



BARNDOMINIUM CLIENT GUIDE

TILE + BACKSPLASH SELECTION GUIDE

Bathrooms | Showers | Vanity Walls | Kitchen

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CHOOSE BY LOCATION

The best tile is selected for the surface first—then for color and style.

BATHROOM FLOOR

Prioritize slip resistance, durability, easy cleaning, and a finish approved for floors.

SHOWER FLOOR

Use smaller or approved mosaic tile that follows the slope and provides extra grout-line traction.

SHOWER WALLS

Porcelain and ceramic are common. Large tile means fewer grout joints; smaller tile adds texture.

VANITY WALL

A splash zone can use ceramic, porcelain, glass, or stone. Coordinate edges and outlets early.

KITCHEN BACKSPLASH

Choose a wipeable surface and grout that handles cooking splashes, grease, and daily cleaning.

ACCENT / NICHE

Use accents selectively. Verify thickness so transitions and trim align cleanly.

IMPORTANT

Tile and grout are finish materials—not the waterproofing system. Wet areas need an approved substrate and waterproofing behind the tile.

TILE MATERIALS



PORCELAIN

Dense, durable, and low absorption. Excellent for floors, shower walls, and many shower floors. Many wood- and stone-look choices. COST: \$\$-\$\$\$

CERAMIC

Budget-friendly with many colors and shapes. Common on walls and backsplashes; confirm the specific product is floor-rated before using underfoot. COST: \$-\$\$

NATURAL STONE

Real marble, travertine, slate, or other stone. Unique appearance but may stain, etch, or require sealing. Confirm wet-area suitability. COST: \$\$\$-\$\$\$\$

DENZEL TIP

For a durable, lower-maintenance barndominium, porcelain is usually the strongest all-around starting point.

SHOWER WALL STYLES



SUBWAY TILE

Classic and flexible. Works in running bond, stacked, or vertical layouts. More grout joints than large-format tile.

LABOR: \$-\$\$

ZELLIGE / HANDMADE LOOK

Organic color and edge variation create character. Expect uneven surfaces and wider visual variation; use an experienced installer. LABOR: \$\$\$

LARGE-FORMAT TILE

Modern, clean appearance with fewer grout lines. Requires flat walls, careful handling, specialized cutting, and precise layout. LABOR: \$\$-\$\$\$

DENZEL TIP

Plan the starting point, niche alignment, plumbing centerlines, and top termination before installation begins.

SHOWER FLOOR OPTIONS



HEX MOSAIC

Popular geometric look with many grout joints for traction. Carefully coordinate the sheet pattern to avoid visible seams.

PENNY ROUND

Soft, classic pattern that follows the shower slope well. More grout means more cleaning and a busier appearance.

2 × 2 TEXTURED

Simple and practical. Easy to coordinate with large wall tile. Select a matte or textured finish approved for shower floors.

DENZEL TIP

Do not select a shower-floor tile by appearance alone. Confirm wet-area use, slip characteristics, drain type, and slope compatibility.

BACKSPLASH STYLES



WHITE SUBWAY

Timeless, economical, and easy to coordinate. Grout color can make the pattern subtle or high-contrast.

VERTICAL STACK

A clean modern layout that visually adds height. Works well in muted green, blue, cream, or warm neutral tile.

STONE MOSAIC

Adds natural texture and variation. Stone may need sealing and gentler cleaners; verify thickness at outlets and edges.

DENZEL TIP

Choose the countertop first. Then compare tile, grout, cabinet color, hardware, and lighting together in the actual room.

LAYOUT PATTERNS



RUNNING BOND

Familiar staggered pattern. Efficient with subway tile, but long rectangular tiles may have offset limitations from the manufacturer.

VERTICAL STACK

Straight grout lines create a modern look. Alignment is very visible, so the walls, tile sizes, and installation must be precise.

HERRINGBONE

High-impact feature pattern. Requires more cuts, layout time, waste, and labor. Best used where the pattern can remain visible.

DENZEL TIP

Complex patterns and diagonal cuts need a larger waste allowance. Confirm pattern direction and focal points on a signed layout.



WHAT IS BEHIND THE TILE?

A beautiful shower depends on the system underneath it.

1 SOLID SUBSTRATE

Use an approved, flat backer or shower-board system. Ordinary drywall is not the default substrate inside wet shower areas.

2 WATERPROOFING

Apply a compatible sheet or liquid membrane at walls, floor, curb, niche, bench, seams, and penetrations.

3 SLOPE + DRAIN

The shower base must move water toward the drain. Drain selection affects layout, cuts, and waterproofing details.

4 SYSTEM DETAILS

Follow one compatible manufacturer system when possible. Corners, fasteners, valves, and pipe openings need careful treatment.

5 TEST + INSPECTION

Complete required inspections and water testing before covering critical work, as required by the local authority and selected system.

6 MOVEMENT JOINTS

Use flexible sealant at changes of plane and other required movement locations—not hard grout in every corner.

CLIENT CHECKPOINT

Before tile starts, approve the tile, layout, grout, trim, niche details, drain, and waterproofing approach.



GROUT, FINISH + MAINTENANCE

CEMENT-BASED GROUT

Common and economical. Some products need sealing or periodic maintenance; follow the product instructions.

HIGH-PERFORMANCE / EPOXY

Better stain and chemical resistance in many applications. Higher material cost and more demanding installation.

GROUT COLOR

Matching grout softens the pattern. Contrasting grout highlights every joint—and every alignment variation.

JOINT SIZE

Tile calibration, edge type, surface flatness, and manufacturer guidance affect the minimum practical joint.

