

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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Hiring a general contractor is one of the most substantial decisions a homeowner will make throughout a custom home develop, kitchen remodel, bathroom remodel, addition, or whole-home remodelling. The right contractor can turn a complex task into a controlled, well-managed process. The incorrect one can leave you with blown spending plans, stalled examinations, poor workmanship, and months of stress that might have been prevented with better vetting.

A home task is not like buying an ended up item off a rack. You are hiring judgment, coordination, problem-solving, financial discipline, trade relationships, and responsibility. Lumber, tile, windows, plumbing components, allows, and labor all matter, however the individual handling those moving parts often matters more.

I have seen perfectly developed tasks have a hard time due to the fact that the builder could not handle sequencing. I have also seen modest remodels come together easily because the remodeling contractor understood how to plan around unknowns, communicate early, and keep trades moving. Rate matters, but the most affordable number on a proposal is hardly ever the full story. A general contractor's genuine worth shows up in the spaces between the line products: how they handle hold-ups, what they see before it ends up being expensive, and whether they treat your home like a jobsite or like somebody's largest individual investment.

What a general contractor actually does

A general contractor, typically called a GC, is accountable for managing the construction process from planning through conclusion. On a new home construction task, that implies coordinating excavation, foundation, framing,

roof, mechanical systems, insulation, drywall, surfaces, evaluations, and last punch work. On a remodel, the work may include demolition, structural changes, plumbing moving, electrical upgrades, cabinetry, flooring, tile, paint, and tying new work into old construction that may not be level, square, or developed to contemporary standards.

The general contractor is not constantly the individual swinging the hammer. Some do self-perform portions of the work, particularly framing, trim, cabinetry, or surface woodworking. Others operate mostly as project supervisors who rely on subcontractors. Neither design is automatically better. What matters is whether the contractor has the right group, the ideal oversight, and a proven system for managing quality.

A good GC schedules work in the proper order, verifies products before they are needed, checks work versus plans and codes, interacts with inspectors, manages modification orders, and safeguards the spending plan as conditions shift. They must comprehend contracts, insurance, lien releases, safety, website defense, and the practical truths of living through construction.

For homeowners, the GC also functions as translator. Architects, engineers, building departments, suppliers, cabinetmakers, electrical contractors, plumbing technicians, and tile setters all utilize their own language. A skilled contractor can discuss what those information suggest in expense, schedule, and ended up appearance. That translation is particularly important when choices must be made quickly, which they frequently do once walls are open or teams are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, but they are not identical. A home builder frequently concentrates on new construction, either production homes, semi-custom homes, or totally custom homes. A custom home builder usually works from specific plans, adapts to a particular lot, and manages a greater level of owner choice and design complexity. A remodeling contractor focuses on existing homes, where surprises are common and everyday family disruption should be handled carefully.

A new custom home and a major remodel require different impulses. In new home construction, the contractor starts with a reasonably fresh start. Soil conditions, site gain access to, utility connections, weather, and style complexity can still produce obstacles, however the structure is being integrated in series from the ground up. A strong custom home builder thinks hard about site orientation, drainage, framing information, long lead materials, and energy performance before the very first concrete truck arrives.



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A remodel is more forensic. The contractor may open a kitchen wall and discover out-of-date circuitry, missing insulation, previous water damage, undersized framing, or pipes that can not remain where the drawings assumed it would. In a bathroom remodel, a little leak behind tile can reveal rotten subflooring and mold. In an older home, absolutely nothing might be plumb or square. The remodeling contractor requires persistence, diagnostic skill, and a practical allowance for unidentified conditions.

Some companies are excellent at both. Others are not. A contractor who builds beautiful new homes might have problem with the sequencing and dust control needed in an occupied remodel. A remodeler who flourishes in kitchens and baths may not have the staffing, supplier network, or website management systems for a ground-up custom home. Ask about projects comparable to yours, not just excellent jobs in general.

Start with the kind of task you really have

Before you interview contractors, define the nature of the work as clearly as possible. A kitchen remodel that keeps the existing layout is very various from one that gets rid of a load-bearing wall, transfers plumbing, replaces windows, and requires structural engineering. A bathroom remodel might be a cosmetic refresh, or it may include moving drains pipes, adding a curbless shower, updating ventilation, and remedying old framing issues.

The exact same applies to additions and custom homes. Building a 900-square-foot primary suite addition over a crawlspace is not the like including a second story above an occupied home. A rural custom home with a long driveway, well, septic tank, and gas tank has various logistics than a city infill job with tight gain access to and rigorous sound rules.

