

Business Name: Vision Building and Renovation

Address: St. George, UT

Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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St. George, UT

Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Choosing in between a general contractor and a home builder sounds simple until money, allows, drawings, weather, assessments, subcontractors, and real life go into the picture. The title on a company card does not constantly tell you whether somebody is the best fit for your task. An experienced general contractor may be best for a kitchen remodel, a bathroom remodel, an addition, or a whole-house renovation. A skilled home builder might be the much better option when you are beginning with a vacant lot and preparing new home construction from the ground up.

The confusion is easy to understand. Both coordinate trades. Both handle schedules. Both deal with inspectors, suppliers, modification orders, and budget plans. Both can build something substantial. The distinction lies in the kind of work they are built to manage, the systems they utilize, the risks they understand best, and the way they guide customers through decisions.

I have seen homeowners hire a new home builder for a complicated remodelling and find that working inside an existing structure was more unpredictable than anyone anticipated. I have also seen people hire a remodeling contractor to build a new custom home, only to discover that site development, energy coordination, and long-range sequencing required a various level of new-build experience. Neither specialist was necessarily bad. They were just operating outside their strongest lane.

The right hire depends on what you are building, how much style work is currently complete, how much control you want, how many unknowns the project contains, and how comfy you are with the process.

What a general contractor really does

A general contractor is the central supervisor responsible for providing a construction task. On residential jobs, that typically suggests hiring and coordinating subcontractors, ordering materials, scheduling evaluations, keeping work moving, managing jobsite conditions, tracking expenses, and fixing problems as they appear.

An excellent general contractor does not simply "understand a guy" for each trade. They understand the order of operations. They understand why the plumbing technician needs to be roughed in before insulation, why a framing correction can impact cabinet designs 3 months later on, and why one missing out on window can hold up siding, drywall, trim, and last painting. They spend much of their time avoiding small concerns from ending up being expensive delays.

General contractors are frequently hired for remodeling projects, additions, repairs after damage, basement surfaces, structural modifications, and specialty upgrades. If you are opening up a wall in between a kitchen and dining room, converting a tub to a walk-in shower, ending up an attic, or including 600 square feet to the back of a home, a general contractor or remodeling contractor is typically the natural fit.

The greatest general contractors are specifically valuable in existing homes since renovations need judgment. Older homes hardly ever match their drawings, if drawings exist at all. A wall that appears non-load-bearing might carry roofing system load through an unusual framing path. Electrical wiring may have been altered by three previous owners. Floor framing may run out level by an inch across a space. The contractor needs to identify, adapt, file, and keep the job moving without pretending the house is something it is not.

That type of work requires persistence and field experience. It is something to install cabinets in a recently framed kitchen with square walls and a level slab. It is another to install them in a 1940s home where the plaster varies in density, the floor rolls toward the back entrance, and the homeowner desires the completed space to look clean without tearing the whole house apart.

What a home builder brings to the table

A home builder concentrates on constructing homes, normally from an empty lot or a cleared structure website. Some builders focus on production homes, where buyers select from set strategies and surface plans in a prepared community. Others operate as a custom home builder, producing unique homes with designers, designers, engineers, and owners.

For new home construction, a builder's work frequently begins before any framing crew gets here. They might help evaluate land, review zoning constraints, coordinate surveys, organize soil tests, estimate sitework, cost utility connections, and recognize allowing requirements. These early steps matter since the expense of preparing land can amaze even knowledgeable homeowners. A gorgeous woody lot might need clearing, grading, a long driveway, drain work, septic style, well drilling, or utility extensions before the first footing is poured.

A home builder likewise understands the rhythm of structure from scratch. Excavation causes foundation work. Foundation work results in framing. Framing leads to roofing, windows, rough mechanicals, insulation, drywall, trim, finishes, and final evaluations. The series is cleaner than remodeling in some ways due to the fact that the builder manages the whole structure. However the scale is larger, and the capital, preparations, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is real overlap in between the 2 functions. A general contractor can build a new house if licensed, guaranteed, experienced, and appropriately staffed for that work. A home builder might also handle renovations, particularly additions or large remodels for previous clients. In some markets, people utilize the terms interchangeably. A company might call itself a builder but do mostly remodels. Another may call itself a general contractor but specialize in custom homes.

That is why you must look beyond the label. Ask what type of work comprises most of their yearly volume. Ask to see tasks similar to yours, not just remarkable images. A gorgeous new farmhouse does not show proficiency in remodeling a tight metropolitan row home. A stunning kitchen remodel does not show the company can manage land advancement, structure coordination, and a year-long custom build.

