

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 substantial decisions a property owner will make throughout a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home renovation. The right contractor can turn a complicated project into a managed, well-managed procedure. The incorrect one can leave you with blown budgets, stalled assessments, poor craftsmanship, and months of stress that could have been avoided with much better vetting.

A home project is not like buying a finished product off a rack. You are employing judgment, coordination, problem-solving, financial discipline, trade relationships, and accountability. Lumber, tile, windows, plumbing fixtures, permits, and labor all matter, but the individual managing those moving parts typically matters more.

I have actually seen wonderfully developed projects have a hard time since the builder could not handle sequencing. I have actually likewise seen modest remodels come together easily due to the fact that the remodeling contractor comprehended how to plan around unknowns, communicate early, and keep trades moving. Rate matters, but the lowest number on a proposal is seldom the complete story. A general contractor's real value appears in the areas between the line items: how they handle delays, what they notice before it ends up being expensive, and whether they treat your home like a jobsite or like somebody's largest individual investment.

What a general contractor actually does

A general contractor, typically called a GC, is responsible for handling the construction procedure from planning through conclusion. On a new home construction task, that indicates coordinating excavation, structure, framing, roof, mechanical systems, insulation, drywall, surfaces, assessments, and last punch work. On a remodel, the work may include demolition, structural modifications, plumbing relocation, electrical upgrades, cabinets, floor covering, tile, paint, and tying new work into old construction that might not be level, square, or built to contemporary standards.

The general contractor is not always the person swinging the hammer. Some do self-perform portions of the work, particularly framing, trim, cabinetry, or surface woodworking. Others operate mainly as task supervisors who count on subcontractors. Neither design is immediately much better. What matters is whether the contractor has the best team, the right oversight, and a proven system for handling quality.

An excellent **Custom home builder** GC schedules trades in the right order, verifies products before they are needed, checks work against strategies and codes, interacts with inspectors, handles change orders, and protects the spending plan as conditions shift. They need to understand contracts, insurance coverage, lien releases, security, site protection, and the practical truths of enduring construction.

For property owners, the GC also serves as translator. Designers, engineers, constructing departments, suppliers, cabinetmakers, electricians, plumbing professionals, and tile setters all utilize their own language. A proficient contractor can describe what those details mean in cost, schedule, and finished look. That translation is specifically valuable when decisions need to be made rapidly, which they typically do as soon as walls are open or teams are on site.



Home builder, custom home builder, or remodeling contractor?

The terms overlap, however they are not identical. A home builder often concentrates on new construction, either production homes, semi-custom homes, or fully custom homes. A custom home builder typically works from private strategies, adapts to a particular lot, and handles a greater level of owner choice and design complexity. A remodeling contractor concentrates on existing homes, where surprises are common and everyday home interruption should be handled carefully.

A new custom home and a major remodel need various instincts. In new home construction, the contractor begins with a relatively clean slate. Soil conditions, site access, energy connections, weather, and design intricacy can still produce obstacles, but the structure is being integrated in sequence from the ground up. A strong custom home builder concentrates about website orientation, drainage, framing details, long lead materials, and energy **kitchen remodel near me** performance before the very first concrete truck arrives.

A remodel is more forensic. The contractor may open a kitchen wall and discover out-of-date circuitry, missing insulation, previous water damage, undersized framing, or pipes that can not stay where the drawings presumed it would. In a bathroom remodel, a small leak behind tile can reveal rotten subflooring and mold. In an older

home, nothing may be plumb or square. The remodeling contractor requires perseverance, diagnostic ability, and a realistic allowance for unknown conditions.

Some companies are exceptional at both. Others are not. A contractor who develops stunning new homes may deal with the sequencing and dust control needed in an occupied remodel. A remodeler who prospers in kitchens and baths may not have the staffing, provider network, or site management systems for a ground-up custom home. Ask about tasks comparable to yours, not just remarkable tasks in general.

Start with the kind of job you truly have

Before you talk to contractors, define the nature of the work as clearly as possible. A kitchen remodel that keeps the existing design is really different from one that eliminates a bearing wall, relocates pipes, replaces windows, and needs structural engineering. A bathroom remodel might be a cosmetic refresh, or it may include moving drains, including a curbless shower, updating ventilation, and fixing old framing issues.

The exact same uses to additions and custom homes. Constructing a 900-square-foot primary suite addition over a crawlspace is not the same as 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 task with tight gain access to and rigorous sound rules.

