

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 remodeling contractor for whole home construction is not the same as hiring someone to change a backsplash or upgrade a powder space. A whole home project touches structure, energies, finishes, scheduling, allowing, budgeting, family logistics, and frequently the emotional weight of changing a place where individuals have lived for years. The contractor you pick will influence not just the ended up house, but likewise how predictable, safe, and tolerable the procedure feels from the first site visit to the last punch list.

A strong General contractor can turn a complicated vision into a buildable plan. A weak one can make an excellent design feel disorderly. The distinction usually shows up early, in how thoroughly they ask concerns, how plainly they describe risk, and how disciplined they are about scope, expense, and communication.

Whole home construction sits in an unique classification. It may include a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, structure work, additions, roofing system changes, window replacement, electrical service upgrades, a/c redesign, new pipes, insulation, flooring, millwork, and outside improvements. Sometimes, it begins to resemble New home construction due to the fact that so much of the existing house is opened, rebuilt, or reimagined. That is why the working with process should have more rigor than a basic rate comparison.

What "whole home construction" actually means

Homeowners frequently utilize phrases like "complete remodelling," "gut remodel," "significant remodel," and "whole home construction" interchangeably, but contractors hear essential differences in those words. A cosmetic

remodelling might leave walls, systems, and layout mostly undamaged. A gut remodel might eliminate drywall and ends up down to the studs. Whole home construction frequently indicates the entire house becomes a collaborated project, whether every wall is demolished.

That coordination matters. Moving a kitchen sink might require flooring framing changes, drain line rerouting, electrical panel capacity review, counter top lead times, cabinet store drawings, and a plumbing inspection. Broadening a main bathroom might impact a bed room closet, roofing venting, waterproofing information, and tile choice. Opening a wall in between a kitchen and living room might trigger structural engineering, beam installation, new floor covering shifts, and lighting design.

A qualified Remodeling contractor looks at these connections before guaranteeing a cost or timeline. Unskilled contractors tend to price the noticeable work and find the hidden work later. That does not always mean they are deceitful. In some cases it indicates they [custom landscapes](#) do not have the systems needed for larger projects.



The larger the project, the more the contractor's management skill matters. Workmanship is still necessary, but whole home construction demands **yard installation** sequencing, paperwork, trade coordination, cost control, and issue solving. The individual who can build a beautiful bathroom might not always be prepared to run a full-house renovation including fifteen subcontractors, three license modifications, and a family attempting to move back in before school starts.

Remodeling contractor, general contractor, home builder, and custom home builder: what is the difference?

The construction industry utilizes overlapping titles, and homeowners are typically delegated decode them. A Remodeling contractor normally concentrates on altering existing homes. They comprehend surprises inside old walls, unequal framing, occupied homes, dust protection, selective demolition, and matching new work to existing conditions. For whole home renovations, that experience is valuable.

A General contractor handles the general task. They might perform some work with their own team and subcontract the rest, or they may subcontract nearly whatever while collaborating schedule, quality, allows,

evaluations, and interaction. For a large remodel, the general contractor is generally the main point of accountability.

A Home builder typically focuses on New home construction, though many builders likewise take on additions and significant remodels. Builders who work mainly from cleared lots might be excellent at ground-up construction but less acquainted with the constraints of working inside an older structure. That does not disqualify them, however it alters the concerns you must ask.

A Custom home builder is usually set up for unique homes with tailored designs, greater style involvement, and detailed surface choices. Some custom builders are exceptional choices for whole home construction when the remodel is substantial enough to resemble developing a custom home within an existing shell. The best fit depends less on the label and more on relevant experience, process, transparency, and team capacity.

The secret is to work with a contractor who has effectively completed jobs comparable to yours in size, intricacy, finish level, and building type. A contractor who mainly does small bathrooms may run out depth on a whole home. A new home builder might be strong on structure and scheduling but ignore the complexity of preserving existing trim, connecting into old systems, or securing occupied spaces. The best contractor has actually endured the type of task you are planning and can discuss it in useful detail.

Start with scope, not price

Many property owners start by asking, "Just how much will this cost?" It is a sensible concern, however it is hardly ever the best very first question. A whole home project requires scope meaning before rates has much meaning. Without a clear scope, three contractor estimates might appear to explain the exact same project while in fact consisting of extremely different assumptions.

One estimate may consist of new electrical throughout the home, while another includes just noticeable fixture replacement. One might carry a realistic allowance for custom cabinets, while another presumes stock kitchen cabinetry. One might consist of drywall repair in surrounding rooms, paint for the full interior, authorization costs, engineering, momentary security, and particles removal. Another might leave those items vague or exclude them entirely.

