

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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Choosing in between a general contractor and a home builder sounds simple till cash, allows, illustrations, weather, examinations, subcontractors, and reality enter the picture. The title on an organization card does not always tell you whether someone is the ideal suitable for your project. A skilled general contractor might be perfect for a kitchen remodel, a bathroom remodel, an addition, or a whole-house remodelling. An experienced home builder might be the much better choice when you are starting from an uninhabited lot and planning new home construction from the ground up.

The confusion is easy to understand. Both coordinate trades. Both manage schedules. Both deal with inspectors, providers, modification orders, and spending plans. Both can construct something considerable. The difference depends on the kind of work they are built to manage, the systems they utilize, the threats they comprehend best, and the way they assist customers through decisions.

I have seen homeowners employ a new home builder for a complicated remodelling and find that working inside an existing structure was more unpredictable than anybody anticipated. I have actually also seen people hire a remodeling contractor to develop a new custom home, just to find that site development, utility coordination, and long-range sequencing required a different level of new-build experience. Neither professional was necessarily bad. They were simply running outside their greatest lane.

The right hire depends on what you are constructing, how much design work is already total, just how much control you want, the number of unknowns the task contains, and how comfy you are with the process.

What a general contractor actually does

A general contractor is the central manager accountable for providing a construction job. On property tasks, that usually implies hiring and collaborating subcontractors, ordering materials, scheduling assessments, keeping work moving, handling jobsite conditions, tracking expenses, and solving issues as they appear.

A great general contractor does not simply "know a guy" for each trade. They understand the order of operations. They understand why the plumbing requires to be roughed in before insulation, why a framing correction can impact cabinet designs 3 months later on, and why one missing out on window can hold up siding, drywall, trim, and last painting. They spend much of their time avoiding small problems from becoming pricey delays.

General contractors are typically worked with for remodeling tasks, additions, repairs after damage, basement surfaces, structural modifications, and specialty upgrades. If you are opening up a wall in between a kitchen and dining-room, converting a tub to a walk-in shower, finishing an attic, or adding 600 square feet to the back of a house, a general contractor or remodeling contractor is frequently the natural fit.

The greatest general contractors are particularly important in existing homes due to the fact that remodellings require judgment. Older houses seldom match their illustrations, if illustrations exist at all. A wall that appears non-load-bearing may carry roofing load through an odd framing path. Electrical circuitry may have been changed by 3 previous owners. Floor framing might be out of level by an inch throughout a room. The contractor needs to diagnose, adjust, document, and keep the task moving without pretending your home is something it is not.

That sort of work requires patience and field experience. It is something to set up cabinets in a newly framed kitchen with square walls and a level piece. It is another to install them in a 1940s home where the plaster varies in thickness, the floor rolls toward the back entrance, and the property owner desires the completed room to look tidy without tearing the whole house apart.

What a home builder gives the table

A home builder focuses on constructing homes, normally from an empty lot or a cleared building site. Some builders specialize in production homes, where buyers pick from set strategies and finish bundles in a planned neighborhood. Others run as a custom home builder, creating unique homes with designers, designers, engineers, and owners.

For new home construction, a builder's work often begins before any framing team arrives. They may help evaluate land, review zoning constraints, coordinate studies, set up soil tests, quote sitework, price utility connections, and determine allowing requirements. These early steps matter because the cost of preparing land can amaze even knowledgeable property owners. A stunning wooded lot may require clearing, grading, a long driveway, drainage work, septic design, well drilling, or utility extensions before the first footing is poured.

A home builder likewise understands the rhythm of building from scratch. Excavation results in structure work. Structure work causes framing. Framing leads to roofing, windows, rough mechanicals, insulation, drywall, trim, surfaces, and final examinations. The series is cleaner than remodeling in some methods since the builder manages the entire structure. However the scale is larger, and the cash flow, preparations, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is real overlap in between the 2 functions. A general contractor can construct a new home if licensed, insured, experienced, and appropriately staffed for that work. A home builder might also take on remodellings, particularly additions or big remodels for past clients. In some markets, individuals use the terms interchangeably. A company might call itself a builder but do primarily remodels. Another may call itself a general contractor but specialize in custom homes.

That is why you need to look beyond the label. Ask what kind of work makes up the majority of their annual volume. Ask to see tasks similar to yours, not just outstanding photos. A lovely new farmhouse does not prove proficiency in remodeling a tight metropolitan row home. A spectacular kitchen remodel does not prove the company can deal with land advancement, structure coordination, and a year-long custom build.

