

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 consequential choices a house owner will make throughout a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home remodelling. The right contractor can turn a complicated task into a managed, well-managed procedure. The wrong one can leave you with blown spending plans, stalled evaluations, poor workmanship, and months of stress that could have been prevented with better vetting.

A home task is not like buying a finished item off a rack. You are employing judgment, coordination, analytical, monetary discipline, trade relationships, and accountability. Lumber, tile, windows, pipes components, permits, and labor all matter, however the individual managing those moving parts frequently matters more.

I have actually seen wonderfully created tasks have a hard time because the builder might not handle sequencing. I have likewise seen modest remodels come together cleanly because the remodeling contractor understood how to plan around unknowns, interact early, and keep trades moving. Price matters, but the lowest number on a proposition is seldom the full story. A general contractor's genuine worth shows up in the areas in between the line products: how they manage hold-ups, what they notice before it becomes pricey, and whether they treat your home like a jobsite or like somebody's largest individual investment.

What a general contractor in fact does

A general contractor, typically called a GC, is accountable for handling the construction procedure from planning through completion. On a new home construction task, that means coordinating excavation, foundation, framing,

roofing, mechanical systems, insulation, drywall, finishes, evaluations, and final punch work. On a remodel, the work might involve demolition, structural modifications, pipes moving, electrical upgrades, cabinets, floor covering, tile, paint, and tying new work into old construction that might not be level, square, or developed to modern-day standards.

The general contractor is not constantly the individual swinging the hammer. Some do self-perform portions of the work, especially framing, trim, kitchen cabinetry, or surface woodworking. Others operate mainly as job managers who count on subcontractors. Neither model is immediately much better. What matters is whether the contractor has the right team, the ideal oversight, and a proven system for managing quality.

A great GC schedules trades in the correct order, validates materials before they are needed, checks work versus strategies and codes, communicates with inspectors, manages change orders, and protects the budget plan as conditions shift. They ought to understand contracts, insurance coverage, lien releases, security, site protection, and the useful realities of enduring construction.

For house owners, the GC likewise functions as translator. Designers, engineers, building departments, providers, cabinetmakers, electricians, plumbers, and tile setters all use their own language. A proficient contractor can discuss what those information imply in cost, schedule, and completed look. That translation is particularly important when decisions need to be made rapidly, which they typically do once walls are open or crews are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, but they are not similar. A home builder often focuses on new construction, either production homes, semi-custom homes, or fully custom homes. A custom home builder usually works from individual plans, adapts to a particular lot, and manages a greater level of owner choice and design intricacy. A remodeling contractor focuses on existing homes, where surprises are common and everyday household disruption must be handled carefully.

A new custom home and a significant remodel require various impulses. In new home construction, the contractor starts with a reasonably clean slate. Soil conditions, site access, energy connections, weather, and design intricacy can still create difficulties, but the structure is being built in sequence from the ground up. A strong custom home builder concentrates about site orientation, drainage, framing details, long lead materials, and energy performance before the very first concrete truck arrives.

A remodel is more forensic. The contractor might open a kitchen wall and find outdated circuitry, missing out on insulation, previous water damage, undersized framing, or pipes that can not remain where the illustrations presumed it would. In a bathroom remodel, a little leak behind tile can expose rotten subflooring and mold. In an older home, absolutely nothing might be plumb or square. The remodeling contractor needs perseverance, diagnostic skill, and a reasonable allowance for unidentified conditions.



Some firms are outstanding at both. Others are not. A contractor who develops gorgeous new homes might have problem with the sequencing and dust control required in an occupied remodel. A remodeler who prospers in kitchens and baths might not have the staffing, supplier network, or site management systems for a ground-up custom home. Ask about tasks similar to yours, not simply impressive jobs in general.

Start with the kind of task you actually have

Before you speak with contractors, define the nature of the work as plainly as possible. A kitchen remodel that keeps the existing design is really various from one that gets rid of a bearing wall, relocates plumbing, changes windows, and needs structural engineering. A bathroom remodel may be a cosmetic refresh, or it might involve moving drains, including a curbless shower, updating ventilation, and remedying old framing issues.

The very same applies to additions and custom homes. Building a 900-square-foot main 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 system, and gas tank has different logistics than a city infill job with tight access and stringent noise rules.

Clear scope does not mean every tile and faucet need to be selected before the first conversation. It does imply you should be sincere about your goals, restrictions, and hunger for interruption. If you desire a high-end kitchen with inset cabinets, paneled appliances, natural stone, and custom lighting, state that. If your priority is long lasting, simple, and budget-conscious, say that too. Great contractors can work within different budget plans, however they can not price precisely when the target keeps moving.

