grout restoration company serving the Phoenix Valley, has announced its grout sealing service for homeowners looking to extend the life of their tile floors. The company, founded and owned by Matt Jordan in Gilbert, Arizona, helps homeowners determine whether grout restoration can avoid costly tile replacement. According to the announcement, Arizona hard water, desert dust, foot traffic, and household residue can cause grout to become dark and gray over time.

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

USA News reports that grout sealing is a common service in regions where hard water and mineral deposits are prevalent. The process involves applying a protective sealant to the grout lines after cleaning, which helps repel moisture and stains. This can be particularly beneficial in kitchens, bathrooms, and entryways where floors are exposed to frequent spills and dirt.

Grout, the material used to fill gaps between tiles, is porous by nature. Over time, it can absorb dirt, spills, and moisture, leading to discoloration and potential deterioration. Regular cleaning can help maintain its appearance, but deep-seated stains often require professional attention. Grout sealing services, like the one offered by Excel Floor Care, aim to address this issue by thoroughly cleaning the grout and then applying a sealant that creates a barrier against future staining.

How Grout Sealing Works

The general process for grout sealing begins with a thorough cleaning of the tile and grout surfaces. In many cases, standard household cleaners are not sufficient to remove the buildup of minerals and oils that accumulate over years of use. Professional services often use specialized pretreatment solutions that break down these deposits without damaging the tile or grout.

After the pretreatment is applied, the next step involves extraction. In the case of Excel Floor Care, this is done with truck mounted hot water extraction equipment. This method uses hot water under pressure to flush out the dissolved soils and residues from the grout pores. The

hot water also helps to sanitize the surface, reducing the presence of bacteria and mold that can contribute to musty odors.

Once the grout is clean and dry, the sealing step can begin. Sealants are typically liquid applied with a brush or applicator, and they penetrate into the grout to form a protective layer. Some sealants are water based, while others are solvent based, each offering different levels of durability and ease of application. The sealant fills the microscopic pores in the grout, making it less absorbent and easier to clean in the future.

Why Grout Discolors in Arid Climates

In regions like the Phoenix Valley, multiple factors contribute to grout discoloration. Hard water, which contains high levels of calcium and magnesium, leaves behind white or gray mineral deposits when it evaporates. Desert dust, which is fine and abrasive, can become embedded in the grout surface. Foot traffic grinds these particles into the grout, while household residues from cooking oils, cleaning products, and pet dander add to the buildup.

Over time, these combined factors can turn light colored grout a dull, uneven gray. Homeowners may assume that the only solution is to replace the tile floor entirely, but that is not always the case. Grout restoration and sealing can often restore the floor to a like new appearance at a fraction of the cost of replacement.

Restoration Before Replacement Approach

The philosophy of restoration before replacement, as described in the announcement, aligns with a broader trend in home maintenance. Many homeowners are looking for ways to preserve existing materials rather than tearing them out and starting over. This approach can save money, reduce waste, and maintain the original character of the home.

For tile floors, restoration typically involves deep cleaning of both the tile and grout, followed by sealing. In some cases, if the grout is damaged or missing, it may need to be repaired or replaced before sealing. However, for floors where the grout is intact but stained, a thorough cleaning and sealing can be sufficient.

USA News notes that the decision to seal grout is often based on the condition of the floor and the homeowner's expectations. Sealing is not a permanent solution, but it can extend the time between deep cleanings and help maintain the floor's appearance for years. The frequency of resealing depends on factors such as foot traffic, exposure to moisture, and the type of sealant used.

Benefits of Professional Grout Sealing

While do it yourself grout sealing kits are available, professional services offer several advantages. Professional grade equipment, such as truck mounted hot water extraction units, can achieve a level of cleanliness that consumer grade machines cannot. The specialized pretreatment solutions used by professionals are formulated to target the specific types of soils and mineral deposits found in the local area.

Additionally, professionals are trained to assess the condition of the grout and determine whether sealing is appropriate. In some cases, the grout may be too deteriorated to benefit from sealing, and repair or replacement may be recommended. A professional can also ensure that the sealant is applied evenly and allowed to cure properly, which is critical for its effectiveness.

Another benefit is convenience. With Excel Floor Care's service, floors can be sealed in a single day, and they are ready for foot traffic within about twenty minutes. This minimizes disruption to the household, allowing homeowners to resume normal activities quickly.

Conclusion

Grout sealing is a practical option for homeowners in the Phoenix Valley who want to preserve their tile floors without the expense and hassle of replacement. Excel Floor Care's announcement highlights the availability of professional services that use specialized cleaning and sealing techniques to address the specific challenges posed by the local environment. By focusing on restoration before replacement, the company aims to help homeowners maintain the value and appearance of their homes.