I as soon as strolled a house where the owner had actually employed a builder understood for new homes to finish a significant interior restoration. The builder was capable, honest, and well related to. However the job dragged due to the fact that his group was used to tidy sequencing, open framing, and foreseeable strategies. The house had hidden pipes disputes, uneven floorings, and residents living upstairs throughout construction. A remodeling contractor would have prepared for more of the friction, priced more investigative work upfront, and staged the project differently.

Match the professional to the project type

For most homeowners, the easiest method to narrow the choice is to begin with the nature of the job rather than the title of the professional. A kitchen remodel, bathroom remodel, room addition, basement renovation, or structural repair generally points towards a general contractor with remodeling experience. A ground-up house generally points towards a home builder, particularly if the style is custom or the site has actually complications.

Here is a practical contrast:

Job type	Normally much better fit	Why	--	--	--
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, finish coordination, dust control, and tenancy planning matter greatly			
Bathroom remodel	Remodeling contractor	Tight spaces, waterproofing information, plumbing changes, tile work, and schedule compression need remodelling experience			
Whole-house renovation	General contractor	Existing structure, phased work, structural changes, and surprise conditions drive the task			
Space addition	General contractor or builder	The best fit depends upon whether the work is more renovation-heavy or new-structure-heavy			
New home construction	Home builder or custom home builder	Sitework, allowing, full-house sequencing, choices, and long-range cost control are main			

This contrast is not a stiff rule. Some large remodeling contractors are exceptional at additions that feel almost fresh builds. Some custom builders have in-house remodelling divisions that handle intricate remodels perfectly. The crucial thing is not the category. It matters experience.

When a general contractor is the smarter hire

A general contractor is normally the smarter work with when the project needs to tie into an existing structure. Existing homes develop unknowns. Even when strategies are detailed, the contractor may not understand what is inside a wall till demolition begins. That uncertainty affects rates, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may consist of cabinet replacement, new counter tops, lighting, flooring, backsplash tile, and device installation. In practice, the task may include transferring pipes, upgrading electrical service, repairing subfloor damage near an old dishwasher, correcting a drooping ceiling, widening an opening, and coordinating cabinet shipment so boxes do not being in a garage for 6 weeks.

A general contractor who remodels kitchens frequently understands where surprises tend to conceal. They may advise opening a small section of wall before last prices. They may ask the cabinet designer for appliance requirements early since a one-inch distinction in refrigerator depth can impact adjacent pantry cabinets. They might flag that moving a sink to an island requires venting choices that need to be confirmed before the design is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is small, but it is mechanically thick. Waterproofing details, framing flatness, drain location, glass clearances, fan ducting, and tile design all affect the final result. I have seen property owners focus practically entirely on tile selection while missing the more important concern: who is responsible for making sure the shower does not leak 5 years from now? The response should be clear before work starts.

General contractors also tend to be much better suited for tasks where the homeowner stays in your house during construction. Living through a remodel is hard. Dust barriers, short-lived kitchens, bathroom gain access to, animal safety, parking, day-to-day cleanup, and working hours become part of the job. Contractors who concentrate on remodeling know that safeguarding the existing home is not a courtesy. It is part of the scope.

When a home builder is the more powerful choice

A home builder is typically the stronger choice when the job starts with land, plans, and a capacity to construct. New home construction needs coordination at a scale that varies from remodeling. The builder needs to handle the entire building envelope, website drain, structure precision, energy setup, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder must ideally be included before the drawings are totally total. That does not indicate the builder replaces the architect. It indicates rates and constructability feedback can prevent pricey redesign later on. For instance, an architect may design a significant wall of windows, a complex roofline, or a cantilevered balcony. Those functions may be worth every dollar, however the owner must understand the expense before authorization drawings are finished.

A custom home builder can also help line up allowances with truth. Allowances are spending plan placeholders for items not yet selected, such as tile, lighting, devices, pipes fixtures, or floor covering. If allowances are too low, the agreement rate looks attractive at signing however grows painfully throughout selections. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are envisioning expert devices, wide-plank hardwood, inset cabinets, and natural stone, the spending plan must not carry entry-level allowances.

The style question: who leads before construction starts?