Clear scope does not mean every tile and faucet need to be selected before the very first discussion. It does indicate you must be sincere about your goals, restraints, and appetite for interruption. If you desire a high-end kitchen with inset cabinets, paneled devices, natural stone, and custom lighting, state that. If your top priority is resilient, uncomplicated, and budget-conscious, state that too. Great contractors can work within different budgets, however they can not price precisely when the target keeps moving.

The best time to bring in a contractor

Many property owners wait until illustrations are complete before calling a general contractor. That can work, but it frequently leaves money on the table. If you are preparing a custom home, large addition, or significant remodel, consider involving a contractor throughout style. This is in some cases called preconstruction, and it can be among the most important phases of the job.

During preconstruction, the contractor can evaluate design concepts for buildability, identify long lead products, recommend cost-saving options, and flag details that might make complex permitting or evaluations. For instance, a kitchen style may show a significant beam-free opening between the kitchen and living room. An engineer might make that possible, but the contractor can describe what the steel, short-term shoring, drywall repair, flooring transitions, and mechanical rerouting may do to the budget.

On a custom home, early contractor participation can form decisions about foundation type, roofing system complexity, window bundles, exterior products, and website work. A strategy with numerous rooflines, large cantilevers, and substantial glass may be stunning, but it will price extremely in a different way from an easier type with disciplined detailing. The best custom home builder can help preserve the design intent while eliminating unneeded cost and complexity.

This does not indicate the contractor needs to change the architect or designer. It means the job benefits when style and construction knowledge satisfy before the spending plan is currently strained.

Where to discover certified contractors

Referrals stay among the strongest ways to find a general contractor, but they require context. A neighbor may love the contractor who redesigned their powder space, but that does not show the very same firm is ideal for a full-house restoration. An architect may recommend a builder whose craftsmanship is exceptional, but you still require to inspect communication style, pricing structure, and availability.

Look for contractors who have finished projects similar in size, intricacy, and surface level. Evaluation their portfolio thoroughly. Take note not just to glamour pictures, however also to details: cabinet positioning, tile layout, trim shifts, exterior flashing, and how old and new spaces link. An excellent contractor should want to talk about process, not just reveal completed images.

Local building departments, design professionals, specialty providers, and realty professionals may likewise know which contractors regularly carry out well. Cabinet stores, plumbing display rooms, and lumberyards frequently see how contractors operate behind the scenes. They know who pays bills, strategies ahead, treats vendors respectfully, and fixes issues without drama.

Online evaluations can assist, but they are insufficient. Some exceptional contractors have few evaluations because they work mostly through referrals. Some mediocre ones have actually polished marketing. Usage online existence as one input, not the choosing factor.

How to vet a general contractor before you ask for a price

A major vetting process saves more money than aggressive negotiating. The goal is not to question the contractor. It is to find out how they believe, how they interact, and whether their business is steady enough to support your project.

Ask direct questions, then listen for specifics. Vague responses are an indication. A skilled general contractor needs to be able to describe how they set up work, how they handle modification orders, how frequently they communicate, what insurance coverage they carry, what kinds of agreements they use, and who will be on website day to day.

Use this short checklist during early conversations:

- Confirm licensing requirements in your state or town, and ask the contractor to supply license information if applicable.
- Request proof of general liability insurance coverage and employees' compensation protection before work begins.
- Ask for recent referrals from jobs similar to yours, not just from the contractor's preferred clients.
- Clarify who manages the project daily, who communicates with you, and how frequently updates are provided.
- Discuss present work and sensible start dates, considering that a good contractor who is overcommitted can still become a problem.

References are worthy of more than a fast "Were you happy?" Ask previous customers what amazed them, how the contractor handled issues, whether the final cost matched expectations, whether the jobsite was organized, and if they would work with the same contractor again. If possible, ask to see a completed project in person. Photos conceal a lot. Door gaps, grout lines, paint quality, flooring transitions, and cabinet reveals inform a more sincere story.

Understanding quotes, quotes, and allowances

Homeowners typically request 3 quotes as if that alone ensures a reasonable rate. It does not. Three bids are just beneficial when each contractor costs the very same scope, with the exact same presumptions, quality level, and paperwork. If one quote consists of custom cabinets, another presumes stock cabinets, and a 3rd brings an unclear cabinet allowance, the numbers can not be compared meaningfully.

A quote is only as excellent as the files behind it. For a kitchen remodel, a strong pricing package might consist of a dimensioned layout, cabinet specifications, appliance choices, lighting plan, plumbing fixture options, backsplash details, counter top material, floor covering info, and notes about wall elimination or mechanical modifications. Without those details, the contractor must either think or load the estimate with allowances.