I as soon as walked a home where the owner had actually hired a builder known for new homes to complete a major interior restoration. The builder was capable, sincere, and well related to. However the task dragged because his group was used to tidy sequencing, open framing, and foreseeable plans. Your home had hidden plumbing conflicts, irregular floors, and residents living upstairs throughout construction. A remodeling contractor would have expected more of the friction, priced more investigative work upfront, and staged the project differently.

Match the professional to the task type

For most homeowners, the easiest method to narrow the option is to start with the nature of the job rather than the title of the professional. A kitchen remodel, bathroom remodel, room addition, basement renovation, or structural repair work normally points toward a general contractor with remodeling experience. A ground-up house usually points towards a home builder, particularly if the style is custom or the website has actually complications.

Here is a useful comparison:

Project type	Usually better fit	Why
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, surface coordination, dust control, and tenancy planning matter greatly
Bathroom remodel	Remodeling contractor	Tight areas, waterproofing information, pipes modifications, tile work, and schedule compression need restoration experience
Whole-house remodelling	General contractor	Existing structure, phased work, structural changes, and surprise conditions drive the task
Space addition	General contractor or builder	The best fit depends upon whether the work is more renovation-heavy or new-structure-heavy
New home construction	Home builder or custom home builder	Sitework, allowing, full-house sequencing, selections, and long-range expense control are main

This contrast is not a stiff rule. Some large remodeling contractors are excellent at additions that feel practically fresh builds. Some custom builders have internal restoration divisions that handle intricate remodels beautifully. The crucial thing is not the category. It matters experience.

When a general contractor is the smarter hire

A general contractor is normally the smarter hire when the task must tie into an existing structure. Existing homes produce unknowns. Even when strategies are detailed, the contractor might not understand what is inside a wall up until demolition starts. That unpredictability impacts pricing, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may include cabinet replacement, new counter tops, lighting, flooring, backsplash tile, and home appliance installation. In practice, the task may involve transferring pipes,

upgrading electrical service, repairing subfloor damage near an old dishwasher, remedying a sagging ceiling, widening an opening, and collaborating cabinet delivery so boxes do not being in a garage for six weeks.

A general contractor who remodels kitchens regularly understands where surprises tend to hide. They might recommend opening a small section of wall before last rates. They might ask the cabinet designer for appliance requirements early because a one-inch distinction in refrigerator depth can impact nearby pantry cabinets. They may flag that moving a sink to an island needs venting options that need to be validated before the design is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is little, but it is mechanically thick. Waterproofing details, framing flatness, drain place, glass clearances, fan ducting, and tile design all affect the outcome. I have seen homeowners focus almost totally on tile choice while missing out on the more crucial concern: who is accountable for making sure the shower does not leak 5 years from now? [Bathroom remodel](#) The response must be clear before work starts.

General contractors likewise tend to be much better fit for projects where the property owner stays in the house throughout construction. Enduring a remodel is difficult. Dust barriers, short-term kitchens, bathroom gain access to, animal safety, parking, day-to-day cleanup, and working hours enter into the job. Contractors who focus on remodeling understand that securing the existing home is not a courtesy. It belongs to the scope.

When a home builder is the stronger choice

A home builder is usually the stronger choice when the task begins with land, strategies, and a capacity to construct. New home construction requires coordination at a scale that varies from remodeling. The builder must handle the whole building envelope, website drainage, structure accuracy, energy installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder must preferably be involved before the illustrations are totally total. That does not indicate the builder replaces the architect. It indicates pricing and constructability feedback can avoid expensive redesign later on. For example, a designer might design a dramatic wall of windows, a complicated roofline, or a cantilevered balcony. Those features might deserve every dollar, however the owner needs to understand the cost before license illustrations are finished.



A custom home builder can likewise assist line up allowances with reality. Allowances are spending plan placeholders for products not yet picked, such as tile, lighting, appliances, plumbing components, or flooring. If allowances are too low, the agreement cost looks appealing at signing but grows painfully during choices. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are picturing professional devices, wide-plank wood, inset cabinets, and natural stone, the spending plan must not carry entry-level allowances.

The design concern: who leads before construction starts?

Many homeowners begin by calling contractors before they have sufficient info for accurate rates. That is not wrong, however it can cause aggravation. A contractor can not price a kitchen remodel specifically from a conversation about "opening things up" and "including more storage." A builder can not offer a reputable custom home rate from a sketch and a Pinterest board.

