

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 among the most consequential decisions a house owner will make throughout a custom home develop, kitchen remodel, bathroom remodel, addition, or whole-home restoration. The best contractor can turn a complex project into a controlled, well-managed process. The wrong one can leave you with blown spending plans, stalled inspections, bad workmanship, and months of tension that might have been avoided with much better vetting.

A home task is not like purchasing a finished product off a rack. You are employing judgment, coordination, problem-solving, 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 struggle since the builder could not manage sequencing. I have actually also seen modest remodels come together easily since the remodeling contractor understood how to plan around unknowns, communicate early, and keep trades moving. Price matters, however the lowest number on a proposal is seldom the complete story. A general contractor's genuine worth shows up in the spaces **Custom home builder** between the line products: how they handle delays, what they see before it ends up being expensive, and whether they treat your home like a jobsite or like someone's biggest personal investment.

What a general contractor in fact does

A general contractor, frequently called a GC, is responsible for handling the construction procedure from preparing through completion. On a new home construction task, that means coordinating excavation, structure, framing, roof, mechanical systems, insulation, drywall, surfaces, examinations, and final punch work. On a remodel, the work might include demolition, structural changes, plumbing relocation, electrical upgrades, cabinetry, floor covering, tile, paint, and connecting new work into old construction that may not be level, square, or built to modern standards.

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

A good GC schedules trades in the appropriate order, verifies products before they are needed, checks work versus strategies and codes, interacts with inspectors, manages modification orders, and safeguards the budget as conditions shift. They need to comprehend agreements, insurance, lien releases, security, website defense, and the practical realities of enduring construction.

For house owners, the GC also acts as translator. Architects, engineers, building departments, providers, cabinetmakers, electrical experts, plumbers, and tile setters all use their own language. A proficient contractor can explain what those details imply in expense, schedule, and ended up look. That translation is specifically valuable when choices must be made quickly, which they often do as soon as walls are open or crews are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, however they are not similar. A home builder typically concentrates on new construction, either production homes, semi-custom homes, or completely custom homes. A custom home builder typically works from individual plans, adapts to a particular lot, and manages a greater level of owner selection and style intricacy. A remodeling contractor focuses on existing homes, where surprises are common and daily family interruption must be handled carefully.

A new custom home and a major remodel need different instincts. In new home construction, the contractor begins with a reasonably clean slate. Soil conditions, site gain access to, energy connections, weather condition, and style complexity can still develop challenges, however the structure is being integrated in sequence from the ground up. A strong custom home builder thinks hard about website orientation, drainage, framing information, long lead materials, and energy performance before the very first concrete truck arrives.

A remodel is more forensic. The contractor may open a kitchen wall and find outdated wiring, missing out on insulation, previous water damage, undersized framing, or plumbing that can not stay where the drawings assumed it would. In a bathroom remodel, a little leakage behind tile can expose rotten subflooring and mold. In an older home, absolutely nothing may be plumb or square. The remodeling contractor requires patience, diagnostic ability, and a sensible allowance for unknown conditions.

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

Start with the type of job you really have

Before you speak with contractors, define the nature of the work as plainly as possible. A kitchen remodel that keeps the existing layout is extremely various from one that removes a bearing wall, transfers pipes, changes windows, and needs structural engineering. A bathroom remodel might be a cosmetic refresh, or it might involve moving drains, including a curbless shower, updating ventilation, and fixing old framing issues.

The same applies to additions and custom homes. Building a 900-square-foot main suite addition over a crawlspace is not the like including a 2nd story above an occupied home. A rural custom home with a long driveway, well, septic system, and propane tank has various logistics than a city infill job with tight access and stringent sound rules.



Clear scope does not mean every tile and faucet should be chosen before the very first discussion. It does indicate you must be sincere about your objectives, restraints, and cravings for interruption. If you desire a high-end kitchen with inset cabinets, paneled home appliances, natural stone, and custom lighting, say that. If your concern is long lasting, **Kitchen remodel** straightforward, and budget-conscious, state that too. Great contractors can work within various spending plans, however they can not price properly when the target keeps moving.