Allowances are spending plan placeholders for items not yet picked. They prevail and often essential, but they require to be practical. A \$3,000 appliance allowance might work for a basic rental kitchen, not for a custom kitchen with a panel-ready fridge and professional range. A \$6-per-square-foot tile allowance will not cover

handmade tile that costs several times that amount before installation. Low allowances try look attractive in the beginning, then produce painful cost increases later.

There is also a distinction between fixed-price agreements and cost-plus contracts. In a fixed-price arrangement, the contractor agrees to finish a defined scope for a set rate, with changes dealt with separately. This can supply budget certainty when the scope is well documented. In a cost-plus plan, the house owner pays real project expenses plus an agreed contractor fee or markup. This can work well for complicated remodels where unknowns are significant, however it needs openness, trust, and disciplined reporting.

Neither structure is widely best. A fixed rate with bad scope is not safe. A cost-plus agreement with weak documentation is not safe either. The genuine defense comes from clarity, interaction, and a contractor who tracks costs honestly.

The lowest quote is worthy of cautious scrutiny

A low quote might reflect efficiency, lean overhead, strong trade relationships, or a contractor who really wants the work. It might also show missed out on scope, impractical allowances, inexperience, or a plan to recuperate revenue through change orders. The obstacle is telling the difference.

When a quote is considerably lower than others, ask the contractor to walk you through it. A professional ought to not be offended by this. They need to be able to explain their assumptions and determine what is excluded. If the job involves structural work, mechanical modifications, custom cabinetry, or high-end surfaces, a big price gap normally indicates the quotes are not aligned.

I when evaluated completing propositions for a kitchen remodel where one contractor was nearly 25 percent lower than the others. The homeowner was naturally lured. A closer appearance showed that the low quote left out electrical panel work, carried a minimal flooring allowance, did not consist of painting nearby rooms, and assumed the existing ceiling would remain unblemished after wall elimination. By the time those items were fixed, the "less expensive" bid was no longer cheaper.

Price openness protects both sides. A contractor who costs completely may appear costly initially, but that number may be closer to the actual expense of finishing the job properly.

Contracts need to be plain, particular, and complete

A handshake is not enough for major construction work. A composed agreement must define the scope, cost structure, payment schedule, change order procedure, approximate timeline, guarantee terms, insurance requirements, and conflict resolution technique. It should also recognize exemptions, owner-supplied items, allow obligation, and how unforeseen conditions will be handled.

The contract does not require to be stuffed with legal language to be useful. In fact, the best construction contracts are frequently clear enough for everyone to comprehend. Uncertainty is where conflict grows. If the contractor states painting is included, which rooms and surface areas are consisted of? If floor covering is included, does that consist of leveling, shifts, baseboards, and moving furnishings? If a bathroom remodel consists of a new shower, does the cost consist of waterproofing requirements, specific niche framing, glass, ventilation, and tile layout?

Payment schedules must represent progress, not approximate dates. For custom homes, payments are frequently connected to turning points such as foundation, framing, mechanical rough-ins, drywall, and significant conclusion. For remodels, payments might be staged around mobilization, rough-ins, evaluations, cabinet setup,

tile conclusion, and final punch work. A deposit is regular in many markets, particularly when materials must be ordered, however big in advance payments before any work or materials are committed deserve caution.

Change orders should be written, priced, and authorized before the work continues whenever possible. Remodels in some cases need immediate decisions when covert conditions appear, but those decisions must still be recorded. A casual "we'll figure it out later on" can end up being a disagreement when the invoice arrives.

Permits, codes, and examinations are not optional details

Some homeowners view licenses as bureaucracy. Experienced contractors know they are part of responsible construction. Permits create a record that work was evaluated by the regional authority, and evaluations offer checkpoints for safety-related systems. Electrical, pipes, structural, mechanical, and energy code requirements exist since failures in those locations can be harmful and expensive.

Not every small cosmetic project needs a license. Painting cabinets, changing a faucet in the same location, or swapping lights might not activate one, depending on local guidelines. However moving walls, altering structure, adding square video, moving pipes, changing electrical circuits, replacing windows, finishing basements, and building decks frequently do. Requirements differ by jurisdiction, so regional understanding matters.

Be cautious of a contractor who encourages avoiding permits for work that clearly needs them. Unpermitted work can develop issues throughout resale, insurance claims, refinancing, or future remodellings. More importantly, it may conceal risky work. A certified general contractor should know when permits apply and must be comfy working with inspectors.

That said, inspectors are not quality-control managers for every single finish information. Passing assessment does not suggest the tile layout is attractive, the paint is smooth, or the cabinet doors line up perfectly. Code is the minimum legal standard. Craftsmanship is a separate expectation that needs to be handled through contractor selection, paperwork, and oversight.

