



# Decorative Concrete & Epoxy Floor Contractor Checklist

A printable guide for homeowners and property managers — redesigned in Meghan's Supply & Design style.

Use this checklist during contractor consultations. Focus on clarity, scope, preparation, product selection, timeline, warranty, and maintenance — not just price.

## Quick Screening Snapshot

### Strong Indicator

The contractor inspects the slab, asks how the room will be used, discusses prep and repairs, and explains each system layer.

### Warning Sign

The contractor recommends a system without inspecting the slab, discussing moisture, or defining preparation and materials.

**How to use this checklist:** Check items off as each contractor answers them, then use the notes section and scorecard at the end to compare proposals.

## 1. Experience

### How much experience do you have with this type of floor?

- Ask whether they regularly install the specific system you want: flake, solid-color epoxy, metallic epoxy, quartz, or clear coating.
- Request photos of comparable projects, especially close-ups of edges, joints, doorways, drains, and transitions.
- Ask who will actually perform the installation.

**What a strong answer sounds like:** Strong answer: comparable projects, clear process explanation, and project-specific detail.

**Potential warning sign:** Warning sign: only stock photos or vague answers about who does the work.

*Notes from this contractor:*


## 2. Surface Preparation

### How will you prepare the concrete?

- Ask how contaminants, weak surface material, old coatings, sealers, or adhesives will be removed.
- Ask whether they will use grinding, shot blasting, scarification, cleaning, vacuuming, or a combination.
- Ask how they will verify the slab is ready before coating.

**What a strong answer sounds like:** Strong answer: specific prep equipment, edge work, dust control, and contamination removal.

**Potential warning sign:** Warning sign: plan is only cleaning, pressure washing, or acid etching without slab-specific evaluation.

*Notes from this contractor:*


### 3. Moisture Evaluation

#### Will you evaluate the slab for moisture?

- Ask whether moisture testing is recommended for your project.
- Ask which test method will be used and when testing will occur.
- Ask what happens if results are outside the product limits.

**What a strong answer sounds like:** Strong answer: test method, documentation, and mitigation plan if needed.

**Potential warning sign:** Warning sign: they say moisture cannot be an issue because the floor looks dry.

*Notes from this contractor:*


### 4. Repairs

#### How will cracks, spalls, and joints be handled?

- Ask which defects are included in the proposal.
- Ask which joints remain active and whether repaired lines can reappear later.
- Ask whether additional repairs would be priced separately.

**What a strong answer sounds like:** Strong answer: written repair scope and realistic expectations about future slab movement.

**Potential warning sign:** Warning sign: promises that every crack will disappear permanently.

*Notes from this contractor:*


## 5. Coating System

### What exact coating system are you proposing?

- Ask for each layer in the system and the purpose of each layer.
- Ask for manufacturer and product names.
- Ask whether substitutions are allowed without approval.

**What a strong answer sounds like:** Strong answer: layer-by-layer system description, products, finish level, and why the system fits the space.

**Potential warning sign:** Warning sign: proposal only says 'epoxy floor' or 'industrial epoxy.'

*Notes from this contractor:*


## 6. Material Coverage

### How much material will be applied?

- Ask for approximate coverage rates or installed thickness.
- For flake floors, ask whether the broadcast is light, medium, heavy, or full.
- For topcoats, ask whether one or multiple coats are included.

**What a strong answer sounds like:** Strong answer: expected coverage/thickness, number of layers, and product-specific requirements.

**Potential warning sign:** Warning sign: no clarity about how much material is actually included.

*Notes from this contractor:*


## 7. Environmental Conditions

### What conditions are required during installation?

- Ask about temperature, humidity, slab temperature, sunlight, ventilation, and weather limitations.
- Ask whether doors, HVAC, or temporary environmental control may be needed.
- Ask who is responsible for maintaining these conditions.

**What a strong answer sounds like:** Strong answer: clear acceptable ranges and contingency planning.

**Potential warning sign:** Warning sign: no mention of conditions that affect cure and performance.

*Notes from this contractor:*


## 8. Return to Service

### When can the floor return to service?

- Ask when the room must be emptied.
- Ask when people can walk on the floor.
- Ask when storage items, furniture, vehicles, or equipment can return.
- Ask when the system reaches full cure.

**What a strong answer sounds like:** Strong answer: written schedule separating prep, recoats, foot traffic, vehicle traffic, and full cure.

**Potential warning sign:** Warning sign: a single promised time with no conditions or limitations.

*Notes from this contractor:*


## 9. Warranty

### What does the warranty actually cover?

- Ask whether the warranty covers adhesion failure, peeling, discoloration, cracking, wear, or staining.
- Ask for exclusions and homeowner responsibilities.
- Ask who provides the warranty and how claims are handled.

**What a strong answer sounds like:** Strong answer: written terms, exclusions, claim procedure, and responsibilities.

**Potential warning sign:** Warning sign: 'lifetime warranty' with no written conditions.

*Notes from this contractor:*


## 10. Maintenance

### How should the finished floor be cleaned and maintained?

- Ask which cleaners and tools are recommended.
- Ask which chemicals or practices should be avoided.
- Ask whether the floor can be refreshed with a maintenance coat later.

**What a strong answer sounds like:** Strong answer: written cleaning instructions, spill-response guidance, and future maintenance options.

**Potential warning sign:** Warning sign: no maintenance guidance after installation.

*Notes from this contractor:*


## What Should Be Included in the Written Proposal?

Before comparing prices, confirm that each contractor is quoting a similar scope of work.

■ Total project area	■ Concrete preparation method
■ Dust-control process	■ Moisture-testing responsibility
■ Crack and spall repairs	■ Treatment of control and expansion joints
■ Product manufacturer and system names	■ Number and purpose of coating layers
■ Color, flake blend, texture, and sheen	■ Expected coverage or thickness
■ Installation and cure schedule	■ Furniture and vehicle return times
■ Cleanup and waste removal	■ Payment schedule
■ Change-order procedure	■ Written warranty and exclusions

## Additional Questions Worth Asking

- Are you appropriately licensed and insured for this work?
- Who will perform the installation—employees, subcontractors, or both?
- How will the home and surrounding property be protected?
- What happens if hidden damage is discovered?
- Can I approve the final color and decorative blend?
- What should I do before the crew arrives?

**Important reminder:** Do not compare price until you compare scope. A lower quote may omit preparation, repairs, moisture evaluation, material quantity, or protective topcoats.

*General notes:*


## Three-Contractor Comparison Scorecard

Use a 1–5 rating or short notes in each box. This page is designed for side-by-side comparison.

Category	Contractor A	Contractor B	Contractor C
Experience			
Surface preparation plan			
Moisture evaluation			
Repairs / joint treatment			
Clarity of system specification			
Coverage / thickness detail			
Environmental planning			
Return-to-service schedule			
Warranty clarity			
Maintenance guidance			
Overall professionalism			
Overall value			

*Final decision notes:*


Prepared from the article "What Homeowners Should Ask Before Hiring an Epoxy Flooring Contractor," reformatted into a Meghan's Supply & Design themed checklist.