The finest time to bring in a contractor

Many property owners wait up until drawings are total 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 considerable remodel, think about including a contractor during design. This is sometimes called preconstruction, and it can be one of the most important stages of the job.

During preconstruction, the contractor can evaluate style concepts for buildability, determine long lead items, suggest cost-saving alternatives, and flag details that may make complex permitting or examinations. For example, a kitchen design may reveal a dramatic beam-free opening in between the kitchen and living room. An engineer may make that possible, but the contractor can describe what the steel, temporary shoring, drywall repair work, flooring transitions, and mechanical rerouting may do to the budget.

On a custom home, early contractor participation can form choices about structure type, roofing system complexity, window bundles, outside materials, and website work. A strategy with multiple rooflines, big cantilevers, and substantial glass may be spectacular, but it will price extremely in a different way from an easier type with disciplined detailing. The right custom home builder can assist preserve the style intent while eliminating unneeded expense and complexity.

This does not indicate the contractor needs to replace the designer or designer. It implies the project benefits when design and construction knowledge fulfill before the budget is currently strained.

Where to discover competent contractors

Referrals stay among the strongest methods to discover a general contractor, but they need context. A neighbor might like the contractor who redesigned their powder space, however that does not prove the exact same firm is best for a full-house renovation. A designer may advise a builder whose workmanship is exceptional, however you still need to examine interaction style, prices structure, and availability.

Look for contractors who have actually completed tasks similar in size, intricacy, and finish level. Evaluation their portfolio thoroughly. Focus not only to glamour pictures, but likewise to details: cabinet positioning, tile design, trim shifts, exterior flashing, and how old and new spaces link. A great contractor must want to talk about procedure, not just show completed images.

Local structure departments, design experts, specialty providers, and property experts might also know which contractors regularly perform well. Cabinet stores, plumbing showrooms, and lumberyards typically see how contractors operate behind the scenes. They know who pays bills, plans ahead, treats vendors respectfully, and fixes issues without drama.

Online reviews can help, but they are not enough. Some excellent contractors have few reviews because they work mostly through recommendations. Some mediocre ones have polished marketing. Usage online presence as one input, not the choosing factor.

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

A serious vetting procedure saves more money than aggressive negotiating. The objective is not to interrogate the contractor. It is to learn how they believe, how they interact, and whether their organization is stable enough to support your project.

Ask direct questions, then listen for specifics. Unclear answers are an indication. A skilled general contractor needs to be able to describe how they schedule work, how they manage change orders, how often they interact, what insurance they carry, what kinds of contracts they use, and who will be on site day to day.

Use this short checklist during early conversations:

- Confirm licensing requirements in your state or municipality, and ask the contractor to provide license details if applicable.
- Request proof of general liability insurance coverage and employees' compensation protection before work begins.
- Ask for recent referrals from tasks similar to yours, not only from the contractor's preferred clients.
- Clarify who manages the task daily, who interacts with you, and how frequently updates are provided.
- Discuss existing work and reasonable 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 pleased?" Ask previous clients what shocked them, how the contractor managed issues, whether the last cost matched expectations, whether the jobsite was arranged, and if they would work with the very same contractor again. If possible, ask to see a finished project in person. Photos conceal a lot. Door spaces, grout lines, paint quality, flooring transitions, and cabinet exposes inform a more sincere story.

Understanding quotes, estimates, and allowances

Homeowners frequently request for three bids as if that alone ensures a reasonable cost. It does not. 3 quotes are just useful when each contractor rates the very same scope, with the very same presumptions, quality level, and documents. If one quote includes custom cabinets, another presumes stock cabinets, and a 3rd carries 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 plan might include a dimensioned layout, cabinet specs, home appliance choices, lighting strategy, plumbing component choices, backsplash information, counter top product, flooring information, and keeps in mind about wall removal or mechanical changes. Without those information, the contractor needs to either guess or pack the quote with allowances.

Allowances are budget plan placeholders for items not yet picked. They prevail and typically necessary, but they require to be realistic. A \$3,000 home appliance allowance might 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 handcrafted tile that costs several times that amount before installation. Low allowances try look attractive in the beginning, then create agonizing cost increases later.