MATTE VS. POLISHED

Matte or textured finishes are usually better candidates for wet floors. Polished surfaces may be slippery when wet.

CLEANING + SEALING

Use compatible cleaners. Avoid harsh acids or abrasives unless approved. Natural stone may require routine sealing.

SMART UPGRADE

For high-use showers and kitchen backsplashes, discuss a stain-resistant grout before approving the allowance.



RELATIVE COST COMPARISON

These symbols compare typical relative cost—not a project quote.

SELECTION	MATERIAL	INSTALLATION	BEST USE
Ceramic wall tile	\$—\$\$	Low to moderate	Backsplash / dry or approved wet walls
Porcelain tile	\$\$—\$\$\$	Moderate	Floors, shower walls, many wet areas
Large-format porcelain	\$\$—\$\$\$	Moderate to high	Modern walls / floors with fewer joints
Mosaic shower floor	\$\$—\$\$\$	Moderate to high	Sloped shower pans and accents
Zellige / handmade look	\$\$\$	High	Feature walls and backsplashes
Natural stone	\$\$\$—\$\$\$\$	High	Premium feature areas; more care
Herringbone layout	Tile varies	Higher labor	Feature wall or backsplash pattern
High-performance grout	\$\$—\$\$\$	Specialized	Stain-resistant upgrade

BUDGET NOTE

Tile size, room layout, surface preparation, cuts, trim, pattern, waterproofing, and grout can affect labor as much as the tile price.



CLIENT SELECTION CHECKLIST

- | | |
|--|---|
| ☐ Room and exact surface identified | ☐ Tile manufacturer / series / color |
| ☐ Tile size and finish | ☐ Floor or wall rating confirmed |
| ☐ Wet-area suitability confirmed | ☐ Layout pattern and direction |
| ☐ Starting point and focal wall | ☐ Grout brand / color / joint size |
| ☐ Edge trim or finished tile edge | ☐ Niche, bench, curb, and drain details |
| ☐ Waterproofing system confirmed | ☐ Movement joints / flexible sealant |
| ☐ Waste allowance and attic stock | ☐ Material lead time verified |
| ☐ Allowance and upgrade cost approved | ☐ Final selection signed before ordering |

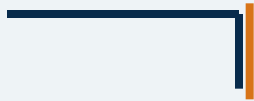
FINAL DECISION

Do not order from a phone photo alone. Review the actual sample in the room with the countertop, cabinets, paint, trim, and lighting.

Questions? 531-352-1780 • denzelconstructionllc@gmail.com

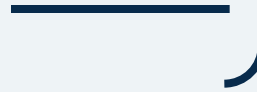
TILE EDGES + TRANSITIONS

The exposed edge should be selected before tile is ordered.



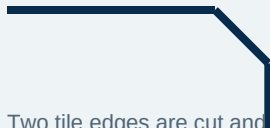
**METAL PROFILE /
SCHLUTER**

Clean, durable edge available in several shapes and finishes. Coordinate with faucets, handles, mirrors, and cabinet hardware.



BULLNOSE TILE

Factory-finished tile edge. Creates a traditional look, but matching pieces may be limited or require a special order.



**MITERED 45-DEGREE
EDGE**

Two tile edges are cut and joined for a seamless premium appearance. Requires skilled fabrication and additional labor.



**STONE SLAB /
THRESHOLD**

A solid stone or engineered-stone piece can finish curbs, benches, niches, and window sills with fewer grout joints.

COORDINATION TIP

Confirm tile thickness, trim depth, finish, corner method, doorway transition, and countertop termination before installation.

SHOWER DETAILS THAT AFFECT PRICE

NICHE

Choose size, location, shelf material, tile layout, and edge finish. Aligning grout joints with the niche creates a cleaner result.

CENTER DRAIN

Common and economical. Usually creates diagonal floor cuts or a four-way slope toward the drain.

LINEAR DRAIN

Modern look that may allow a single-direction slope and larger floor tile. Drain and waterproofing costs are typically higher.

CURB SHOWER

Traditional raised threshold. Usually simpler to frame and waterproof than a fully curbless entrance.

CURBLESS SHOWER

Open, accessible appearance. Requires early planning for recessed framing, floor slope, waterproofing, and water containment.

BENCH + LEDGE

Adds comfort and storage but increases waterproofing, tile cuts, edge finishing, and installation time.

PLAN BEFORE FRAMING

Drain location, shower dimensions, curbless recess, niche placement, valve height, glass location, and bench framing must be coordinated early.



SIZE, WASTE + COMMON MISTAKES

Tile size changes the appearance, number of grout joints, cuts, and labor.

MOSAIC

Shower floors, niches, accents

3 × 6 / 4 × 12

Classic backsplash and shower walls

12 × 24

Versatile floors and walls

24 × 48+

Modern large-format walls and floors

WASTE ALLOWANCE

Straight layout: commonly about 10%

Herringbone / many cuts: often 15-20%

Actual waste depends on room shape, tile size, pattern, breakage, dye lot, and attic stock. Confirm the installer's quantity before ordering.

COMMON MISTAKES TO AVOID

- Choosing polished tile for a wet shower floor
- Buying tile before approving the final layout
- Mixing tiles with different thicknesses without a transition plan
- Ignoring the manufacturer's floor and wet-area rating
- Ordering too little material or mixing production lots
- Selecting grout and trim only after tile installation starts
- Assuming grout alone makes a shower waterproof
- Using phone photos instead of reviewing real samples

KEEP EXTRA TILE

Store one unopened box or an agreed amount of attic stock for future plumbing repairs, damage, or discontinued products.