



DENZEL
CONSTRUCTION LLC

BARNDOMINIUM CLIENT GUIDE

FLOORING SELECTION GUIDE

Lifestyle | Room Needs | Materials | Slab Preparation

DENZEL CONSTRUCTION LLC

531-352-1780 | www.denzelconstruction.llc

SELECT FLOORING BY ZONE

One flooring product does not need to cover the entire barndominium.



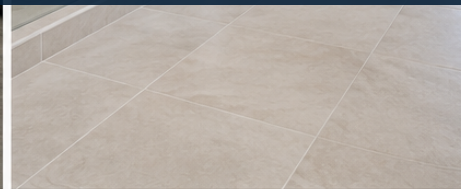
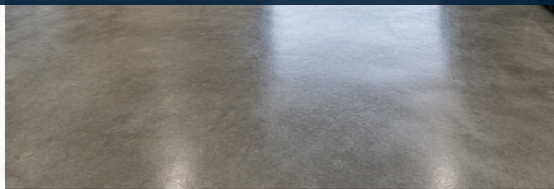
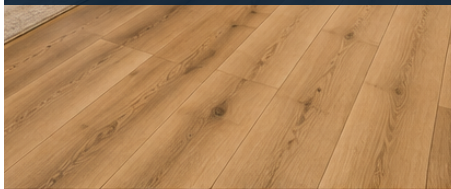
LVP - LIVING + KITCHEN



CONCRETE - SHOP



TILE - BATH + MUDROOM



ENGINEERED WOOD - FEATURE AREAS



CARPET - BEDROOMS

A COMMON BARNDOMINIUM COMBINATION

LVP through the main living areas, porcelain tile in bathrooms and mudroom, carpet in selected bedrooms, and sealed concrete or a coating in the shop.

REFERENCE IMAGES

Photos show general appearance only. Final color, texture, plank size, gloss, grout, and pattern must be approved from actual product samples.



FLOORING OPTIONS AT A GLANCE

Start with the client's daily needs, then compare appearance and product quality.

MATERIAL	MAIN BENEFIT	WHAT TO CONSIDER	BEST CLIENT FIT
LVP / LVT	Water resistance + easy care	Quality of core, lock, and slab	Busy homes, pets, open living areas
Engineered wood	Authentic warmth + premium look	Water, scratches, humidity, care	Clients who value real wood
Porcelain tile	Maximum water + wear performance	Firm feel, grout, flat slab	Baths, mudrooms, high-use zones
Polished concrete	Durable finished slab	Cool, hard, cracks and variation	Modern homes and shop transitions
Epoxy / polyaspartic	Chemical + abrasion resistance	Slip, UV, repair, preparation	Shop, garage, utility areas
Carpet	Warmth, softness + sound control	Stains, moisture, allergens	Bedrooms and media rooms
Laminate	Affordable wood appearance	Water rating and lock quality	Low-moisture, lighter-use rooms

A COMMON CLIENT-FRIENDLY START

For many barndominiums, quality LVP provides a practical balance of water resistance, durability, appearance, comfort, and easy cleaning. It is not automatically right for every room.

ASK ABOUT REAL LIFE

Pets, children, boots, allergies, standing comfort, radiant heat, sound, sunlight, cleaning habits, and shop use should guide the selection.

LUXURY VINYL PLANK - LVP



FINISHED ROOM APPEARANCE



RIGID-CORE PLANK CONSTRUCTION

WHY CLIENTS CHOOSE IT

Water-resistant or waterproof product lines, easy cleaning, realistic wood looks, good pet performance, comfortable everyday use, and many style choices.

WHAT TO SPECIFY

Choose an approved SPC or WPC core, suitable attached pad, quality locking system, matte finish, manufacturer-approved slab installation, and a wear layer appropriate for the household.

GOOD CLIENT TARGET

For active homes, pets, kitchens, living rooms, hallways, and open plans, consider a reputable product with a 12-20 mil wear layer; heavier-use areas may justify 20 mil or more.