There is likewise a difference in between fixed-price agreements and cost-plus agreements. In a fixed-price arrangement, the contractor consents to complete a specified scope for a set cost, with changes handled independently. This can supply budget plan certainty when the scope is well recorded. In a cost-plus arrangement, the house owner pays actual project costs plus a concurred contractor charge or markup. This can work well for intricate remodels where unknowns are substantial, but it requires openness, trust, and disciplined reporting.

Neither structure is generally best. A set price with bad scope is not safe. A cost-plus agreement with weak documentation is not safe either. The genuine protection comes from clarity, interaction, and a contractor who tracks expenses honestly.

The lowest bid deserves cautious scrutiny

A low quote might reflect efficiency, lean overhead, strong trade relationships, or a contractor who really desires the work. It may also reflect missed out on scope, impractical allowances, inexperience, or a plan to recuperate profit through change orders. The difficulty is informing the difference.

When a quote is significantly lower than others, ask the contractor to stroll you through it. An expert ought to not be offended by this. They need to be able to explain their presumptions and determine what is omitted. If the job includes structural work, mechanical changes, custom cabinets, or high-end finishes, a large price gap typically implies the bids are not aligned.

I as soon as reviewed contending propositions for a kitchen remodel where one contractor was almost 25 percent lower than the others. The property owner was not surprisingly lured. A closer look showed that the low bid omitted electrical panel work, brought a very little flooring allowance, did not include painting nearby rooms,

and assumed the existing ceiling would stay unblemished after wall elimination. By the time those products were remedied, the "cheaper" bid was no longer cheaper.



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

Contracts ought to appear, specific, and complete

A handshake is inadequate for major construction work. A composed agreement needs to define the scope, cost structure, payment schedule, change order process, approximate timeline, service warranty terms, insurance coverage requirements, and dispute resolution approach. It should likewise identify exclusions, owner-supplied items, allow obligation, and how unpredicted conditions will be handled.

The agreement does not need to be stuffed with legal language to be beneficial. In truth, the very best construction contracts are typically clear enough for everyone to understand. Ambiguity is where conflict grows. If the contractor states painting is consisted of, which rooms and surfaces are included? 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 rate include 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 milestones such as structure, framing, mechanical rough-ins, drywall, and substantial completion. For remodels, payments might be staged around mobilization, rough-ins, examinations, cabinet installation, tile conclusion, and final punch work. A deposit is typical in numerous markets, particularly when materials must be ordered, but large upfront payments before any work or materials are devoted deserve caution.

Change orders need to be composed, priced, and approved before the work continues whenever possible. Remodels in some cases need immediate decisions when covert conditions appear, however those choices ought to still be documented. A casual "we'll figure it out later" can become a dispute when the billing arrives.

Permits, codes, and evaluations are not optional details

Some homeowners see licenses as bureaucracy. Experienced contractors know they become part of responsible construction. Permits create a record that work was reviewed by the local authority, and examinations provide

checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist because failures in those locations can be hazardous and expensive.

Not every little cosmetic task needs a permit. Painting cabinets, changing a faucet in the same place, or swapping lighting fixtures may not trigger one, depending upon regional guidelines. But moving walls, modifying structure, adding square video, transferring pipes, changing electrical circuits, replacing windows, finishing basements, and building decks often do. Requirements differ by jurisdiction, so local understanding matters.

Be careful of a contractor who motivates avoiding licenses for work that clearly needs them. Unpermitted work can create issues during resale, insurance coverage claims, refinancing, or future remodellings. More notably, it might hide unsafe work. A qualified [New home construction](#) general contractor needs to know when permits apply and ought to be comfortable working with inspectors.

That said, inspectors are not quality-control managers for every surface detail. Passing assessment does not imply 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 different expectation that needs to be managed through contractor choice, paperwork, and oversight.

Communication determines the property owner experience

Most construction issues are communication problems before they become construction problems. A delayed window is discouraging. A delayed window that nobody tells you about till the crew vanishes for two weeks feels like betrayal. A surprise expense is undesirable. A surprise expense explained early, with alternatives and documents, is easier to manage.

Before hiring, ask how the contractor communicates. Some use project management software application with schedules, pictures, day-to-day logs, selections, and modification orders. Others rely on e-mail, texts, phone calls, and weekly website meetings. The tool matters less than consistency. House owners need to understand who to get in touch with, when choices are required, and what has changed since the last update.

