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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Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Hiring a general contractor is one of the most consequential choices a property owner will make during a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home remodelling. The right contractor can turn a complicated job into a managed, well-managed process. The wrong one can leave you with blown budgets, stalled inspections, poor craftsmanship, and months of stress that might have been avoided with much better vetting.

A home project is not like buying a completed item off a shelf. 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 handling those moving parts often matters more.

I have seen perfectly developed jobs struggle due to the fact that 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 prepare 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 shows up in the spaces between the line items: how they manage hold-ups, what they see before it ends up being expensive, and whether they treat your home like a jobsite or like somebody's biggest individual investment.

What a general contractor really does

A general contractor, typically called a GC, is accountable for managing the construction procedure from planning through completion. On a new home construction job, that suggests collaborating excavation, structure, framing, roof, mechanical systems, insulation, drywall, surfaces, examinations, and final punch work. On a remodel, the work might involve demolition, structural modifications, pipes relocation, electrical upgrades, kitchen cabinetry, floor covering, tile, paint, and tying new work into old construction that may not be level, square, or built to contemporary standards.

The general contractor is not constantly the person swinging the hammer. Some do self-perform parts of the work, specifically framing, trim, cabinetry, or surface woodworking. Others run mainly as task supervisors who depend on subcontractors. Neither design is immediately much better. What matters is whether the contractor has the ideal group, the best oversight, and a proven system for managing quality.

A great GC schedules sell the right order, confirms products before they are required, checks work against strategies and codes, interacts with inspectors, handles change orders, and secures the budget plan as conditions shift. They must comprehend contracts, insurance, lien releases, security, site defense, and the useful truths of enduring construction.

For homeowners, the GC also acts as translator. Architects, engineers, constructing departments, providers, cabinetmakers, electrical contractors, plumbings, and tile setters all utilize their own language. A skilled contractor can explain what those details imply in cost, schedule, and ended up appearance. That translation is particularly important when choices should be made rapidly, which they frequently do when walls are open or teams are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, but they are not identical. A home builder typically focuses on new construction, either production homes, semi-custom homes, or fully custom homes. A custom home builder typically works from individual strategies, adapts to a specific lot, and handles a greater level of owner selection and style complexity. A remodeling contractor concentrates on existing homes, where surprises are common and day-to-day home interruption must be handled carefully.

A new custom home and a major remodel need different impulses. In new home construction, the contractor begins with a reasonably fresh start. Soil conditions, website gain access to, utility connections, weather, and design complexity can still develop challenges, however the structure is being built in series from the ground up. A strong custom home builder concentrates about site orientation, drain, framing information, long lead products, and energy efficiency before the very first concrete truck arrives.

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

Some companies are exceptional at both. Others are not. A contractor who builds beautiful new homes might struggle with the sequencing and dust control needed in an occupied remodel. A remodeler who flourishes in kitchens and baths may not have the staffing, supplier network, or website management systems for a ground-up custom home. Inquire about tasks similar to yours, not simply remarkable tasks in general.

Start with the type of job you really have

Before you interview contractors, specify the nature of the work as plainly as possible. A kitchen remodel that keeps the existing layout is really various from one that gets rid of a load-bearing wall, transfers plumbing, changes windows, and requires structural engineering. A bathroom remodel may be a cosmetic refresh, or it might involve moving drains pipes, including a curbless shower, updating ventilation, and fixing old framing issues.

The same applies to additions and custom homes. Developing a 900-square-foot main 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 gas tank has various logistics than a city infill job with tight access and rigorous noise rules.

Clear scope does not suggest every tile and faucet should be selected before the very first discussion. It does imply you should be sincere about your objectives, restrictions, and hunger for interruption. If you want a high-end kitchen with inset cabinets, paneled appliances, natural stone, and custom lighting, state that. If your concern is durable, uncomplicated, and budget-conscious, state that too. Great contractors can work within different budget plans, but they can not price properly when the target keeps moving.

The finest time to generate a contractor

Many property owners wait up until drawings are complete before calling a general contractor. That can work, however it frequently leaves money on the table. If you are preparing a custom home, big addition, or considerable remodel, think about including a contractor throughout style. This is in some cases called preconstruction, and it can be among the most important phases of the job.

During preconstruction, the contractor can review design concepts for buildability, determine long lead products, recommend cost-saving alternatives, and flag details that may complicate permitting or assessments. For instance, a kitchen style may show a significant beam-free opening between the kitchen and living-room. An engineer may make that possible, however the contractor can describe what the steel, temporary shoring, drywall repair, flooring shifts, and mechanical rerouting may do to the budget.

On a custom home, early contractor participation can shape choices about foundation type, roofing system complexity, window packages, exterior materials, and site work. A strategy with several rooflines, large cantilevers, and substantial glass may be stunning, but it will price really in a different way from a simpler form with disciplined detailing. The ideal custom home builder can assist preserve the design intent while getting rid of unnecessary expense and complexity.

This does not suggest the contractor ought to replace the designer or designer. It means the task benefits when design and construction knowledge fulfill before the spending plan is currently strained.

Where to discover competent contractors

Referrals remain among the strongest ways to find a general contractor, however they require context. A neighbor may love the contractor who redesigned their powder room, but that does not prove the very same company is ideal for a full-house restoration. An architect might suggest a builder whose craftsmanship is outstanding, however you still require to inspect interaction style, prices structure, and availability.

Look for contractors who have actually finished projects comparable in size, intricacy, and surface level. Review their portfolio thoroughly. Focus not just to glamour photos, however likewise to details: cabinet alignment, tile design, trim transitions, exterior flashing, and how old and new spaces link. A good contractor must be willing to go over procedure, not just reveal completed images.