The style course impacts whom you employ and when. For remodels, some general contractors use design-build services, suggesting they manage design and construction under one roofing or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house remodellings when the house owner desires an assisted process and a single point of obligation. The benefit is continuity. The designer, estimator, and field group work toward the exact same budget. The trade-off is that you may not be competitively bidding a fully finished plan to multiple contractors.

For custom homes, many owners work with a designer initially, then bring in a custom home builder during style development. Others hire a design-build home builder with in-house or partner architectural services. Both techniques can prosper. The danger comes when style and budget plan develop individually. If the plans are completed without cost input, the first builder estimate may surpass the budget plan by 20 percent, 40 percent, or more, depending upon the marketplace and intricacy. At that point, the owner pays for redesign or begins cutting functions under pressure.

Good specialists welcome early budget plan discussions. They might not provide a fixed rate without illustrations, however they can identify cost drivers. They can state, "That second-story addition will likely require structural

upgrades listed below," or "A 500-foot utility run will not price like a basic subdivision connection," or "If you desire large-format tile because shower, we need flatter walls and a better substrate plan."

Licensing, insurance, and local rules

Licensing rules differ by state, province, county, and town. Some locations require a general contractor license for any substantial residential work. Others certify specific trades however have looser requirements for the individual collaborating the task. New home builders might need registration with a state home builder board, service warranty program, or local structure authority. Due to the fact that rules vary, homeowners ought to confirm requirements locally rather than counting on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder ought to bring general liability insurance coverage and, if they have staff members, workers' settlement coverage. If subcontractors are utilized, the prime contractor needs to have a process for collecting certificates of insurance coverage. This is not documents for paperwork's sake. If somebody is hurt on the home or a subcontractor triggers damage, unclear coverage can end up being a major problem.



Permitting is another dry run. A qualified professional should have the ability to describe what licenses are required, who will get them, what inspections are anticipated, and how permit expenses are dealt with. Be cautious if somebody suggests avoiding authorizations for work that plainly needs them. Unpermitted structural, electrical, plumbing, or mechanical work can create security problems and make complex resale.

How prices differs in between remodels and new builds

Pricing approaches vary, but property construction typically falls under fixed-price contracts, cost-plus agreements, or hybrids with allowances and modification orders. The very best approach depends on how complete the strategies are and the number of unknowns exist.

A fixed-price contract gives the owner a specified rate for a specified scope. It works best when drawings, requirements, selections, and website conditions are clear. In remodeling, fixed pricing can still consist of exemptions for surprise conditions, such as concealed rot, outdated electrical wiring, or structural flaws

discovered throughout demolition. That is sensible if the exemptions are specific and the modification order procedure is clear.

Cost-plus agreements bill the owner for real expenses plus a contractor fee, either a percentage or fixed fee. This technique can make good sense for custom homes or complicated restorations where the scope can not be fully understood at the start. The owner gets flexibility and transparency, but also brings more expense risk. Strong reporting is vital. Without routine cost updates, cost-plus can end up being difficult quickly.

Allowances should have careful attention. A contract might consist of a \$4,000 appliance allowance, but the variety you want may cost \$7,500 by itself. A bathroom remodel may include a tile allowance that covers standard ceramic but not handmade tile or natural stone. Low allowances are among the most convenient ways for a price quote to appear competitive while understating the true job cost.

Contingency is likewise various in between project types. For a reasonably uncomplicated new home on a prepared lot with total strategies, contingency may be lower than for a major renovation in an older home. For remodels, numerous specialists encourage owners to keep a reserve, frequently in the variety of 10 to 20 percent depending upon age, complexity, and just how much investigation has actually been done. That is not a license for careless prices. It is acknowledgment that existing buildings can conceal pricey surprises.

The concerns that expose fit

Interviews typically reveal more than sites. You are not just buying labor and materials. You are working with judgment, interaction, and analytical under pressure. A refined portfolio is useful, but the conversation should get specific.

Ask these questions before you make a decision:

1. How many projects like mine have you completed in the last two years?
2. Who will monitor the task daily, and how typically will they be onsite?
3. How do you deal with change orders, surprise conditions, and allowance overages?
4. Can you supply recent referrals for comparable work, not just your favorite projects?
5. What parts of this job worry you most from a cost, schedule, or constructability standpoint?

The last concern is specifically revealing. A weak contractor states, "Nothing, all of it looks easy." A strong one pauses and offers a genuine answer. Perhaps the concern is gain access to for excavation devices. Possibly it is matching existing brick. Perhaps it is long lead times for custom windows. Possibly it is keeping a working restroom offered while the other one is under construction. Specialists who can recognize danger early are most likely to handle it well.