For inhabited remodels, communication ends up being a lot more essential. If your kitchen is under construction, you require to understand 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 animals need to be secured. A thoughtful remodeling contractor will go over short-lived kitchens, gain access to paths, flooring security, washroom use, particles elimination, and day-to-day clean-up before demolition begins.

On custom homes, communication often centers on selections and schedule. House owners ignore how many choices they will make: windows, doors, roof, siding, stone, floor covering, grout, hardware, lighting, pipes fixtures, paint colors, closet systems, devices, countertops, mirrors, shower glass, trim profiles, and more. Late choices cause hold-ups and rush charges. A strong home builder will provide a choice schedule so decisions are made before they hold up the work.

Quality appears before the finishes

Many property owners judge quality by visible finishes, but quality starts much earlier. A straight frame makes drywall, kitchen cabinetry, tile, and trim much better. Correct flashing safeguards walls long after the siding looks new. Great waterproofing behind shower tile matters more than the tile itself. Proper mechanical design impacts comfort and serviceability for decades.

During contractor interviews, inquire about the parts of construction you will not see when the project is ended up. How do they deal with waterproofing in showers? What is their method to air sealing in new home

construction? How do they safeguard existing floors throughout a remodel? How do they validate cabinet measurements before buying? How do they manage moisture before setting up wood flooring?

The responses reveal whether the contractor believes like a builder or a sales representative. A polished presentation is great. Technical skills is better. The best contractors can talk about surprise work without making it sound mystical. They take pride in details that protect the home after everyone has actually stopped appreciating the backsplash.

For kitchen remodel projects, quality may depend on cabinet setup, appliance clearances, ventilation, lighting positioning, and how countertops satisfy walls that are not perfectly straight. For a bathroom remodel, it might depend upon slope to drains, water resistant membranes, obstructing for glass doors and get bars, fan sizing, and tile substrate. For a custom home, quality may depend on foundation drainage, framing tolerances, roofing assemblies, window installation, insulation continuity, and heating and cooling design.

Living through a remodel requires planning

Remodeling an occupied home is disruptive even with an excellent contractor. Dust journeys. Pets bark. Kids wonder. Work begins early. Choices come at troublesome times. A kitchen remodel affects meals, meals, coffee, school lunches, and family regimens. A bathroom remodel can strain a household if it gets rid of a key shower or toilet for a number of weeks.

The contractor should help set expectations, but property owners also need a practical strategy. Choose where you will save furnishings and personal items. Remove belongings before teams show up. Set up a short-lived cooking location if the kitchen is affected. Discuss parking and gain access to with next-door neighbors if the street is tight. If someone works from home, talk truthfully about noise and schedule.

A good contractor will utilize dust barriers, [Remodeling contractor builtbyvbr.com](https://builtbyvbr.com) flooring defense, negative air machines or air scrubbers when proper, and everyday clean-up routines. Still, no dust-control system is perfect. If somebody in the home has asthma, immune issues, or serious allergies, raise that before the contract is signed. The method might require to change.

Pets likewise are worthy of attention. Construction employees can not be accountable for keeping a nervous canine from slipping through an open gate. Produce a family pet strategy that keeps animals safe and teams productive.

Red flags that need to slow you down

Homeowners typically notice trouble before they can call it. A contractor who is difficult to reach throughout the sales process might not become more responsive after receiving a deposit. A proposal that is thin on information might lead to arguments later on. Pressure strategies, unclear qualifications, and reluctance to provide documentation should all be taken seriously.

Watch for these indication:

- The contractor requests for a huge cash payment before providing a comprehensive contract or ordering recorded materials.
- They can not supply evidence of insurance, relevant license details, or recent references.
- Their proposal contains broad phrases such as "complete remodel" without specific scope, products, exemptions, or allowances.
- They discourage authorizations for work that likely needs them.

- They assure an uncommonly quick schedule without discussing labor schedule, lead times, examinations, or possible constraints.

One warning does not always imply you should leave, however it needs to prompt more concerns. Construction needs 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/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: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.