BEST FIT: ACTIVE HOUSEHOLDS

A strong choice for pets, children, kitchens, hallways, and open plans when the client wants easy cleaning and water resistance. Add rugs where softness and sound control matter.

CLIENT TIP

Buy by product specification, not color alone. A beautiful low-quality locking system can fail in a large open barndominium.

ENGINEERED WOOD - REAL WOOD LOOK



WARM, NATURAL APPEARANCE



REAL WOOD VENEER + STABLE CORE

BEST USE

Main living areas, dining rooms, offices, and bedrooms where the client wants authentic wood grain and a higher-end finish. Protect it from standing water and heavy shop traffic.

INSTALLATION OVER A SLAB

Use a manufacturer-approved floating or glue-down system. Verify slab moisture, flatness, adhesive, vapor control, acclimation, expansion space, and radiant-heat limits.

SOLID HARDWOOD NOTE

Traditional solid hardwood is usually not the first choice directly over a concrete slab. Engineered wood is more dimensionally stable and typically better suited to a barndominium slab.

BEST FIT: NATURAL-WOOD PRIORITY

Best for clients who value real wood grain, warmth, and a premium feel and are comfortable managing water, grit, furniture protection, humidity, and product-specific care.

CLIENT TIP

Ask how thick the real-wood wear layer is. A thicker veneer may allow future refinishing and usually supports longer service life.

CONCRETE FINISHES + SHOP COATINGS



POLISHED OR SEALED CONCRETE - CLEAN INDUSTRIAL LOOK

SEALED CONCRETE

Practical protection and easy cleaning. The final appearance depends on the slab, curing, cracks, patches, color variation, and sealer gloss.

POLISHED / STAINED

Grinding and polishing can produce a durable finished floor. Decorative stain, scoring, aggregate exposure, and polish level change the look and maintenance.

EPOXY / POLYASPARTIC

Best suited to the shop, garage, mechanical, or utility areas. Surface grinding, crack repair, moisture testing, broadcast flakes, and topcoat determine performance.

WHO BENEFITS MOST

Concrete suits clients who want a durable, industrial look and easy cleaning. Shop coatings help clients who work on vehicles, equipment, or projects and need abrasion and chemical resistance.

IMPORTANT EXPECTATION

Concrete can develop visible cracks, joints, patches, and natural color variation. Discuss the desired appearance before the slab is poured and protect it during construction.

CLIENT TIP

Do not select a glossy shop coating from appearance alone. Confirm slip resistance, UV exposure, hot-tire performance, chemical resistance, and repairability.

TILE, CARPET + COMFORT ALTERNATIVES



PORCELAIN TILE



CARPET

PORCELAIN TILE

Excellent for bathrooms, showers, mudrooms, laundry, and entries. Porcelain is dense, durable, water-resistant, and available in stone, concrete, and wood looks. Use proper underlayment, movement joints, and grout.

CARPET

Comfortable and quiet in bedrooms or a media room. Select stain-resistant fiber, quality pad, low-VOC products, and a color that hides traffic. Avoid areas with regular moisture, mud, or shop exposure.

LAMINATE

A practical wood look for dry areas. Water resistance and locking systems vary widely. It is usually less forgiving of leaks than quality LVP and is not the first choice for bathrooms.

MATCH THE CLIENT

Tile fits wet, muddy, and high-wear rooms. Carpet fits clients who prioritize warm, quiet bedrooms. Laminate can fit a lighter-use dry room when the water rating and locking quality are acceptable.

CLIENT TIP

Large-format tile requires an especially flat slab. Rectified edges, narrow grout joints, patterns, niches, and heated floors increase labor and planning.



THE FLOOR IS ONLY AS GOOD AS THE SLAB

Preparation is part of the flooring system, not an optional extra.

1 CURE + DRY

Allow the new slab to cure. Test moisture using the flooring and adhesive manufacturer's required method and limits.