A useful early discussion sounds less like "What is your square-foot cost?" and more like "Here is what we want to alter, here is what we want to preserve, here is where we are versatile, and here is the budget range we are trying to regard." An expert contractor can then respond with sincere assistance. Sometimes that implies validating the job is feasible. Often it means warning that the dream list is bigger than the spending plan. That early tension is not a bad sign. It is frequently the very first sign that you are dealing with someone who will not tell you just what you wish to hear.

For example, a family planning a complete first-floor remodel may want a larger kitchen, new hardwood floor covering, a rebuilt staircase, powder space relocation, and new windows. On paper, it seems like one project. In practice, it involves structural work, pipes, electrical, HVAC, floor covering connection, finish woodworking, and exterior envelope information. If the spending plan is fixed, the contractor's job is not to magically compress reality. Their task is to help identify concerns and phase the work wisely if needed.

The best contractors ask uncomfortable questions early

An experienced contractor knows that stunning renderings do not prevent budget plan overruns or schedule hold-ups. They inquire about access, parking, family pets, kids, work-from-home needs, decision-making

authority, financing, storage, long-lead products, and whether the family prepares to live in the home during construction.

Some of these questions feel premature, however they are not. If a family remains in your home during a major remodel, the contractor should plan dust barriers, momentary utilities, safe paths, sound expectations, and day-to-day clean-up. If the home is uninhabited, crews might work more efficiently, but security and climate control become more vital. If a kitchen is removed, the household needs a momentary food strategy. If bathrooms are destroyed in series, a minimum of one working bathroom might require to stay available.

A contractor who avoids these discussions might be trying to keep the sales process simple. Simplicity feels pleasant at the start, then costly later on. Whole home construction rewards realism.

One of the clearest indications of professionalism is when a contractor says, "We need to confirm that before I price it." They may advise opening a small exploratory section of wall, bringing in a structural engineer, inspecting the sewage system line, examining attic access, or verifying the electrical panel. These steps cost time and sometimes money, however they minimize guesswork. In older homes, especially those built before contemporary codes or redesigned numerous times, assumptions are risky.

Licensing, insurance, and financial stability

Before falling in love with a contractor's portfolio, verify the fundamentals. Licensing requirements differ by state, county, and municipality, so property owners must examine local rules instead of depend on generic recommendations. A genuine contractor must be willing to supply license details, proof of general liability insurance, and employees' compensation protection where applicable.

Insurance is not a formality. Whole home construction includes demolition, ladders, electrical work, pipes work, open walls, heavy materials, and several trades. If an employee is hurt or a subcontractor harms the residential or commercial property, inadequate protection can produce serious direct exposure for the homeowner. Request for certificates straight from the insurance coverage company when appropriate, and ensure the coverage dates extend through the expected job period.

Financial stability likewise matters, though it is more difficult to confirm. A contractor who is undercapitalized may depend upon your deposit to complete someone else's job. Indication consist of abnormally big in advance payment needs, unwillingness to offer a composed agreement, pressure to begin right away without files, or a rate far listed below other competent bids. Competitive prices is welcome. Desperation rates is dangerous.

A healthy payment schedule ties payments to progress. For large jobs, deposits, turning point payments, and last retainage must be explained plainly in the contract. The contractor requires capital to purchase products and pay trades, however the property owner needs protection versus paying too far ahead of completed work. Good agreements balance both needs.

How to evaluate experience without being dazzled by photos

Project photos are useful, however they can misguide. A sleek kitchen picture does disappoint whether the contractor satisfied the schedule, dealt with assessments correctly, safeguarded the remainder of the house, managed modification orders fairly, or returned after conclusion to solve problems. A portfolio must start the discussion, not end it.

Ask about tasks comparable to yours. If your remodel involves a 1920s home with plaster walls, inquire about plaster, knob-and-tube replacement, unequal framing, and matching historical information. If your task includes a modern open-plan redesign, inquire about structural beams, mechanical rerouting, recessed lighting

coordination, and floor leveling. If you are thinking about an addition as part of the remodel, ask how the contractor handles foundation tie-ins, roofing system combination, drain, and exterior product matching.

References need to be current and pertinent. A contractor's finest client from ten years earlier may not reflect the present team, subcontractors, or service systems. Talking to previous clients is most useful when you ask specific concerns. Did the contractor interact before issues ended up being urgent? Were change orders documented? Was the website kept reasonably tidy? Did the final expense align with the authorized scope? How did they handle guarantee items?

The most revealing concern is often, "Would you employ them again for a project of the exact same size?" Lots of clients can forgive little mistakes if the contractor was sincere, responsive, and accountable. Few clients forgive being ignored.

The style concern: contractor initially, designer initially, or design-build?

Whole home construction typically needs style work before construction starts. The best path depends on job intricacy, allowing requirements, and how plainly you already know what you want.