Many homeowners start by calling contractors before they have adequate info for accurate rates. That is not wrong, but it can lead to disappointment. A contractor can not price a kitchen remodel exactly from a discussion about "opening things up" and "adding more storage." A builder can not give a dependable custom home cost from a sketch and a Pinterest board.

The design course affects whom you employ and when. For remodels, some general contractors provide design-build services, meaning they manage design and construction under one roofing or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the property owner desires a directed procedure and a single point of responsibility. The benefit is continuity. The designer, estimator, and field team work toward the same budget plan. The trade-off is that you might not be competitively bidding a totally completed plan to multiple contractors.

For custom homes, many owners hire a designer initially, then generate a custom home builder during style development. Others work with a design-build home builder with internal or partner architectural services. Both approaches can prosper. The threat comes when style and budget plan establish independently. If the strategies are completed without cost input, the very first builder price quote might surpass the spending plan by 20 percent, 40 percent, or more, depending upon the marketplace and intricacy. At that point, the owner spends for redesign or begins cutting functions under pressure.

Good professionals welcome early budget discussions. They may not give a fixed price without drawings, however they can identify expense motorists. They can state, "That second-story addition will likely require structural upgrades listed below," or "A 500-foot energy run will not price like a basic neighborhood connection," or "If you desire large-format tile because shower, we need flatter walls [Custom home builder](#) and a much better substrate strategy."

Licensing, insurance coverage, and regional rules

Licensing rules differ by state, province, county, and municipality. Some locations require a general contractor license for any considerable residential work. Others accredit specific trades however have looser requirements for the person collaborating the task. New home builders might need registration with a state home builder board, service warranty program, or local building authority. Because guidelines differ, house owners should confirm requirements in your area rather than depending on assumptions.



Insurance matters just as much as licensing. At a minimum, the contractor or builder need to carry general liability insurance and, if they have workers, employees' compensation protection. If subcontractors are used, the prime contractor should have a procedure for gathering certificates of insurance. This is not documents for documents's sake. If someone is injured on the home or a subcontractor causes damage, uncertain coverage can end up being a major problem.

Permitting is another practical test. A qualified expert must be able to explain what permits are required, who will obtain them, what inspections are anticipated, and how authorization costs are handled. Beware if somebody recommends skipping licenses for work that clearly requires them. Unpermitted structural, electrical, plumbing, or mechanical work can create safety problems and complicate resale.

How rates varies between remodels and new builds

Pricing methods differ, however domestic construction frequently falls under fixed-price agreements, cost-plus agreements, or hybrids with allowances and modification orders. The best method depends upon how complete the strategies are and how many unknowns exist.

A fixed-price agreement gives the owner a specified cost for a specified scope. It works best when illustrations, specifications, selections, and site conditions are clear. In remodeling, fixed pricing can still consist of exclusions for surprise conditions, such as hidden rot, out-of-date circuitry, or structural flaws found during demolition. That is sensible if the exclusions are specific and the modification order procedure is clear.

Cost-plus agreements bill the owner for real costs plus a contractor cost, either a portion or repaired cost. This approach can make good sense for custom homes or intricate remodellings where the scope can not be fully known at the start. The owner gets versatility and transparency, however also carries more cost danger. Strong reporting is necessary. Without regular cost updates, cost-plus can end up being stressful quickly.

Allowances deserve mindful attention. An agreement may consist of a \$4,000 device allowance, however the range you want might cost \$7,500 by itself. A bathroom remodel might include a tile allowance that covers basic ceramic but not handmade tile or natural stone. Low allowances are one of the easiest methods for an estimate to appear competitive while downplaying the true task cost.

Contingency is likewise various in between task types. For a reasonably uncomplicated new home on a prepared lot with total plans, contingency might be lower than for a significant remodelling in an older house. For remodels, lots of professionals advise owners to keep a reserve, frequently in the variety of 10 to 20 percent depending on age, intricacy, and just how much examination has actually been done. That is not a license for **Kitchen remodel** careless prices. It is acknowledgment that existing buildings can conceal expensive surprises.

The concerns that reveal fit

Interviews frequently expose more than sites. You are not only purchasing labor and materials. You are employing judgment, communication, and analytical under pressure. A sleek portfolio is useful, but the conversation must get specific.

Ask these questions before you decide:

1. How many jobs like mine have you finished in the last 2 years?
2. Who will supervise the task everyday, and how often will they be onsite?
3. How do you deal with change orders, concealed conditions, and allowance overages?
4. Can you provide current references for similar work, not just your preferred projects?
5. What parts of this task stress you most from an expense, schedule, or constructability standpoint?