2 CHECK FLATNESS

Measure the slab with a straightedge. Grind high spots and fill low areas to the selected product's tolerance.

3 REVIEW CRACKS + JOINTS

Identify cracks, control joints, construction joints, penetrations, patches, and areas that may need special treatment.

4 CONTROL MOISTURE

Use the specified vapor retarder, primer, moisture-control system, underlayment, or adhesive. Do not guess.

5 PLAN THE LAYOUT

Confirm plank or tile direction, starting line, transitions, waste factor, cabinets, islands, doors, and floor heights.

6 PROTECT THE FINISH

After installation, follow cure times and use breathable protection. Do not trap moisture or allow trade damage.

WHY PREPARATION BENEFITS THE CLIENT

Floor leveling, grinding, crack repair, moisture control, trim work, and transitions protect appearance, reduce movement or failure, improve warranty compliance, and support long service life.



RADIANT HEAT, HEIGHTS + TRANSITIONS

Coordinate the floor before the slab, doors, cabinets, and trim are finalized.

RADIANT SLAB HEAT

Confirm the flooring is approved for radiant heat. Follow maximum surface-temperature limits, gradual startup, moisture requirements, adhesive limits, and thermostat or sensor requirements.

FLOOR HEIGHT

Tile, LVP, engineered wood, carpet, and coatings finish at different heights. Plan underlayment, mortar, reducers, door clearances, appliance openings, stairs, and baseboard elevations.

OPEN-PLAN MOVEMENT

Large barndominium rooms may require expansion gaps or transitions based on the product, dimensions, sunlight, temperature, and fixed cabinetry. Follow manufacturer limits.

WET-AREA TRANSITIONS

Coordinate bathroom waterproofing, shower curbs, tile edges, door thresholds, floor drains, slope, and transitions so water does not migrate under adjacent flooring.

CABINETS + ISLANDS

Floating floors are generally not trapped under fixed cabinets or islands unless the manufacturer permits it. Glue-down wood, tile, and coatings require a different sequence. Decide early.

ACOUSTICS + COMFORT

In a large metal building, underlayment, area rugs, carpeted bedrooms, acoustic wall or ceiling finishes, and furniture help control sound. Confirm pad compatibility and warranty.

CLIENT TIP

Bring the cabinet, door, trim, tile, and flooring selections together before installation. Small height differences can create expensive field changes.



ROOM-BY-ROOM RECOMMENDATIONS

Use this as a starting point; lifestyle and product specifications control the final choice.

AREA	RECOMMENDED OPTIONS	WHY
Great room + hallways	LVP or engineered wood	Durability, cleanability, continuous visual flow
Kitchen + pantry	Quality LVP or porcelain tile	Water resistance, chair and appliance traffic
Bathrooms	Porcelain tile or approved LVT	Waterproofing, slip resistance, easy cleaning
Mudroom + laundry	Porcelain tile or LVP	Mud, water, boots, pets, and floor drains
Bedrooms	Carpet, LVP, or engineered wood	Comfort, sound, cleaning, and allergy preferences
Office	LVP or engineered wood	Chair movement, appearance, and acoustics
Shop + garage	Sealed concrete or coating	Vehicle loads, chemicals, abrasion, and cleaning
Mechanical room	Sealed concrete, tile, or LVT	Leaks, drains, access, and serviceability

POPULAR WHOLE-PROJECT PACKAGE

LVP in living areas, tile in bathrooms and mudroom, carpet in selected bedrooms, and sealed or coated concrete in the shop. This balances cleaning, comfort, durability, moisture performance, and room function.

DIRECT COMPARISON: LVP VS ENGINEERED WOOD

Both can create a warm wood look, but they serve different client priorities.