The best time to generate a contractor

Many house owners wait up until illustrations are complete before calling a general contractor. That can work, but it often leaves cash on the table. If you are preparing a custom home, large addition, or substantial remodel, think about involving a contractor throughout design. This is sometimes called preconstruction, and it can be one of the most valuable stages of the job.

During preconstruction, the contractor can evaluate style ideas for buildability, recognize long lead products, suggest cost-saving options, and flag details that may complicate permitting or assessments. For instance, a kitchen style may reveal a significant beam-free opening between the kitchen and living-room. An engineer might make that possible, but the contractor can discuss what the steel, short-lived shoring, drywall repair work, flooring shifts, and mechanical rerouting might do to the budget.

On a custom home, early contractor participation can shape decisions about foundation type, roofing intricacy, window bundles, outside products, and website work. A plan with multiple rooflines, big cantilevers, and comprehensive glass may be sensational, however it will price really differently from an easier kind with disciplined detailing. The right custom home builder can help maintain the design intent while eliminating unneeded cost and complexity.

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This does not indicate the contractor should replace the architect or designer. It indicates the job advantages when style and construction understanding fulfill before the spending plan is already strained.

Where to discover certified contractors

Referrals remain among the greatest methods to discover a general contractor, but they need context. A neighbor may enjoy the contractor who redesigned their powder space, however that does not show the very same company is right for a full-house remodelling. A designer may recommend a builder whose craftsmanship is excellent, but you still need to inspect interaction style, pricing structure, and availability.

Look for contractors who have actually finished projects similar in size, intricacy, and surface level. Evaluation their portfolio thoroughly. Focus not only to glamour images, however likewise to details: cabinet positioning, tile design, trim shifts, exterior flashing, and how old and new spaces link. A great contractor must be willing to talk about process, not just reveal finished images.

Local structure departments, style experts, specialty providers, and real estate professionals may likewise understand which contractors consistently perform well. Cabinet stores, pipes showrooms, and lumberyards frequently see how contractors operate behind the scenes. They know who pays costs, plans ahead, deals with vendors respectfully, and resolves concerns without drama.

Online reviews can assist, however they are inadequate. Some outstanding contractors have few evaluations because they work mainly through recommendations. Some mediocre ones have polished marketing. Usage online presence as one input, not the deciding factor.

How to vet a general contractor before you request a price

A severe vetting procedure conserves more cash than aggressive negotiating. The goal is not to question the contractor. It is to learn how they believe, how they interact, and whether their business is steady enough to support your project.

Ask direct concerns, then listen for specifics. Unclear responses are a warning sign. A skilled general contractor should have the ability to explain how they schedule work, how they deal with modification orders, how often they interact, what insurance they carry, what types of agreements they utilize, and who will be on website day to day.

Use this brief checklist during early conversations:

- Confirm licensing requirements in your state or municipality, and ask the contractor to provide license info if applicable.
- Request proof of general liability insurance and employees' payment coverage before work begins.
- Ask for current referrals from jobs comparable to yours, not only from the contractor's preferred clients.
- Clarify who manages the project daily, who communicates with you, and how typically updates are provided.
- Discuss present work and sensible start dates, considering that a great contractor who is overcommitted can still end up being a problem.

References are worthy of more than a quick "Were you pleased?" Ask former customers what shocked them, how the contractor dealt with issues, whether the final expense matched expectations, whether the jobsite was organized, and if they would work with the exact same contractor once again. If possible, ask to see a completed task personally. Photos hide a lot. Door spaces, grout lines, paint quality, floor transitions, and cabinet reveals inform a more sincere story.

Understanding bids, price quotes, and allowances

Homeowners typically ask for three quotes as if that alone ensures a reasonable cost. It does not. Three bids are just helpful when each contractor rates the very same scope, with the very same assumptions, quality level, and documentation. If one bid consists of custom cabinets, another assumes stock cabinets, and a third brings a vague cabinet allowance, the numbers can not be compared meaningfully.

A bid is just as excellent as the files behind it. For a kitchen remodel, a strong pricing bundle might consist of a dimensioned layout, cabinet specs, device choices, lighting strategy, pipes component choices, backsplash information, counter top material, flooring information, and keeps in mind about wall removal or mechanical modifications. Without those details, the contractor should either guess or fill the estimate with allowances.

