



Epoxy Flooring Contractor Checklist

Bring this checklist to every estimate. Compare the complete scope of work - not just the final price.

Homeowner:	_____	Project location:	_____
Contractor:	_____	Estimate date:	_____
Phone / email:	_____	Approx. project area:	_____

Use this checklist to confirm: slab condition, preparation, moisture evaluation, repairs, the exact coating system, material quantity, installation conditions, return-to-service timing, warranty, and maintenance.

1 Relevant Experience

- Shows completed projects similar in size, use, and floor style.
- Explains who will perform the installation: employees, subcontractors, or both.
- Provides close-up examples of edges, joints, drains, stairs, and transitions.

Strong answer: Provides comparable project examples and clearly explains how project-specific details were handled.

Warning sign: Cannot show comparable work, relies only on manufacturer photos, or avoids identifying the installation crew.

Notes:

2 Concrete Surface Preparation

- Identifies the mechanical preparation method: grinding, shot blasting, scarification, or another appropriate process.
- Explains how edges, corners, old coatings, sealers, adhesives, laitance, and contamination will be addressed.
- Defines dust-control and cleanup procedures.
- Explains the required surface profile and how readiness will be verified.

Strong answer: Names the equipment, required concrete profile, edge work, contamination removal, and dust-control process.

Warning sign: Describes preparation only as cleaning, pressure washing, or acid etching without considering slab condition or product requirements.

Notes:

3 Moisture Evaluation

- Explains whether moisture testing is recommended for this slab.
- Identifies the test method and when testing will occur.
- Will document results and compare them with product limits.
- Explains what will happen if readings are elevated, including possible mitigation.

Strong answer: Defines the test, documentation, acceptable limits, and a plan for elevated readings.

Warning sign: Guarantees moisture cannot be a problem because the concrete surface looks dry.

Notes:

4 Cracks, Spalls, and Joints

- Identifies which cracks, spalls, saw cuts, control joints, expansion joints, and transitions are included.
- Explains the repair materials and detailing method.
- Identifies joints that must remain active.
- Sets realistic expectations if slab movement causes repaired lines to reappear.

Strong answer: Provides a written repair scope and distinguishes static defects from moving joints or cracks.

Warning sign: Calls all cracks cosmetic or promises that repaired lines can never reappear.

Notes:

5 Exact Coating System

- Lists the manufacturer and product name for every layer.
- Explains the purpose of primers, moisture-control layers, basecoats, decorative layers, grout coats, and topcoats where applicable.
- Defines color, flake blend, texture, sheen, and slip-resistance options.
- Requires approval before substituting products.

Strong answer: Provides a layer-by-layer system specification that matches how the room will be used.

Warning sign: Uses vague terms such as industrial epoxy or two coats without identifying products, preparation, or topcoat.

Notes:

Contractor Questions - Continued

6 Material Quantity and Coverage

- Defines approximate coverage rates or installed thickness.
- States the number of coating layers and clear topcoats.
- For decorative systems, defines light, medium, heavy, or full broadcast.
- Confirms installation will follow product-specific application requirements.

Strong answer: Specifies coverage or thickness, number of layers, broadcast level, and material requirements.

Notes:

7 Installation Conditions

- Defines acceptable air and slab temperatures and humidity ranges.
- Addresses ventilation, condensation, direct sunlight, and weather.
- Explains who is responsible for environmental control before, during, and after installation.
- Provides contingencies for extreme heat, cold, or humidity.

Strong answer: Gives clear environmental limits, jobsite responsibilities, and weather contingencies.

Notes:

8 Schedule and Return to Service

- States when the room must be emptied and when preparation begins.
- Separates recoat time, light foot traffic, furniture or storage return, vehicle traffic, equipment use, and full cure.
- Explains how temperature, humidity, extra layers, or site conditions may extend the schedule.

Strong answer: Provides a written stage-by-stage schedule tied to the actual products and conditions.

Warning sign: Promises one exact return-to-service time without considering product, temperature, layers, or jobsite conditions.

Notes:

9 Written Warranty

- Provides the complete warranty before work begins.
- Defines the term, covered failures, exclusions, and homeowner responsibilities.
- Clarifies coverage for adhesion, peeling, discoloration, gloss loss, cracking, staining, wear, chemicals, moisture, impact, and slab movement.
- Identifies whether coverage comes from the contractor, manufacturer, or both, plus the claim process and transferability.

Strong answer: Supplies written coverage, exclusions, responsibilities, transferability, and claim procedures.

Warning sign: Advertises a lifetime or broad warranty but will not provide the full written terms before the project.

Notes:

10 Cleaning and Maintenance

- Provides written cleaning instructions and approved products.
- Identifies prohibited chemicals and abrasive tools.
- Explains spill response for grease, road salt, tire marks, and common contaminants.
- Discusses scratch prevention and future maintenance-coat or recoating options.

Strong answer: Provides practical written care instructions and long-term maintenance options.

Notes:

Written Proposal Checklist

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

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

Additional Questions

- Are you appropriately licensed and insured for this work?
- Who will perform the installation?
- How will the home, access routes, walls, doors, landscaping, and stored belongings be protected?
- What happens if hidden slab damage is discovered?
- Can I approve physical color and decorative-blend samples?
- What must I do before the crew arrives, including clearing the room, pets, power, appliances, and access?

Contractor Comparison Scorecard

Category	Contractor 1	Contractor 2	Contractor 3
Relevant experience			
Preparation plan			
Moisture evaluation			
Repair scope			
Coating-system detail			
Material quantity			
Schedule			
Warranty			
Maintenance guidance			
Overall confidence			

Do not compare price until you compare scope.

A lower quote may omit preparation, repairs, moisture evaluation, coating layers, material quantity, or protective topcoats. Compare the complete system, installer experience, schedule, warranty, and total project value.

