

10 checks before hiring a contractor in Croatia

A practical guide for foreign property owners who want clear scope, written offers, documented work, invoice and handover before renovation starts.

1. Is the scope written down?

Before comparing offers, check whether the scope is written clearly: what is included, what is excluded and where the limits of work are. A vague scope creates later disputes and makes comparison unreliable.

2. Are photos and the real condition reviewed first?

A serious estimate starts with photos, location, access, existing condition and basic measurements. For bathrooms, apartments and rental properties this is essential because hidden issues often affect cost, timing and risk.

3. Does the offer separate included and excluded items?

The offer should state whether demolition, preparation, waste handling, transport, carrying, finishing details and protection of the space are included or not. If this is not clear, the initial number is not a real basis for decision.

4. Is material status clear?

Check whether the price includes materials, only labor, or a mixed model. Tiles, sanitary equipment, finishing profiles, adhesives, paint and consumables must be defined or marked as investor-selected items.

5. Are access, logistics and building rules included?

Works in apartments, coastal properties, rental units and buildings can depend on parking, stair access, elevators, carrying, working hours and house rules. These are not details; they affect execution.

6. Are additional works approved in writing?

Unexpected conditions can appear after opening floors, walls or bathrooms. The rule should be simple: additional works are explained and approved before execution whenever possible.

7. Is there an invoice and a clear payment model?

An invoice and clear payment terms reduce ambiguity. For foreign owners, this is also part of basic control when they cannot be present on site every day.

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8. Is the work documented with photos?

Photo documentation is not decoration. It helps show key phases, hidden works, progress, agreed changes and the final condition of the property.

9. Is handover defined?

A project is not finished only when workers leave the property. Handover means checking the finished work, noting open points if any and closing the job clearly.

10. Does the contractor communicate professionally?

Professional communication means realistic answers, written traces, clear boundaries and no pressure to decide before the scope is understood. This is especially important for owners in Zadar, Šibenik, Dalmatia or abroad.

Why this matters

A good contractor is not measured only by an opening number. The stronger question is whether the work is understood, defined, priced responsibly, documented during execution and closed with a clear final record.

Send photos and a short description

Use WhatsApp for first contact and photos. Use the web form or e-mail for a more complete formal inquiry.

WhatsApp web form e-mail 1440mm.hr