LVP - PRACTICAL + EASY CARE



ENGINEERED WOOD - AUTHENTIC WOOD

CLIENT PRIORITY	LVP / LVT	ENGINEERED WOOD
APPEARANCE	Realistic printed wood visuals; consistent color and pattern.	Real wood veneer with natural grain, knots, and variation.
WATER + SPILLS	Usually the stronger choice; product rating and seams still matter.	Wipe spills quickly; not ideal for standing water or repeated leaks.
PETS + CHILDREN	Easy cleaning and good everyday resilience; matte texture hides wear.	Can scratch or dent; finish, species, and household care matter.
COMFORT + SOUND	Moderate comfort; WPC or approved pad may feel quieter and warmer.	Warm natural feel; glue-down can sound firmer than a floating system.
MAINTENANCE	Simple routine cleaning; damaged locking planks can be harder to replace mid-room.	Needs wood-safe cleaning and humidity control; some products can be refinished.
BEST CLIENT	Active household wanting water resistance, easy cleaning, and consistent appearance.	Client prioritizing authentic wood, premium character, and long-term natural beauty.

CLIENT DECISION

Choose LVP when daily practicality and water resistance are the priority. Choose engineered wood when authentic material and natural character matter more than maximum spill tolerance.

INSTALLATION CHECK

For either material, verify slab moisture, flatness, radiant-heat approval, expansion rules, adhesive or pad, and transitions before ordering.

DIRECT COMPARISON: LVP VS PORCELAIN TILE

Both handle active spaces well, but they feel and perform differently underfoot.



LVP - CONTINUOUS LIVING AREAS



PORCELAIN - WET + HIGH-WEAR AREAS

CLIENT PRIORITY	LVP / LVT	PORCELAIN TILE
WATER	Strong water performance, but seams and perimeter details still matter.	Excellent surface water resistance with a properly designed wet-area assembly.
FEEL UNDERFOOT	Warmer, quieter, and more forgiving for long periods of standing.	Firm and often cooler; rugs or radiant heat can improve comfort.
DURABILITY	Good household durability; protect from gouges, heavy rolling loads, and heat.	Very high wear, scratch, and heat resistance when properly installed.
CLEANING	Fast sweeping and mopping with approved products; no grout joints.	Easy tile cleaning; grout color, joint size, and sealing needs affect care.
SLAB NEEDS	Moisture and flatness testing are essential for the locking or glue-down system.	Especially flat, stable substrate; crack treatment and movement joints are critical.
BEST CLIENT	Wants one comfortable, wood-look surface through kitchen and living spaces.	Wants maximum wet-area and wear performance in baths, mudroom, or entry.

A COMMON COMBINATION

Use LVP through the great room, hallways, and kitchen, then use porcelain tile in bathrooms, mudroom, laundry, or entries where water, mud, and wear are concentrated.

CLIENT COMFORT CHECK

Walk barefoot on both samples. The visual style may be similar, but temperature, hardness, sound, and standing comfort feel very different.

DIRECT COMPARISON: CARPET VS HARD SURFACE

Bedrooms and quiet rooms require a different decision than kitchens or hallways.



CARPET - SOFT + QUIET



LVP / WOOD LOOK - EASY CLEANING

CLIENT PRIORITY	CARPET + QUALITY PAD	LVP / ENGINEERED WOOD
WARMTH	Warmest and softest option for bare feet and bedrooms.	Moderate warmth; area rugs can add softness without covering the full floor.
NOISE	Best at absorbing footsteps, voices, and echo in a metal building.	Harder surfaces reflect more sound; underlayment, rugs, and furnishings help.
CLEANING	Requires vacuuming and periodic deep cleaning; stains depend on fiber and treatment.	Easier to sweep and wipe; edges, seams, and approved cleaners still matter.
PETS + ALLERGIES	Hair and allergens can collect in fibers; stain-resistant products and regular cleaning help.	Hair and debris are easier to see and remove; scratch performance varies.
MOISTURE	Avoid repeated wet, muddy, or leak-prone areas.	Usually better for accidental spills; product and installation rating control.
BEST CLIENT	Prioritizes warm, quiet bedrooms and a soft surface.	Prioritizes cleaning, visual continuity, pets, or mobility across rooms.