The last concern is specifically revealing. A weak contractor says, "Nothing, everything looks simple." A strong one pauses and offers a real answer. Possibly the issue is access for excavation equipment. Perhaps it is matching existing brick. Maybe it is long lead times for custom windows. Possibly it is keeping a functioning restroom offered while the other one is under construction. Experts who can determine threat early are more likely to handle it well.

Red flags that need to slow you down

A low rate can be genuine, however it must make sense. If three estimates for a bathroom remodel cluster around \$38,000 [Bathroom remodel](#) to \$45,000 and one is available in at \$24,000, you need to know why. Perhaps the low bidder misinterpreted the scope. Possibly they left out pipes fixtures, glass, electrical upgrades, or permits. Maybe they plan to use lower-cost materials. Or possibly they are underpricing the task and wanting to recover through modification orders.

Be cautious with unclear scopes. "Remodel kitchen" is not a scope. An appropriate proposition should describe demolition, framing, electrical, pipes, heating and cooling adjustments if any, drywall, floor covering, cabinetry, countertops, backsplash, painting, permits, clean-up, and exemptions. It ought to clarify who provides devices, fixtures, tile, lighting, cabinet hardware, and other surface items.

Communication during estimating also predicts interaction throughout construction. If somebody misses out on appointments, takes weeks to address standard concerns, or prevents composed information before you sign, that pattern typically does not enhance after a deposit is paid. Hectic professionals can still communicate clearly. Silence is not the same as being in demand.

Another warning is pressure. A contractor or builder may have legitimate scheduling constraints, but you should not feel hurried into a major agreement without time to examine it. Residential construction involves excessive money and interruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms should have unique reference because they prevail projects and simple to ignore. They combine style, energy systems, finish craftsmanship, and daily family interruption. A kitchen remodel might affect how a family consumes for 2 months. A bathroom remodel may require cautious planning if it is the just full bath in the house.

A remodeling contractor who does these tasks regularly brings useful practices that do not always display in pictures. They understand to verify home appliance requirements before rough electrical. They understand a shower niche ought to be laid out with the tile pattern, not framed randomly and been sorry for later on. They understand the vanity drawer must clear the supply lines. They understand recessed medication cabinets can conflict with pipes vents in the wall. They know that a floor that looks "close sufficient" before tile may look horrible after large-format tile is installed.

Specialization likewise aids with schedule realism. A five-by-eight hall bathroom is not automatically a one-week task if it includes full demolition, plumbing moving, electrical work, assessments, waterproofing, tile, glass measurement, and finish setup. Drying times, inspection windows, and custom products matter. An expert schedule accounts for those actions instead of appealing magic.

New home construction and the importance of preconstruction planning

For new homes, preconstruction planning sets the tone for the whole develop. The builder must assist turn drawings and selections into a buildable, priced, scheduled task. That consists of examining structural requirements, energy code details, window and door lead times, outside products, mechanical systems, and website logistics.

One typical error is choosing a builder too late. By the time plans are ended up, owners may feel mentally dedicated to a design that does not fit the budget plan. Bringing a home builder into the discussion earlier can maintain the style intent while changing costly details before they become expensive modifications. An easier

roofline, a somewhat smaller footprint, or a various structure technique can often save meaningful money without damaging how the home lives.

Another error is focusing only on cost per square foot. Expense per square foot can be a rough reference, however it is a blunt instrument. A compact custom home with high-end finishes can cost more per square foot than a bigger, simpler house. Sitework, porches, garages, ceiling heights, window packages, cabinets, mechanical systems, and architectural intricacy all misshape the number. A builder who offers a casual square-foot cost without understanding the plans and website is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They involve new foundation, framing, roof, and exterior work, however they also connect to an existing home. That connection is often the hardest part. The new flooring should fulfill the old floor. The roofline should tie in without leakages. The exterior should look deliberate rather than tacked on. Heating and cooling capacity might need review. Electrical service might require upgrading. The household might reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be suitable. The choosing element is experience with tie-ins and inhabited remodellings. A builder who mostly deals with uninhabited lots might ignore the trouble of protecting an existing home and minimizing disruption. A remodeler who rarely deals with foundations and large structural framing may need more powerful support from engineers and sitework trades. The best choice is the expert who can show finished additions comparable in size and intricacy to yours.

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:4356694133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.