Some house owners employ an architect or residential designer first, then bid the finished strategies to contractors. This can work well for complicated structural changes, additions, historical homes, or jobs requiring planning board evaluation. The advantage is style independence and detailed drawings. The threat is designing beyond the spending plan if construction expense feedback comes too late.

Other property owners hire a design-build remodeling contractor, where design and construction live northernlandscapepros.com [yard rehabilitation](#) under one roof or within one coordinated [yard installation](#) team. This can enhance interaction and bring expense feedback into the design process previously. The risk is that pricing might be less competitive if the property owner does not seek outside comparison, so transparency and trust are essential.

A third approach is early contractor participation, where a designer or designer leads the style while a contractor provides preconstruction input. This is frequently the most well balanced technique for whole home construction. The contractor can flag expense concerns, sequencing concerns, and constructability problems while the drawings are still flexible.

No method is ideal. What matters is that style, budget plan, and construction reality satisfy before the task is fully dedicated. A gorgeous plan that can not be developed for the available spending plan is not a plan. It is an expensive disappointment.

Understanding quotes, allowances, and alter orders

A whole home estimate need to be detailed enough to reveal what is consisted of, what is excluded, and where presumptions remain. It does not require to note every screw, however it needs to break down significant classifications such as demolition, framing, plumbing, electrical, HVAC, drywall, insulation, cabinetry, counter tops, tile, floor covering, painting, components, permits, and cleanup.



Allowances should have unique attention. An allowance is a placeholder quantity for a product not yet chosen, such as tile, lighting, home appliances, pipes components, or cabinets. Allowances are not inherently bad. They are frequently needed early in the process. Issues occur when allowances are unrealistically low. A \$3,000 appliance allowance might work for a modest kitchen, but not for a premium kitchen with a panel-ready fridge, range, ventilation insert, dishwasher, and drink cooler.

Change orders are another regular part of remodeling. Existing homes include unknowns. Rot appears after siding is eliminated. Old plumbing fails as soon as interrupted. A wall thought to be non-load-bearing turns out to bring roofing load. The concern is not whether modification orders take place, however how they are handled.

A professional contractor documents the modification, describes why it is required, costs it plainly, and gets approval before continuing unless there is an immediate safety issue. Property owners need to expect some contingency. For significant remodeling, a contingency of roughly 10 to 20 percent is typically gone over, with older or more complicated homes leaning higher. That money is not a contractor bonus offer. It is a financial buffer for unpredictability and owner-driven upgrades.

A short checklist for comparing contractor proposals

Use this checklist just after you have confirmed that each contractor is pricing the same general scope. If the plans or presumptions differ, the numbers will not inform the full story.

1. Confirm that significant scope classifications are included, specifically demolition, permits, mechanical systems, finishes, cleanup, and task management.
2. Compare allowances for cabinets, components, appliances, tile, flooring, lighting, and hardware against the quality level you really want.
3. Review exemptions carefully, considering that a low quote might merely move costs outside the contract.
4. Ask how changes are priced, authorized, and scheduled once construction begins.
5. Evaluate communication quality, not simply total cost, because uncertain interaction normally ends up being expensive.

A proposition that is 8 percent greater but complete may be less costly than a lower proposal filled with gaps. The objective is not to choose the most pricey contractor. The objective is to select the most reliable number from a qualified team.

Timeline: why whole home tasks take longer than property owners expect

Television remodelling timelines have distorted expectations. A whole home remodel hardly ever moves from demolition to completion in a couple of tidy weeks. Even when crews are effective, real tasks depend on authorization review, examinations, material lead times, trade schedule, weather, style decisions, and unanticipated conditions.

A big Kitchen remodel alone can take a number of months from style to completion when cabinets, countertops, electrical, plumbing, flooring, and examinations are consisted of. A Bathroom remodel might take weeks once construction starts, however specialized tile, custom glass, pipes components, and waterproofing assessments include time. Multiply that throughout a whole home and sequencing becomes a serious preparation exercise.

Cabinets are a typical schedule motorist. Semi-custom or custom cabinets can take several weeks or longer depending upon the store and season. Windows and doors can likewise carry long preparations, especially for custom sizes or particular finishes. Specialized tile, imported fixtures, high-end home appliances, and custom millwork ought to be chosen early.

Permits differ commonly by area. Some jurisdictions issue easy interior remodel allows rapidly. Others require strategy review, engineering, energy compliance paperwork, zoning review, or historic approval. A contractor acquainted with your local building department can typically expect requirements, however they can not control every evaluation timeline.

Good contractors develop schedules with dependencies in mind. Rough pipes should take place before insulation. Assessments need to take place before drywall. Cabinet installation depends upon completed walls and floors in many cases, while floor covering might require to wait for messy work to finish. Counter tops can not be fabricated until cabinets are installed and templated. Shower glass can not be measured properly till tile is total. These are not reasons. They are the physics of construction.

