Commercial Floor Type Identifier

Walk one area at a time. Note what you see, check the building records, and write down the floor type before anyone picks a pad, chemical or machine. Keep the finished sheet with the maintenance file.

Property _____ **Building or floor level** _____

Walked by _____ **Date** _____

Area walk

	AREA OR ROOM	WHAT YOU SEE	LIKELY FLOOR TYPE	RECORDS CHECKED
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Resilient floors: what you may notice

- ☐ Tile grid, most often 12 in squares, mottled through-color, gloss from polish: likely VCT. Keep off: brown or black pads
- ☐ Wood- or stone-look planks or tiles with a repeating print: likely luxury vinyl. Keep off: rubber-backed mats, petroleum products
- ☐ Continuous sheet, few seams far apart, welded seam lines: likely sheet vinyl. Keep off: polish on a no-polish safety sheet
- ☐ Marbled through-color, warm matte feel, yellow cast on a new floor: likely linoleum. Keep off: cleaners over pH 10
- ☐ Soft, quiet and springy, raised studs or diamond texture: likely rubber. Keep off: solvents and mop-and-shine products

Tile, stone and terrazzo

- ☐ Hard, cold tile with grout and a glazed face: likely ceramic or porcelain. Keep off: hydrofluoric (fluorine) cleaners
- ☐ Red, brown or gray unglazed tile, often in kitchens: likely quarry tile. Keep off: no-rinse enzymatic or acid cleaners
- ☐ Veining or fossil marks: possibly marble, limestone or travertine. Keep off: vinegar, lemon and acid cleaners
- ☐ Crystals or flecks with little veining: possibly granite. Keep off: acid cleaners; ask a stone professional
- ☐ Marble or glass chips with divider strips: likely terrazzo. Keep off: anything not neutral pH. Binder (circle): epoxy / cement / ask contractor

Concrete and wood

- [ ] Water drop soaks in quickly: likely bare or penetrating-sealed concrete
- [ ] Water drop beads up and sits: a sealer or coating is on the surface
- [ ] Sand or stone showing, sheen inside the slab, no film: likely polished concrete. No burnishing before 28 days
- [ ] Seamless glossy film on concrete, chips at edges: likely epoxy or urethane coating. Keep off: acids, caustics, stiff bristles
- [ ] Narrow wood strips with game lines: likely maple sports floor. Keep off: excess water, covers left down too long
- [ ] Wood grain that never repeats: likely hardwood. A repeating grain points to luxury vinyl

Records to check

- [ ] Finish schedule in the construction drawings, found: yes / no. Where kept: _____
- [ ] Flooring submittals from the build or last remodel: _____
- [ ] Maker and product name by area: _____
- [ ] Maker's care guide on file, and its edition date: _____
- [ ] Maker's technical or support line: _____

Before any new product or method

- [ ] Product tested on a small hidden spot first
- [ ] Maker's technical line called when the floor type is still unclear
- [ ] Old resilient floor nobody can identify: no sanding or dry scraping; RFCI work practices and local rules followed
- [ ] Stone or terrazzo question passed to a stone professional or terrazzo contractor
- [ ] Floor type in each area shared with every floor vendor

Notes