Concrete Repair and/or Sealing Estimate Checklist

Experienced, honest and professional concrete contractors are hard to find. I know this because after almost 2 decades in the business and several years running AllAboutDriveways.com, I've spoken to hundreds of concrete contractors from all around the country and some of them want to steer as clear from me as they can! They don't want to be held accountable for anything! As a matter of fact, as you go through this checklist they'll be amazed at your vast amount of knowledge about concrete and may even ask you how you know so much! When you tell them... "I learned from AllAboutDriveways.com", as history has proven, they may very well walk away from the job without even giving you an estimate! Why? Simply because they know they can't trick you or rip you off! ***Only the honest and ethical companies want to be associated with AllAboutDriveways.com!***

If you take this list seriously, I can assure you it will be well worth the investment of your time!

#1) Always get at least 2 to 3 estimates! ☐

Always get at least 2 to 3 estimates before making any decisions on whom to choose for your project. Of all of the complaints we receive about contractors, they usually start off with "The contractor told me we'll give you a great deal if we can get started today"! And most of the time... that was the only estimate they acquired!

#2) Is the company a member of AllAboutDriveways.com? ☐

If they say yes:

Don't just take their word for it*! Visit our website at https://www.allaboutdriveways.com/pros/ and verify they are in fact a member! for their company name by phone number. Be sure their company name and phone number matches EXACTLY what's on our website. There should be no variation of their name in any way. As an example, we had a member whose company name was "xxxxxx Asphalt & Concrete* ***Specialists****" and a company who claimed they were a member said they were "xxxxxx Asphalt & Concrete* ***Services****". Unfortunately... that homeowner ended up losing over $6K! Had the homeowner verified the company's membership, they would have easily identified they were* ***not*** *a member of AllAboutDriveways.com!* ***If they do not appear in search results... they are NOT a member!!***

If they are in fact a verified member:

I take what I do very seriously and ***I do more to prescreen contractors than ANY OTHER WEBSITE OUT THERE that I am aware of and I will NEVER recommend a company I don't trust on my referral list! PERIOD!***

If the company that has given you an estimate is listed as one of my Official Registered Members, I trust them and I KNOW YOU CAN TOO! If any of the companies that have provided you with an estimate are in fact a verified member... there is no need to put them through the scrutiny of the rest of this checklist!

Why not? See what contractors must endure to be listed as one of my Official Members!

Go to: https://www.allaboutdriveways.com/contractor-screening-process/

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If the company is NOT a member:

*Be sure to add a checkmark to each and every question on this list! Don't feel uncomfortable asking these questions and don't let ANY CONTRACTOR intimidate you or make you feel as if you're being too picky! After all... it's YOUR hard earned money that you're spending on your driveway. You have every right to do your due diligence! Be sure to also watch my video series or read my eBook: "**Concrete Repair Red Flags: A Homeowner's Guide to Avoiding Concrete Repair Scams**".*

Go to: https://www.allaboutdriveways.com/concrete-driveways/concrete-repair-scams/

#3) How long has the company been in business? ☐

*This is a great question to ask but by no means can you just take their word for it. There are a lot of companies out there who say they've been in business for much longer than they actually have been. They may tell how long they've been **IN** the business as an answer to that question! I've been in the driveway business for 15 years... but AllAboutDriveways.com has only been in business for about 4 years! In today's internet age, a little bit of investigation online will reveal whether they're telling the truth or not! Do they have a website? Can you find reviews about their company and if you can, do the phone numbers match? On the other hand, just because the company is a new company doesn't necessarily mean that they are not experienced enough or trustworthy. At least 1 year in business is one of our requirements to list a company on our website. Consider making that one of your rules also.*

#4) Is the contractor/company supplying you with a written proposal? ☐

*I can't tell you how many times I've had a homeowner contact me to complain about their contractor and they have **nothing** in writing. **Do not accept anything but a clear and concise proposal that has all aspects of the job described in detail and is printed and signed by both you and the contractor before allowing any work to begin.** Everything discussed should be specified on the agreement or added to the agreement as an addendum. This protects you **and** the contractor. **Do not accept verbal agreements.** With a written agreement, the contractor knows exactly what you're expecting and you know exactly what you're getting and the price you're paying for it! **Do not accept a typed up email as your agreement!** Reputable companies will provide you with a written proposal on company letterhead. Written proposals will also help you compare apples to apples with other contractors that are bidding on your project!*

#5) Will the contractor/company be subcontracting the entire job, parts of the job, 1 part of the job or is the job performed all "in house"? ☐

*While on rare occasions a reputable contractor/company may have to subcontract a specialized portion of a job, **NEVER** do business with a company that subcontracts the entire job or the majority of the job. If problems arise... who's responsible and who's going to honor the warranty becomes a hot potato! No one wants to take responsibility for any mistakes or issues and you get left with a problematic driveway and a warranty that really doesn't exist! Cut out the middleman and do business with companies that perform the work "in house" with their own equipment and full time, experienced employees.*

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#5) Continued -

Instances where a concrete repair contractor may need to subcontract a portion of your job may be:

Subcontracting the removal and replacement of alligatored and failed areas.