Allowances are spending plan placeholders for items not yet chosen. They are common and frequently essential, however they require to be reasonable. A \$3,000 home appliance allowance may work for a fundamental rental kitchen, not for a custom kitchen with a panel-ready fridge and expert range. A \$6-per-square-foot tile allowance will not cover handmade tile that costs a number of times that amount before installation. Low allowances make a bid appearance appealing in the beginning, then create painful cost increases later.

There is likewise a distinction in between fixed-price agreements and cost-plus contracts. In a fixed-price plan, the contractor accepts complete a specified scope for a set cost, with modifications managed independently. This can supply spending plan certainty when the scope is well recorded. In a cost-plus plan, the homeowner pays real project costs plus a concurred contractor cost or markup. This can work well for complex remodels where unknowns are substantial, but it needs transparency, trust, and disciplined reporting.

Neither structure is widely best. A fixed price with bad scope is not safe. A cost-plus agreement with weak documentation is not safe either. The genuine security originates from clearness, interaction, and a contractor who tracks expenses honestly.

The least expensive bid deserves mindful scrutiny

A low bid might show performance, lean overhead, strong trade relationships, or a contractor who genuinely desires the work. It may also show missed out on scope, unrealistic allowances, lack of experience, or a plan to recuperate profit through modification orders. The difficulty is informing the difference.



When a bid is significantly lower than others, ask the contractor to stroll you through it. A professional need to not be angered by this. They should be able to discuss their assumptions and recognize what is left out. If the project involves structural work, mechanical changes, custom cabinets, or high-end surfaces, a large rate gap normally indicates the bids are not aligned.

I once reviewed completing propositions for a kitchen remodel where one contractor was nearly 25 percent lower than the others. The homeowner was naturally tempted. A closer appearance showed that the low bid left out electrical panel work, carried a minimal floor covering allowance, did not consist of painting surrounding rooms, and assumed the existing ceiling would remain untouched after wall removal. By the time those products were fixed, the "less expensive" quote was no longer cheaper.

Price openness secures both sides. A contractor who costs completely might appear pricey at first, but that number might be closer to the real cost of finishing the task properly.

Contracts must appear, particular, and complete

A handshake is not enough for severe construction work. A written agreement must define the scope, cost structure, payment schedule, change order process, approximate timeline, warranty terms, insurance requirements, and disagreement resolution method. It must likewise recognize exclusions, owner-supplied items, permit obligation, and how unforeseen conditions will be handled.

The contract does not need to be stuffed with legal language to be helpful. In fact, the very best construction agreements are frequently clear enough for everyone to comprehend. Obscurity is where dispute grows. If the contractor says painting is consisted of, which rooms and surface areas are included? If flooring is consisted of, does that consist of leveling, shifts, baseboards, and moving furnishings? If a bathroom remodel includes a new

shower, does the price consist of waterproofing standards, specific niche framing, glass, ventilation, and tile layout?

Payment schedules ought to correspond to progress, not arbitrary dates. For custom homes, payments are frequently tied to turning points such as structure, framing, mechanical rough-ins, drywall, and significant completion. For remodels, payments might be staged around mobilization, rough-ins, evaluations, cabinet installation, tile conclusion, and final punch work. A deposit is regular in numerous markets, especially when materials must be purchased, but big in advance payments before any work or products are devoted are worthy of caution.

Change orders ought to be composed, priced, and approved before the work proceeds whenever possible. Remodels sometimes require immediate decisions when covert conditions appear, however those decisions should still be recorded. A casual "we'll figure it out later on" can become a conflict when the billing arrives.

Permits, codes, and evaluations are not optional details

Some property owners see permits as red tape. Experienced contractors know they are part of responsible construction. Permits develop a record that work was examined by the local authority, and examinations offer checkpoints for safety-related systems. Electrical, pipes, structural, mechanical, and energy code requirements exist due to the fact that failures in those areas can be unsafe and expensive.

Not every small cosmetic job requires a license. Painting cabinets, replacing a faucet in the very same place, or swapping lights may not activate one, depending on local rules. However moving walls, modifying structure, adding square footage, relocating pipes, changing electrical circuits, replacing windows, ending up basements, and building decks typically do. Requirements differ by jurisdiction, so regional knowledge matters.

Be cautious of a contractor who encourages preventing licenses for work that plainly needs them. Unpermitted work can develop issues throughout resale, insurance claims, refinancing, or future restorations. More notably, it may hide risky work. A certified general contractor must understand when allows use and ought to be comfy dealing with inspectors.



That said, inspectors are not quality-control supervisors for each surface information. Passing evaluation does not imply the tile layout is appealing, the paint is smooth, or the cabinet doors line up completely. Code is the minimum legal requirement. Workmanship is a separate expectation that needs to be managed through contractor choice, documentation, and oversight.