MOBILITY + SAFETY

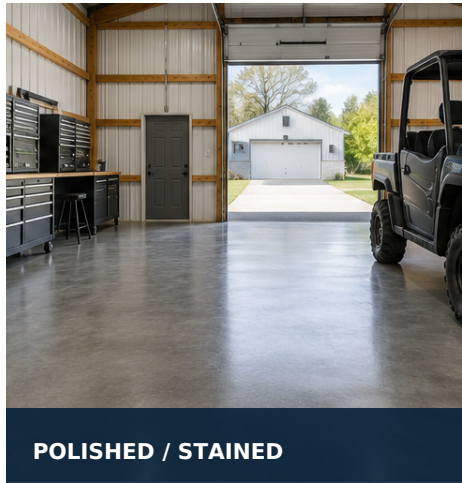
Discuss traction, trip edges, transitions, rugs, wheelchairs, walkers, and fall concerns. A low-pile carpet or matte hard surface may serve different mobility needs.

POPULAR COMPROMISE

Use hard flooring in main circulation areas and carpet only in selected bedrooms or a media room.

SHOP FLOOR COMPARISON

Choose for real work conditions: vehicles, tools, chemicals, sunlight, cleaning, and repair.



PRIORITY	SEALED CONCRETE	POLISHED / STAINED	COATING SYSTEM
MAIN BENEFIT	Simple protection and easy cleaning	Durable finished-slab appearance	High chemical and abrasion protection
APPEARANCE	Shows natural slab variation and repairs	Decorative sheen, stain, or aggregate	Uniform color, flakes, or decorative system
CHEMICALS + OIL	Depends heavily on sealer and cleanup	Varies by densifier and sealer	Usually strongest with the specified topcoat
HOT TIRES + UV	Generally practical; resealing may be needed	Good indoors; finish system matters	Confirm hot-tire pickup and UV stability
REPAIR	Simple local repairs may remain visible	Repairs and repolishing can show	Patch color and texture may not disappear
BEST CLIENT	Functional shop with basic maintenance	Finished shop or living area with design priority	Active garage or work area needing protection

DO NOT CHOOSE BY GLOSS ALONE

Confirm slip resistance, surface grinding, cracks and joints, moisture, chemicals, welding or hot work, tire exposure, UV, cure time, cleaning, and how future repairs will look.



QUICK CHOOSER: MATCH THE FLOOR TO THE CLIENT

Use this comparison to begin the conversation, then verify the exact product specifications.

CLIENT PRIORITY	STRONG FIRST CHOICE	ALTERNATIVE	WHY
Pets + children	Quality LVP	Porcelain tile	Water, stains, cleaning
Warm, quiet bedrooms	Carpet + quality pad	Engineered wood + rugs	Softness and sound
Bathrooms + mud	Porcelain tile	Approved LVT / LVP	Water and wear
Authentic premium look	Engineered wood	Wood-look porcelain	Natural character
Allergy-focused cleaning	LVP or tile	Engineered wood	Smooth cleanable surface
Radiant slab heat	Approved tile	Approved LVP or engineered wood	Product limits control
Shop + garage work	Professional coating	Sealed concrete	Chemicals and abrasion
One continuous main floor	Quality LVP	Engineered wood	Flow and fewer transitions

FIRST CHOICE IS NOT AUTOMATIC

A product category can contain excellent and poor products. Compare the exact core, wear layer, finish, water rating, warranty, radiant-heat limits, and installation method.

ROOMS CAN USE DIFFERENT FLOORS

A barndominium often performs better with a coordinated package: hard flooring in circulation, tile in wet zones, carpet where quiet matters, and a shop-specific slab finish.

CLIENT INTERVIEW

Ask what the client dislikes about their current floors. That answer often identifies the real priority faster than asking which color they prefer.