Hiring laborers for unskilled labor work: Usually no more than 1 person, certainly not an entire crew.

If this is in fact the case, obtain a written warranty from the company doing the work in addition to the main company you are contracting with.

#6) Will the contractor/company be patching the concrete prior to sealing the driveway? ☐

While it's not entirely uncommon for a contractor to repair and seal a concrete driveway in a few days, some contractors love the "get in and get out fast" approach to maximize profits and will not patch areas that ***should be*** *patched or not patch them properly!* ***Alligatored areas and failed areas should be patched properly in order to last!*** *Be sure and download the Estimate Request Checklist "Concrete Driveway Patching" if your driveway has alligatored areas, failed areas, drainage issues or low spots that need to be repaired before sealing the driveway.*

Be sure to download and print the Concrete Patching Checklist if your driveway needs patching!
Get it here:

#7) Will the contractor/company be patching cracks prior to sealing the concrete driveway? ☐

There are an endless amount of concrete crack repair products on the market so it's difficult to recommend an exact method that works well for the climate in which you live.

Common gray driveways: *For a more permanent fix, common gray driveway cracks can be sealed and repaired with polyurethane and sand. A less durable repair can be done with a flexible acrylic caulking. In either case, the crack(s) will still be visible, but water entering into them is minimized lessening the potential of causing further damage and deterioration.*

Stamped, colored, stained or overlayed driveways: *While it's virtually impossible to match the exact color of your concrete, these cracks will generally be sealed and repaired with a polyurethane and sand mix and colored as closely as possible to match.*

#8) Will the contractor/company be cleaning the existing surface prior to sealing the driveway? ☐

Some contractors love the "get in and get out fast" approach to maximize profits and will not prep the driveway properly before sealing the concrete. This includes cleaning the surface from all dirt and debris with a high pressure power washer. This very important step helps bond the sealer to the concrete. Oil spots should also be completely cleaned prior to sealing. Both of these steps should be indicated in writing on the proposal.

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#9) Is the contractor/company indicating the area in square feet or square yards on the proposal? ☐

All proposals should include the total area being sealed by either square feet or square yards - in writing!

#10) Is the contractor/company indicating the type of sealer being used? ☐

Water Based? ☐ ***or Solvent Based?*** ☐

THIS IS PROBABLY THE MOST IMPORTANT ASPECT OF YOUR PROPOSAL!

You may find it difficult to find a company that will actually give you an estimate to seal your concrete driveway simply because they have no idea what it was sealed with previously, if in fact it has ever been sealed. If you have detailed information as to what your driveway was sealed with previously, or know that it has never been sealed, then your odds greatly increase.

#11) Is the contractor/company indicating whether the sealer is being applied by spray application or paint rollers? ☐

Either one is better than none at all!

Learn more here: https://www.allaboutdriveways.com/concrete-sealing-tips/

#12) Is the contractor/company indicating the amount of coats to be applied? ☐

Most driveways really only require 1 heavy coat of a spray application or 1 heavy roller application. Sometimes the sealer can penetrate in some areas more than others and the driveway may need an additional coat of sealer. In this case, a contractor may not know how many coats until they actually start the job. In either event, make sure the contractor puts it in writing on your receipt how many coats were applied.

#13) Does the contractor/company offer a warranty? ☐

The standard warranty in the industry is 1 year on workmanship and materials. Be sure and have a warranty in writing on the proposal! But remember, a warranty is only as good as the stability of the company that's offering it! What good is a warranty if the company is not stable enough to be around to honor it if something goes wrong?

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#14) Is the contractor/company requiring money down? ☐

I'm not a fan of contractors asking for money up front AT ALL! *Most reputable companies do not require money up front. However, there are some areas that contractors/companies require 50% down and the rest on completion. The ONLY way I would EVER give a company money up front is just like this: Tell the contractor that the moment his trucks, employees and equipment arrive and begin unloading, you will pay them their required money down. Some contractors may be concerned that a check can be canceled. If that's the case, tell them you will pay them* ***in cash with a signed receipt!*** ***Be sure and get signed cash receipt!***

This way the company doesn't have to wait for a check to clear, they're comfortable with getting started and you're guaranteed they show up to do the job and don't take off with your money!

There's virtually zero risk for either one of you! *That's it! No other way PERIOD!*

#15) Is the contractor asking to be paid personally rather than a company name? ☐

Just about every complaint about an unethical contractor I receive, inevitably the payment/check was made to the contractor rather than to a company. While this is not a sure sign of an unethical contractor, it should raise some red flags as it may mean they are not a registered business! I would never do business with a company that is not a legitimately state registered company.

Notes:

**This checklist is a great way to help you get as good of a job as possible but is not meant to be a guarantee of protection against unethical contractors, substandard work or improperly performed services or sub-standard materials. Patrick Mattingley or AllAboutDriveways.com is not responsible for any losses incurred in any way by using this checklist guide.*

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