Red flags that should slow you down

A low cost can be legitimate, but it ought to make good sense. If three estimates for a bathroom remodel cluster around \$38,000 to \$45,000 and one can be found in at \$24,000, you require to understand why. Perhaps the low bidder misconstrued the scope. Perhaps they excluded plumbing fixtures, glass, electrical upgrades, or authorizations. Perhaps they prepare to use lower-cost materials. Or perhaps they are underpricing the job and wishing to recover through change orders.

Be cautious with vague scopes. "Renovate kitchen" is not a scope. An appropriate proposition should explain demolition, framing, electrical, pipes, a/c adjustments if any, drywall, floor covering, cabinetry, counter tops,

backsplash, painting, allows, cleanup, and exemptions. It ought to clarify who supplies devices, fixtures, tile, lighting, cabinet hardware, and other finish items.

Communication throughout estimating likewise anticipates interaction during construction. If someone misses out on appointments, takes weeks to answer standard concerns, or prevents written details before you sign, that pattern typically does not improve after a deposit is paid. Hectic professionals can still communicate clearly. Silence is not the same as being in demand.

Another red flag is pressure. A contractor or builder might have legitimate scheduling constraints, however you should not feel rushed into a significant contract without time to review it. Residential construction includes excessive cash and interruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms should have special reference due to the fact that they are common tasks and easy to underestimate. They combine design, utility systems, surface workmanship, and everyday family disturbance. A kitchen remodel might impact how a family consumes for two months. A bathroom remodel might need careful planning if it is the just full bath in the house.

A remodeling contractor who does these tasks regularly brings useful habits that do not always display in images. They understand to verify appliance requirements before rough electrical. They understand a shower specific niche ought to be set out with the tile pattern, not framed arbitrarily and been sorry for later. They know the vanity drawer need to clear the supply lines. They know recessed medication cabinets can conflict with pipes vents in the wall. They understand that a floor that looks "close adequate" before tile might look terrible after large-format tile is installed.

Specialization also aids with schedule realism. A five-by-eight hall restroom is not automatically a one-week job if it includes full demolition, pipes relocation, electrical work, evaluations, waterproofing, tile, glass measurement, and surface setup. Drying times, inspection windows, and custom products matter. An expert schedule represent those actions rather than promising magic.

New home construction and the importance of preconstruction planning

For new homes, preconstruction planning sets the tone for the entire construct. The builder must help turn drawings and choices into a buildable, priced, arranged task. That consists of evaluating structural requirements, energy code information, doors and window lead times, outside products, mechanical systems, and website logistics.

One common mistake is choosing a builder too late. By the time plans are ended up, owners might feel mentally committed to a design that does not fit the budget. Bringing a home builder into the discussion earlier can maintain the design intent while changing expensive details before they become expensive modifications. An easier roofline, a somewhat smaller footprint, or a different structure technique can sometimes conserve significant cash without harming how the home lives.

Another error is focusing only on expense per square foot. Expense per square foot can be a rough referral, however it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a bigger, simpler house. Sitework, decks, garages, ceiling heights, window packages, cabinetry, mechanical systems, and architectural complexity all misshape the number. A builder who gives a casual square-foot price without understanding the plans and site is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They involve new foundation, framing, roofing, and outside work, however they also link to an existing home. That connection is typically the hardest part. The new floor needs to meet the old floor. The roofline should incorporate without leakages. The outside should look intentional rather than added. Heating and cooling capacity may need review. Electrical service may require updating. The family might live in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be suitable. The deciding factor is experience with tie-ins and inhabited restorations. A builder who mostly works on vacant lots may undervalue the difficulty of protecting an existing home and minimizing disruption. A remodeler who rarely handles structures and big structural framing may need stronger assistance from engineers and sitework trades. The very best choice is the professional who can reveal completed additions comparable in size and intricacy to yours.



Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels

Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah

Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough

Vision Building & Renovation is locally owned and operated in Southern Utah

Vision Building & Renovation has been building since 2008 with over 15 years of experience

Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail

Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home

Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133

Vision Building and Renovation has an address of St. George, UT 84770

Vision Building and Renovation has a website <https://builtbyvbr.com/>

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPHdMREuVy6B6>
Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>
Vision Building and Renovation earned Best Customer Service Award 2026
Vision Building and Renovation earned Top Builder 2026
Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

Vision Building & Renovation is based in St. George, Utah and serves Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins.

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at (435) 669-4133 Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After grabbing a bite at [Lotus of St George](#) nearby residents often reach out to Vision Building & Renovation to start a new custom home build in St. George.