Communication figures out the house owner experience

Most construction problems are interaction issues before they become construction issues. A delayed window is discouraging. A postponed window that nobody tells you about up until the team vanishes for 2 weeks seems like betrayal. A surprise cost is unpleasant. A surprise cost described early, with choices and documentation, is much easier to manage.

Before hiring, ask how the contractor communicates. Some utilize job management software with schedules, photos, everyday logs, choices, and modification orders. Others rely on e-mail, texts, call, and weekly website conferences. The tool matters less than consistency. House owners ought to know who to call, when choices are required, and what has changed considering that the last update.

For inhabited remodels, communication becomes much more crucial. If your kitchen is under construction, you need to know when water or power will be turned off, when loud work will happen, where workers will park, how dust will be included, and whether pets need to be secured. A thoughtful remodeling contractor will talk about temporary kitchens, gain access to paths, floor protection, washroom use, particles removal, and everyday cleanup before demolition begins.

On custom homes, communication frequently centers on choices and schedule. Property owners ignore the number of choices they will make: windows, doors, roof, siding, stone, flooring, grout, hardware, lighting, plumbing fixtures, paint colors, closet systems, appliances, countertops, mirrors, shower glass, trim profiles, and

more. Late selections trigger delays and rush charges. A strong home builder will provide a selection schedule so decisions are made before they hold up the work.

Quality shows up before the finishes

Many homeowners evaluate quality by visible surfaces, but quality begins much earlier. A straight frame makes drywall, cabinets, tile, and trim better. Appropriate flashing protects walls long after the siding looks new. Good waterproofing behind shower tile matters more than the tile itself. Proper mechanical design affects convenience and serviceability for decades.

During contractor interviews, inquire about the parts of construction you will not see when the project is completed. How do they deal with waterproofing in showers? What is their method to air sealing in new home construction? How do they secure existing floors throughout a remodel? How do they validate cabinet measurements before purchasing? How do they handle wetness before installing hardwood flooring?

The responses reveal whether the contractor believes like a builder or a salesperson. A sleek discussion is good. Technical proficiency is better. The very best contractors can speak about covert work without making it sound mystical. They take pride in information that safeguard the home after everybody has stopped appreciating the backsplash.

For kitchen remodel projects, [small business accountant](#) quality may depend upon cabinet setup, device clearances, ventilation, lighting placement, and how counter tops meet walls that are not completely straight. For a bathroom remodel, it might depend upon slope to drains, waterproof membranes, obstructing for glass doors and get bars, fan sizing, and tile substrate. For a custom home, quality may depend upon structure drain, framing tolerances, roofing system assemblies, window installation, insulation connection, and a/c design.

Living through a remodel needs planning

Remodeling an occupied home is disruptive even with an exceptional contractor. Dust journeys. Pets bark. Children are curious. Work begins early. Choices come at bothersome times. A kitchen remodel affects meals, meals, coffee, school lunches, and family routines. A bathroom remodel can strain a household if it eliminates a crucial shower or toilet for a number of weeks.

The contractor should assist set expectations, but house owners likewise require a practical plan. Choose where you will save furniture and personal items. Remove belongings before teams show up. Establish a temporary cooking location if the kitchen is affected. Go over parking and access with neighbors if the street is tight. If somebody works from home, talk honestly about sound and schedule.

A great contractor will use dust barriers, flooring defense, unfavorable air machines or air scrubbers when proper, and daily clean-up habits. Still, no dust-control system is best. If someone in the home has asthma, immune issues, or major allergies, raise that before the contract is signed. The technique might require to change.

Pets likewise should have attention. Construction workers can not be responsible for keeping a worried dog from slipping through an open gate. Create a pet strategy that keeps animals safe and crews productive.

Red flags that need to slow you down

Homeowners typically sense difficulty before they can call it. A contractor who is hard to reach throughout the sales process might not become more responsive after getting a deposit. A proposition that is thin on detail

might lead to arguments later. Pressure methods, unclear credentials, and hesitation to offer documents needs to all be taken seriously.



Watch for these indication:

- The contractor requests for a large cash payment before offering an in-depth contract or ordering documented materials.
- They can not supply proof of insurance, appropriate license details, or recent references.
- Their proposal includes broad phrases such as "complete remodel" without particular scope, materials, exemptions, or allowances.
- They prevent licenses for work that most likely needs them.
- They guarantee an uncommonly fast schedule without describing labor schedule, preparations, examinations, or possible constraints.

One warning does not constantly indicate you ought to walk away, but it must prompt more questions. Construction requires trust, and trust is developed through clarity.

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](tel: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 a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.