Communication figures out the property owner experience

Most construction issues are communication issues before they become construction problems. A delayed window is discouraging. A postponed window that no one tells you about until the team disappears for 2 weeks seems like betrayal. A surprise expense is undesirable. A surprise expense explained early, with choices and paperwork, is easier to manage.

Before hiring, ask how the contractor communicates. Some use project management software application with schedules, photos, daily logs, choices, and change orders. Others depend on e-mail, texts, telephone call, and weekly site meetings. The tool matters less than consistency. Property owners need to know who to get in touch with, when choices are required, and what has altered because the last update.

For inhabited remodels, interaction ends up being even more important. If your kitchen is under construction, you require to know when water or power will be shut down, when loud work will take place, where workers will park, how dust will be included, and whether pets need to be secured. A thoughtful remodeling contractor will go over short-lived kitchens, gain access to courses, floor protection, toilet usage, debris removal, and daily clean-up before demolition begins.

On custom homes, interaction frequently fixates selections and schedule. House owners undervalue the number of choices they will make: windows, doors, roofing, siding, stone, floor covering, grout, hardware, lighting, pipes components, paint colors, closet systems, devices, counter tops, mirrors, shower glass, trim profiles, and more. Late selections trigger hold-ups 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 house owners evaluate quality by noticeable finishes, but quality starts much earlier. A straight frame makes drywall, kitchen cabinetry, tile, and cut much better. Proper flashing protects walls long after the siding looks new. Great waterproofing behind shower tile matters more than the tile itself. Correct mechanical layout impacts comfort and serviceability for decades.

During contractor interviews, inquire about the parts of construction you will not see when the job is finished. How do they handle waterproofing in showers? What is their method to air sealing in new home construction? How do they protect existing floors throughout a remodel? How do they confirm cabinet dimensions before ordering? How do they manage wetness before setting up wood flooring?

The answers reveal whether the contractor thinks like a builder or a sales representative. A refined discussion is great. Technical skills is better. The very best contractors can discuss hidden work without making it sound strange. They take pride in information that secure the home after everybody has actually stopped admiring the backsplash.

For kitchen remodel jobs, quality may depend upon cabinet installation, home appliance clearances, ventilation, lighting positioning, and how countertops fulfill walls that are not completely straight. For a bathroom remodel, it might depend upon slope to drains pipes, water resistant membranes, blocking for glass doors and grab bars, fan sizing, and tile substrate. For a custom home, quality might depend upon foundation drainage, 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 excellent contractor. Dust travels. Dogs bark. Children are curious. Work starts early. Choices come at troublesome times. A kitchen remodel affects meals, meals, coffee, school lunches, and household routines. A bathroom remodel can strain a household if it gets rid of a crucial shower or toilet for numerous weeks.

The contractor should help set expectations, but house owners likewise need a useful strategy. Decide where you will keep furnishings and individual products. Remove valuables before crews get here. Establish a short-term cooking area if the kitchen is affected. Talk about parking and gain access to with next-door neighbors if the street is tight. If someone works from home, talk honestly about noise and schedule.

An excellent contractor will utilize dust barriers, flooring security, negative air machines or air scrubbers when proper, and everyday cleanup practices. Still, no dust-control system is best. If somebody in the home has

asthma, immune concerns, or severe allergies, raise that before the agreement is signed. The method may need to change.

Pets also should have attention. Construction workers can not be responsible for keeping a worried canine from slipping through an open gate. Develop a family pet plan that keeps animals safe and crews productive.

Red flags that should slow you down

Homeowners frequently sense problem before they can call it. A contractor who is tough to reach throughout the sales procedure may not end up being more responsive after receiving a deposit. A proposal that is thin on detail may lead to arguments later. Pressure strategies, unclear qualifications, and reluctance to supply documentation ought to all be taken seriously.

Watch for these indication:

- The contractor requests a very large money payment before supplying an in-depth agreement or purchasing recorded materials.
- They can not offer proof of insurance, pertinent license info, or current references.
- Their proposition consists of broad phrases such as "complete remodel" without specific scope, products, exemptions, or allowances.
- They discourage authorizations for work that most likely requires them.
- They guarantee an abnormally quick schedule without describing labor schedule, lead times, assessments, or possible constraints.

One red flag does not always suggest you ought to walk away, however it should prompt more questions. Construction requires trust, and trust is built 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/m7piVPdMREuVy6B6>

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](#), 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.