Clear scope does not indicate every tile and faucet should be chosen before the first discussion. It does imply you should be honest about your goals, constraints, and appetite for disruption. If you want a high-end kitchen with inset cabinets, paneled home appliances, natural stone, and custom lighting, state that. If your priority is durable, simple, and budget-conscious, state that too. Great contractors can work within different budgets, but they can not price precisely when the target keeps moving.

The finest time to generate a contractor

Many property owners wait up until drawings are total before calling a general contractor. That can work, but it typically leaves money on the table. If you are preparing a custom home, big addition, or considerable remodel, think about involving a contractor during style. This is sometimes called preconstruction, and it can be among the most important phases of the job.

During preconstruction, the contractor can review design ideas for buildability, identify long lead products, suggest cost-saving options, and flag details that may make complex permitting or inspections. For instance, a kitchen design might show a dramatic beam-free opening between the kitchen and living room. An engineer may make that possible, but the contractor can discuss what the steel, short-lived shoring, drywall repair work, floor covering shifts, and mechanical rerouting might do to the budget.

On a custom home, early contractor involvement can form choices about foundation type, roofing system intricacy, window bundles, exterior products, and website work. A plan with several rooflines, large cantilevers, and comprehensive glass may be sensational, however it will price really differently from an easier type with disciplined detailing. The right custom home builder can help protect the style intent while getting rid of unneeded cost and complexity.

This does not suggest the contractor should change the designer or designer. It indicates the task benefits when style and construction knowledge satisfy before the spending plan is already strained.

Where to discover qualified contractors

Referrals stay among the strongest ways to discover a general contractor, however they need context. A next-door neighbor may love the contractor who remodeled their powder room, but that does not show the exact same firm is ideal for a full-house renovation. An architect may recommend a builder whose craftsmanship is excellent, but you still need to examine communication design, rates structure, and availability.

Look for contractors who have completed jobs similar in size, complexity, and finish level. Evaluate their portfolio carefully. Pay attention not just to glamour photos, but likewise to details: cabinet positioning, tile layout, trim shifts, exterior flashing, and how old and new spaces link. A great contractor needs to be willing to go over procedure, not simply show finished images.

Local structure departments, style professionals, specialty providers, and real estate professionals might also know which contractors regularly perform well. Cabinet stores, pipes display rooms, and lumberyards often see how contractors run behind the scenes. They understand who pays bills, strategies ahead, treats vendors respectfully, and deals with issues without drama.

Online reviews can help, but they are insufficient. Some exceptional contractors have few evaluations due to the fact that they work mostly through recommendations. Some mediocre ones have actually polished marketing. Usage online existence as one input, not the choosing factor.

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

A severe vetting process saves more money than aggressive negotiating. The objective is not to question the contractor. It is to discover how they think, how they communicate, and whether their business is stable enough to support your project.

Ask direct questions, then listen for specifics. Unclear responses are an indication. A seasoned general contractor needs to be able to explain how they schedule work, how they handle modification orders, how frequently they interact, what insurance coverage they bring, what types of agreements they utilize, and who will be on site day to day.

Use this short list throughout early discussions:

- Confirm licensing requirements in your state or municipality, and ask the contractor to provide license information if applicable.
- Request evidence of general liability insurance and employees' compensation protection before work begins.
- Ask for recent referrals from jobs similar to yours, not only from the contractor's favorite clients.
- Clarify who manages the project daily, who interacts with you, and how frequently updates are provided.
- Discuss current workload and realistic start dates, since a good contractor who is overcommitted can still become a problem.

References are worthy of more than a fast "Were you happy?" Ask former clients what shocked them, how the contractor managed issues, whether the final cost matched expectations, whether the jobsite was arranged, and if they would hire the very same contractor again. If possible, ask to see a completed job face to face. Pictures conceal a lot. Door spaces, grout lines, paint quality, floor shifts, and cabinet reveals inform a more honest story.

Understanding quotes, price quotes, and allowances

Homeowners frequently ask for three quotes as if that alone guarantees a reasonable price. It does not. 3 bids are only helpful when each contractor costs the same scope, with the same presumptions, quality level, and

documentation. If one quote includes custom cabinets, another presumes stock cabinets, and a third carries an unclear cabinet allowance, the numbers can not be compared meaningfully.

A bid is just as good as the documents behind it. For a kitchen remodel, a strong prices package might consist of a dimensioned design, cabinet specs, appliance selections, lighting strategy, pipes fixture options, backsplash information, countertop material, floor covering information, and notes about wall removal or mechanical modifications. Without those details, the contractor must either think or load the quote with allowances.