Living in the house during construction

Some homeowners stay through a whole home remodel to conserve rental expenses. Often it works. Sometimes the cost savings vanish in stress, hold-ups, and decreased productivity. The choice depends upon the scope, the

family, and the contractor's capability to phase work safely.

If the project affects every bathroom, the kitchen, the heating and cooling system, or the electrical service, vacating may be the better option. Living without a kitchen is bothersome. Living without trustworthy power, heat, safe exits, or hygienic facilities can end up being unreasonable. Families with young children, senior family members, respiratory concerns, or demanding work-from-home schedules should be particularly cautious.

When homeowners stay, phasing becomes critical. The contractor might keep one restroom active while another is remodeled, develop short-lived partitions, keep a short-lived kitchen space, and schedule energy shutoffs in advance. This includes coordination time and in some cases expense. Teams also work differently in an occupied home. They invest more time safeguarding surface areas, cleaning, protecting tools, and managing everyday access.

There is no universal right answer. An uninhabited house usually allows faster, cleaner production. An occupied home may safeguard the budget from rental cost. The honest contrast must consist of not just rent, however likewise task duration, tension, safety, and the contractor's ability to maintain momentum.

Contract details that protect both sides

A professional contract ought to read like a working document, not an unclear pledge. It should recognize the parties, property address, scope of work, agreement price or pricing technique, allowances, payment schedule, estimated timeline, change order procedure, insurance coverage requirements, guarantee terms, conflict process, and conditions for termination.

The scope need to specify enough that both parties can point to the very same language later and comprehend what was planned. "Remodel kitchen" is not enough. "Install owner-selected tile" is incomplete unless it clarifies whether the contractor consists of substrate preparation, waterproofing where required, trim pieces, grout, sealing if applicable, and pattern complexity. Details prevent conflict.

Payment terms ought to be tied to identifiable milestones. A contractor might ask for a deposit to schedule the schedule and begin procurement. Later on payments might represent demolition completion, rough-in completion, drywall conclusion, cabinet setup, significant conclusion, and last conclusion. The exact structure varies by jurisdiction and task type, but the concept stays: money ought to follow recorded progress.

Warranty language should be clear. Many contractors supply workmanship guarantees for a specified period, separate from manufacturer warranties on appliances, fixtures, windows, roof, or other items. Homeowners ought to understand who to call if a cabinet hinge stops working, a faucet leakages, grout fractures, or a window seal stops working. Not every problem is the contractor's responsibility, however a great contractor helps clarify the path to resolution.

The concealed value of preconstruction planning

Preconstruction is where many jobs are won or lost. It is the duration before demolition when plans are fine-tuned, spending plans are fixed up, selections are made, licenses are sent, trade partners review the work, and long-lead products are ordered.

Homeowners sometimes withstand spending for preconstruction services because they view "genuine work" as the activity on website. Experienced builders know otherwise. A day spent dealing with cabinet dimensions before framing can avoid weeks of hold-up later. A pipes walk-through before demolition can expose venting obstacles. A lighting plan evaluated before drywall can avoid uncomfortable switch places and pricey rework.

For whole home construction, preconstruction might include site measurements, exploratory demolition, engineering coordination, estimating updates, schedule planning, value engineering, choice tracking, and permit preparation. The contractor might charge a preconstruction fee, especially for complex jobs needing substantial time before a construction agreement is settled. That fee can be beneficial if it produces a more precise budget plan and smoother build.

Value engineering is frequently misunderstood. It must not imply stripping quality blindly. Succeeded, it implies discovering smarter ways to accomplish the goal. Perhaps moving a bathroom wall 18 inches creates major pipes expense, while a smaller layout adjustment delivers most of the benefit for less money. Perhaps custom built-ins in every space can be phased later on, while electrical stopping and outlets are set up now. Possibly the project keeps existing window openings to prevent outside masonry work. Great contractors bring these options forward without making the property owner feel silly for dreaming big.

Red flags that should have attention

Not every indication indicates you ought to leave instantly, however patterns matter. A contractor who is slow to return a first call may simply be busy. A contractor who is unclear, evasive, uninsured, undocumented, and pressuring you for a deposit is revealing you the future.

Be cautious when a contractor offers a firm cost after a quick walkthrough for a complicated whole home job without any illustrations. Beware when the bid is drastically lower than others and the explanation is "we just work much faster." Beware when they dismiss authorizations as unneeded without a sound legal basis. Beware when they decline to put guarantees in writing or dissuade you from talking with recent clients.

Also take note of how they talk about prior customers, inspectors, designers, and subcontractors. Construction needs collaboration. A contractor who blames everybody else for every single previous trouble may eventually discuss you the exact same way. The very best contractors are candid about obstacles without sounding negligent or resentful.

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](#), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.