Concrete Estimate Checklist

What a complete Evansville, IN concrete estimate should state in writing

Use one copy per estimate. Tick each item the estimate covers, and ask the contractor about every blank. Two quotes for the same job can cover very different work, so compare scope as well as price.

A. The business

- ☐ Legal business name, address, phone, and email are on the estimate
- ☐ Business is registered and active (search the Indiana Secretary of State's business entity search)
- ☐ Certificate of insurance received, with coverage and dates, and confirmed with the insurer or agent listed
- ☐ Names match across the estimate, contract, and insurance paperwork
- ☐ Two or three recent jobs, a year or more old, you can see or discuss (concrete shows its quality after a few winters)

B. Scope of work

- ☐ Dimensions and total square footage
- ☐ Demolition, haul-away, and disposal of old concrete, if any
- ☐ Excavation and base: material and depth
- ☐ How soft spots or other problems found after digging will be handled and priced
- ☐ Slab thickness (industry guidance commonly lists 4 inches as the minimum for residential flatwork; heavier loads may need more)
- ☐ Reinforcement: type, and how it is held in place
- ☐ Concrete mix, including whether it is air-entrained for freeze-thaw exposure
- ☐ Control-joint layout, and when and how deep joints are cut
- ☐ Finish (broom, stamped, color, borders) and any sealer, with recoat timing for sealers
- ☐ Curing method, and when you can walk and drive on it (guides commonly suggest about 48 hours and about 7 days)
- ☐ Drainage and grading: the slope, and where the water goes
- ☐ Cleanup and restoration of lawn, edges, and landscaping
- ☐ Start and completion dates, and how weather delays are handled

C. Price and paperwork

- ☐ Total price, and what is not included
- ☐ Payment schedule (be cautious about large deposits; tie payments to completed stages where you can)
- ☐ Written contract received before you sign or pay (Indiana's Home Improvement Contracts Act covers residential work over $150)
- ☐ Any change to the scope or price agreed in a writing you both sign
- ☐ Permits: which are needed and who pulls them
- ☐ Warranty terms in writing, if offered
- ☐ Lien waivers requested when you make payments, and how suppliers are paid

Evansville notes. Inside the city, the municipal code requires a Board of Public Works permit to construct, alter, or repair a public sidewalk, and a license and bond for contractors laying concrete in public sidewalks, streets, and grounds (EMC 12.05.230, 12.05.260). A driveway across a public sidewalk, or a change to the sidewalk or curb for one, also needs a Board of Public Works permit (EMC 12.05.240). Slabs for sheds and other structures may need an Improvement Location Permit from the Area Plan Commission. Rules change, so confirm with the offices before work starts.

Red flags

- Pressure to sign or pay today
- No written contract, or a contract with blank spaces
- A large cash payment up front
- No business address or insurance proof, or a refusal to discuss permits
- A very low bid with a vague scope
- Unsolicited door-to-door offers, especially after storms

Compare Your Estimates Side by Side

Fill in one column per contractor. A gap or a vague answer is a question to ask.

	Bid 1	Bid 2	Bid 3
Contractor			
Total price			
Square footage			
Price per sq ft (total ÷ sq ft)			
Slab thickness (in.)			
Base: material and depth			
Reinforcement			
Air-entrained mix? (Y/N)			
Demolition and disposal included?			
Finish and sealer			
Drainage and grading plan			
Permits included? Who pulls?			
Start and completion dates			
Payment schedule			
Warranty			
Insurance certificate verified?			
Notes			

How much concrete is that?

Cubic yards = area (sq ft) × thickness (in.) ÷ 324. Example for a 600 sq ft driveway: 4 in. = 7.41 cubic yards, 5 in. = 9.26, 6 in. = 11.11. This is the theoretical amount for a uniform slab, before waste, thickened edges, or uneven ground. Ask each contractor what allowance they include. More thickness means more concrete, but it is not the same as a proportional increase in the total price, because excavation, preparation, labor, and finishing also count.

Sources: Indiana Code Title 24, Article 5, Chapter 11 (home improvement contracts); Indiana Attorney General consumer alert on home improvement scammers; Evansville Municipal Code Chapter 12.05; Evansville-Vanderburgh County Area Plan Commission permit application; Illinois Ready Mixed Concrete Association and ConcreteNetwork industry guidance. Full guides with links: evansvilleconcretequotes.com