

Porcelain vs. Stained Concrete

Characteristic	Stained concrete	Porcelain
Aesthetics	Industrial, minimalist look; stained/worn look Unpredictable results due to lime leaching, wearing, surface texture, chemical exposure, etc.; color uniformity cannot be guaranteed; representative samples difficult to produce	Ability to express many looks; minimalist look achieved through use of large unit size porcelain tile; color uniformity; controlled variation and quality
Installation	Require special installation considerations based on existing floor; relies on jobsite artistry (or lack thereof) Expect higher installation costs	Easy installation using standard porcelain setting methods
Maintenance	Soft, porous material; absorbs stains readily; sealing required; subject to scratches and wear patterns over time; must be maintained with additional mop-down floor finish to preserve sealer; typical maintenance involves returning with a rotary buffing machine, then re-applying floor finish and polish	No special maintenance required; only sweeping and mopping with a neutral cleaner; although a sealer is not required, a penetrating-type sealer may be used for easier maintenance of grout joints
Lifecycle Costs	Extremely high costs due to intense maintenance process	Low costs due to ease of maintenance
Durability	Highly dependent on achieving a hard and durable surface that is flat, free of cracks and at proper grade and elevation; dependent upon aggregates and sand in concrete; dependent on proper mixture proportions, timing of concreting operations (finishing, jointing, curing, etc). failure to address this issue can contribute to undesirable characteristics in the wearing surface such as cracking, low resistance to wear, dusting, scaling, high or low spots, poor drainage, and increasing the potential for curling	Technical properties of porcelain tile are unmatched; extremely low water absorption, high abrasion resistance, frost resistance, and slip resistance; hardness of porcelain tile is 7-8 on the Mohs scale; factory controlled production results in technical properties that consistently meet or exceed ASTM standards