Allowances are budget plan placeholders for products not yet picked. They are common and often required, however they require to be reasonable. A \$3,000 device allowance may work for a standard rental kitchen, not for a custom kitchen with a panel-ready refrigerator and expert range. A \$6-per-square-foot tile allowance will not cover handcrafted tile that costs numerous times that quantity before setup. Low allowances try appearance attractive initially, then create painful cost increases later.

There is likewise a difference between fixed-price agreements and cost-plus contracts. In a fixed-price plan, the contractor accepts finish a specified scope for a set price, with modifications handled separately. This can provide budget certainty when the scope is well documented. In a cost-plus arrangement, the homeowner pays actual project costs plus a concurred contractor cost or markup. This can work well for complex remodels where unknowns are significant, however it needs openness, trust, and disciplined reporting.

Neither structure is generally best. A fixed rate with poor scope is not safe. A cost-plus contract with weak documents is not safe either. The genuine protection comes from clarity, communication, and a contractor who tracks expenses honestly.

The most affordable bid deserves mindful scrutiny

A low bid might reflect performance, lean overhead, strong trade relationships, or a contractor who really desires the work. It may likewise reflect missed out on scope, impractical allowances, inexperience, or a strategy to recover earnings through modification orders. The difficulty is telling the difference.

When a quote is significantly lower than others, ask the contractor to stroll you through it. A professional need to not be offended by this. They ought to have the ability to discuss their assumptions and determine what is left out. If the project involves structural work, mechanical modifications, custom cabinets, or high-end surfaces, a big price space generally implies the quotes are not aligned.



As soon as reviewed contending proposals 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 revealed that the low bid excluded electrical panel work, brought a very little floor covering allowance, did not consist of painting surrounding rooms, and assumed the existing ceiling would stay untouched after wall elimination. By the time those items were fixed, the "less expensive" quote was no longer cheaper.

Price transparency safeguards both sides. A contractor who rates completely may appear expensive at first, but that number may be closer to the actual expense of completing the task properly.

Contracts need to be plain, specific, and complete

A handshake is inadequate for serious construction work. A written agreement ought to specify the scope, rate structure, payment schedule, change order procedure, approximate timeline, service warranty terms, insurance coverage requirements, and disagreement resolution approach. It needs to likewise determine exemptions, owner-supplied items, allow responsibility, and how unanticipated conditions will be handled.

The agreement does not need to be stuffed with legal language to be useful. In fact, the best construction agreements are frequently clear enough for everyone to comprehend. Ambiguity is where dispute grows. If the contractor says painting is included, which rooms and surfaces are included? If flooring is consisted of, does that include leveling, shifts, baseboards, and moving furnishings? If a bathroom remodel includes a new shower, does the cost consist of waterproofing standards, niche framing, glass, ventilation, and tile layout?

Payment schedules ought to represent advance, not approximate dates. For custom homes, payments are frequently tied to turning points such as foundation, framing, mechanical rough-ins, drywall, and substantial conclusion. For remodels, payments may be staged around mobilization, rough-ins, evaluations, cabinet setup, tile completion, and last punch work. A deposit is typical in many markets, particularly when products should be bought, however large in advance 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 require immediate decisions when covert conditions appear, however those decisions must still be documented. A casual "we'll figure it out later" can become a dispute when the billing arrives.

Permits, codes, and inspections are not optional details

Some homeowners see permits as red tape. Experienced contractors understand they are part of accountable construction. Allows create a record that work was examined by the regional authority, and inspections provide checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist due to the fact that failures in those areas can be harmful and expensive.

Not every small cosmetic task requires a license. Painting cabinets, changing a faucet in the same location, or swapping lighting fixtures might not set off one, depending upon regional rules. But moving walls, modifying structure, adding square video, transferring pipes, changing electrical circuits, replacing windows, ending up basements, and building decks typically do. Requirements differ by jurisdiction, so local knowledge matters.

Be cautious of a contractor who motivates preventing licenses for work that clearly requires them. Unpermitted work can develop issues throughout resale, insurance coverage claims, refinancing, or future restorations. More notably, it might conceal hazardous work. A competent general contractor must understand when permits use and must be comfortable dealing with inspectors.

That said, inspectors are not quality-control managers for each surface information. Passing assessment does not suggest the tile layout is appealing, the paint is smooth, or the cabinet doors align perfectly. Code is the minimum legal requirement. Craftsmanship is a different expectation that needs to be managed through contractor selection, paperwork, and oversight.