CHOOSE BY CLIENT NEEDS FIRST

The best floor is the one that supports how the client actually lives.

PETS + CHILDREN

Prioritize water resistance, scratch visibility, stain performance, traction, easy cleaning, replaceable pieces, and a finish that hides everyday debris.

COMFORT + WARMTH

Consider carpet, engineered wood, WPC-style resilient flooring, area rugs, radiant-heat approval, underlayment, and how long people stand in each room.

ALLERGIES + CLEANING

Smooth floors are easier to wipe and vacuum. Compare grout, texture, seams, rug needs, approved cleaners, and whether the client wants low-maintenance daily care.

MUD + WATER

Entries, kitchens, laundry, bathrooms, and pet zones need water performance, slip resistance, good transitions, floor protection, and a practical cleaning route.

SOUND + LARGE OPEN ROOMS

Barndominiums can sound lively. Carpeted rooms, quality underlayment, rugs, acoustic ceilings, furnishings, and softer surfaces can improve comfort.

SHOP + WORK USE

Vehicle loads, hot tires, chemicals, welding, metal chips, rolling tools, abrasion, floor drains, and repairability matter more than residential appearance alone.

RELATIVE COST - SECONDARY REFERENCE

Carpet: \$ | **LVP / laminate:** \$-\$\$ | **Tile:** \$\$-\$\$\$ | **Engineered wood:** \$\$\$ | **Decorative concrete or coatings:** \$-\$\$\$

\$ = budget-friendly, \$\$ = moderate, \$\$\$ = premium, \$\$\$\$ = luxury or specialty. Preparation and project conditions can change the level.

THE DECISION ORDER

1) Room use and household needs, 2) water, wear, comfort, and maintenance, 3) slab and installation requirements, 4) appearance, and 5) relative cost.



CLIENT TIPS BEFORE YOU BUY

TAKE SAMPLES HOME

View samples in natural light, evening light, and beside cabinets, paint, countertops, tile, and metal colors.

CHECK THE SPEC SHEET

Confirm wear layer, thickness, core, finish, warranty, water rating, radiant-heat approval, and slab installation method.

TEST THE SLAB

Do not approve installation until moisture, flatness, cracks, joints, and surface condition have been evaluated.

ORDER ENOUGH

Include waste, pattern cuts, damaged pieces, attic stock for repairs, and matching trim or transitions.

DECIDE EARLY

Select flooring before cabinet heights, doors, stairs, baseboards, tile transitions, and appliance openings are finalized.

PROTECT THE WARRANTY

Use approved cleaners, pads, rugs, furniture protectors, humidity control, and maintenance methods.

PLAN FOR PETS + MUD

Choose scratch, stain, and water performance based on real household use, not showroom appearance.

KEEP PRODUCT RECORDS

Save manufacturer, color, lot, model number, extra pieces, care instructions, and warranty documents.

FINAL SELECTION RULE

The approved physical sample and written product specification control. Reference photos, screens, and small online swatches do not guarantee exact color or texture.



DENZEL CONSTRUCTION LLC

CHOOSE A FLOOR THAT FITS REAL LIFE

Start with the client's lifestyle, comfort, room use, and maintenance needs.

BRING THESE DECISIONS TO YOUR FLOORING MEETING

- Room-by-room flooring plan and preferred appearance
- Comfort, maintenance, durability, water, and appearance priorities
- Pets, children, shop use, mud, water, and cleaning expectations
- Radiant heat, floor drains, cabinet sequence, transitions, and trim
- Approved samples, model numbers, quantities, and installation method

READY TO SELECT YOUR FLOORS?

We help coordinate the flooring choice with the slab, cabinets, doors, trim, tile, and construction schedule.

DISCUSS YOUR BARNDOMINIUM WITH DENZEL

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Final materials, installation method, scope, pricing, schedule, and warranty are defined in the signed agreement.