



CA LICENSE
#1146790

BEFORE-YOU-HIRE SERIES

• OWNER'S FIELD GUIDE · BAY AREA

Concrete Project Readiness Checklist

Run the Checks, Ask the Questions, Know When to Walk Away.

TALK TO A BUILDER

510-470-1870

LICENSED, BONDED & INSURED

CA License #1146790

ONLINE

toptierbuildingservices.com

01 Pre-Hire Checklist

PART ONE · RUN EVERY CHECK BEFORE YOU SIGN

Work through the list in order. Every box you cannot check is a question for the estimate meeting — not a detail to sort out after the contract is signed.

- 01 ☐ Surface identified: driveway, garage, patio, or walkway
- 02 ☐ Damage described: cracks, spalling, wear, stains, settling
- 03 ☐ Crack check done: hairline, or offset in height?
- 04 ☐ Close-up photos of cracks and worn areas taken
- 05 ☐ Approximate square footage measured
- 06 ☐ Finish goal chosen: overlay, stamped, epoxy, or polished
- 07 ☐ Drainage noted: where water sits after rain
- 08 ☐ Rough age of the slab estimated
- 09 ☐ Budget comfort range set (or ready to discuss)
- 10 ☐ License, insurance, and workers' comp info requested

Bring This Sheet to the Walkthrough

A complete packet gets you a faster, tighter number.

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02 Questions to Ask

PART TWO · SIX ANSWERS EVERY SERIOUS CONTRACTOR HAS READY

Ask all six, in writing where it matters. The answers separate a professional operation from a phone number with a truck.

01 Is the damage surface-level or structural?

Hairline cracks resurface well; moving cracks come back through.

02 What prep will the slab get before the new surface goes on?

Grinding, crack routing, and cleaning are what make an overlay bond.

03 Which product system are you using, and how thick?

A named system with a thickness is a scope; “a coating” is not.

04 When can I walk on it, and drive on it?

Foot, vehicle, and full cure are different milestones — get all three.

05 What happens to the cracks that are there now?

Routed and filled before overlay, or they print back through.

06 Is the surface warrantied against delamination?

A bond warranty in writing says the prep was real.

03 Walk Away If You See This

PART THREE · THREE SIGNS THE BID IS HIDING SOMETHING

No Crack Diagnosis

Resurfacing over moving cracks prints them back through.

Prep Missing From the Scope

If grinding and cleaning aren't written down, they aren't priced in.

No Named System

A product and thickness on paper is what a lifespan is built on.

04 How the Project Should Run

PART FOUR · WHAT A PROFESSIONALLY RUN PROJECT LOOKS LIKE

1

Describe the Surface

What it is, what's wrong, and how big.

2

Share Photos

Cracks up close plus the whole surface.

3

Slab Assessment

Surface vs structural, called on site.

4

Written Scope

Prep list, named system, thickness, price.

5

Resurface & Cure

Prep, finish, and a clear traffic timeline.

Ready to Make That Slab Look New Again?

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