Communication determines the house owner experience

Most construction issues are communication issues before they become construction problems. A delayed window is aggravating. A delayed window that no one informs you about till the team vanishes for 2 weeks feels like betrayal. A surprise cost is undesirable. A surprise expense explained early, with options and paperwork, is easier to manage.

Before hiring, ask how the contractor interacts. Some utilize task management software with schedules, images, everyday logs, selections, and modification orders. Others rely on e-mail, texts, call, and weekly site meetings. [affordable custom home builder](#) The tool matters less than consistency. Homeowners need to understand who to call, when decisions are required, and what has actually changed considering that the last update.

For inhabited remodels, interaction ends up being even more important. If your kitchen is under construction, you require to understand when water or power will be shut down, when noisy work will occur, where employees will park, how dust will be contained, and whether family pets require to be protected. A thoughtful remodeling contractor will talk about short-term kitchens, gain access to paths, floor protection, restroom use, particles removal, and daily cleanup before demolition begins.

On custom homes, interaction often centers on choices and schedule. Property owners undervalue the number of decisions they will make: windows, doors, roofing, siding, stone, flooring, grout, hardware, lighting, plumbing components, paint colors, closet systems, appliances, countertops, mirrors, shower glass, trim profiles, and more. Late choices cause delays and rush charges. A strong home builder will provide a selection schedule so decisions are made before they hold up the work.

Quality appears before the finishes

Many property owners judge quality by noticeable finishes, however quality begins much earlier. A straight frame makes drywall, cabinets, tile, and trim better. Appropriate flashing secures walls long after the siding looks new.

Great waterproofing behind shower tile matters more than the tile itself. Proper mechanical design impacts convenience and serviceability for decades.

During contractor interviews, inquire about the parts of construction you will not see when the task is ended up. How do they manage waterproofing in showers? What is their method to air sealing in new home construction? How do they protect existing floors [bathroom remodel contractors](#) throughout a remodel? How do they validate cabinet measurements before purchasing? How do they handle moisture before installing wood flooring?

The responses reveal whether the contractor believes like a builder or a salesperson. A polished presentation is nice. Technical skills is better. The very best contractors can discuss hidden work without making it sound mysterious. They take pride in details that safeguard the home after everybody has actually stopped appreciating the backsplash.

For kitchen remodel projects, quality might depend upon cabinet installation, home appliance clearances, ventilation, lighting placement, and how counter tops satisfy walls that are not perfectly straight. For a bathroom remodel, it may depend on slope to drains, waterproof membranes, obstructing for glass doors and grab bars, fan sizing, and tile substrate. For a custom home, quality might depend upon structure drain, framing tolerances, roofing system assemblies, window installation, insulation connection, and heating and cooling design.

Living through a remodel needs planning

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

The contractor need to assist set expectations, however house owners also need a useful plan. Choose where you will keep furnishings and personal items. Eliminate belongings before crews show up. Set up a short-term cooking area if the kitchen is impacted. Discuss parking and access with neighbors if the street is tight. If somebody works from home, talk truthfully about noise and schedule.

A great contractor will use dust barriers, flooring protection, negative air devices or air scrubbers when suitable, and daily clean-up habits. Still, no dust-control system is ideal. If somebody in the home has asthma, immune concerns, or serious allergic reactions, raise that before the agreement is signed. The approach might require to change.

Pets likewise deserve attention. Construction workers can not be accountable for keeping a worried pet dog from slipping through an open gate. Develop an animal plan that keeps animals safe and crews productive.



Red flags that need to slow you down

Homeowners typically sense difficulty before they can call it. A contractor who is challenging to reach during the sales procedure may not become more responsive after receiving a deposit. A proposition that is thin on information might lead to arguments later. Pressure strategies, unclear credentials, and hesitation to supply paperwork ought to all be taken seriously.

Watch for these warning signs:

- The contractor requests a large cash payment before providing an in-depth agreement or buying recorded materials.
- They can not offer proof of insurance coverage, pertinent license information, or current references.
- Their proposal includes broad expressions such as "total remodel" without specific scope, products, exemptions, or allowances.
- They dissuade permits for work that likely needs them.
- They guarantee an uncommonly fast schedule without explaining labor schedule, preparations, evaluations, or possible constraints.

One warning does not constantly imply you ought to walk away, however it needs to 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](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 grabbing a bite at [Lotus of St George](#) nearby residents often reach out to Vision Building & Renovation to start a new custom home build in St. George.