Local building departments, style experts, specialized suppliers, and realty specialists might likewise understand which contractors regularly perform well. Cabinet stores, plumbing showrooms, and lumberyards typically see how contractors operate behind the scenes. They know who pays expenses, strategies ahead, treats vendors respectfully, and solves problems without drama.

Online reviews can help, however they are insufficient. Some outstanding contractors have few reviews since they work mostly through referrals. Some average ones have polished marketing. Usage online presence as one input, not the deciding factor.

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

A major vetting process saves more money than aggressive negotiating. The goal is not to interrogate the contractor. It is to learn how they think, how they interact, and whether their company is stable enough to support your project.

Ask direct questions, then listen for specifics. Unclear answers are an indication. A skilled general contractor ought to have the ability to discuss how they arrange work, how they manage change orders, how often they interact, what insurance they carry, what kinds of agreements they use, and who will be on website day to day.

Use this short list during early conversations:

- Confirm licensing requirements in your state or town, and ask the contractor to offer license details if applicable.
- Request evidence of general liability insurance and employees' settlement coverage before work begins.
- Ask for recent references from tasks similar to yours, not just from the contractor's favorite clients.
- Clarify who handles the job daily, who communicates with you, and how typically updates are provided.
- Discuss existing workload and reasonable start dates, because a great contractor who is overcommitted can still become a problem.

References should have more than a fast "Were you delighted?" Ask previous customers what amazed them, how the contractor handled problems, whether the final cost matched expectations, whether the jobsite was organized, and if they would hire the exact same contractor again. If possible, ask to see a completed project face to face. Photos conceal a lot. Door gaps, grout lines, paint quality, flooring transitions, and cabinet reveals inform a more sincere story.

Understanding quotes, quotes, and allowances

Homeowners often ask for 3 bids as if that alone guarantees a fair rate. It does not. Three bids are just helpful when each contractor costs the very same scope, with the same assumptions, quality level, and documentation. If one bid includes custom cabinets, another assumes stock cabinets, and a 3rd brings a vague cabinet allowance, the numbers can not be compared meaningfully.

A bid is just as excellent as the documents behind it. For a kitchen remodel, a strong rates plan might consist of a dimensioned layout, cabinet specs, appliance choices, lighting strategy, pipes component options, backsplash details, counter top product, flooring info, and notes about wall removal or mechanical changes. Without those details, the contractor must either think or load the quote with allowances.

Allowances are budget plan placeholders for products not yet selected. They are common and frequently required, however they need to be sensible. A $3,000 device allowance may work for a basic rental kitchen, not for a custom kitchen with a panel-ready refrigerator and expert variety. A $6-per-square-foot tile allowance will

not cover handcrafted tile that costs numerous times that amount before setup. Low allowances try look attractive at first, then produce painful boost later.

There is likewise a difference in between fixed-price contracts and cost-plus contracts. In a fixed-price plan, the contractor consents to finish a defined scope for a set price, with modifications handled individually. This can supply budget plan certainty when the scope is well documented. In a cost-plus plan, the property owner pays real project expenses plus an agreed contractor cost or markup. This can work well for complicated remodels where unknowns are substantial, however it requires openness, trust, and disciplined reporting.

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

The least expensive bid deserves careful scrutiny

A low bid may reflect performance, lean overhead, strong trade relationships, or a contractor who really wants the work. It might also show missed out on scope, impractical allowances, inexperience, or a strategy to recuperate earnings through change orders. The challenge is telling the difference.

When a bid is significantly lower than others, ask the contractor to walk you through it. A professional must not be offended by this. They need to be able to explain their presumptions and determine what is omitted. If the project includes structural work, mechanical changes, custom cabinets, or high-end finishes, a large price space generally implies the bids are not aligned.

I as soon as evaluated completing proposals for a kitchen remodel where one contractor was almost 25 percent lower than the others. The property owner was understandably lured. A closer appearance showed that the low quote excluded electrical panel work, brought a very little floor covering allowance, did not include painting surrounding rooms, and assumed the existing ceiling would remain unblemished after wall elimination. By the time those items were fixed, the "cheaper" bid was no longer cheaper.

Price transparency secures both sides. A contractor who costs thoroughly may seem pricey in the beginning, however that number might be closer to the actual cost of finishing the task properly.

Contracts should appear, specific, and complete

A handshake is not enough for severe construction work. A composed contract ought to define the scope, cost structure, payment schedule, modification order procedure, approximate timeline, guarantee terms, insurance coverage requirements, and disagreement resolution method. It should likewise recognize exclusions, owner-supplied items, allow duty, and how unpredicted conditions will be handled.

The agreement does not require to be stuffed with legal language to General contractor be beneficial. In truth, the best construction agreements are typically clear enough for everyone to comprehend. Obscurity is where dispute grows. If the contractor states painting is consisted of, which spaces and surface areas are included? If flooring is consisted of, does that consist of leveling, shifts, baseboards, and moving furniture? If a bathroom remodel includes a new shower, does the price include waterproofing requirements, niche framing, glass, ventilation, and tile layout?

Payment schedules must correspond to advance, not approximate dates. For custom homes, payments are often connected to turning points such as foundation, framing, mechanical rough-ins, drywall, and substantial conclusion. For remodels, payments may be staged around mobilization, rough-ins, assessments, cabinet installation, tile completion, and final punch work. A deposit is normal in numerous markets, specifically when

products need to be bought, however big upfront payments before any work or materials are committed should have caution.

Change orders need to be composed, priced, and authorized before the work continues whenever possible. Remodels often need instant choices when concealed conditions appear, however those choices ought to still be documented. A casual "we'll figure it out later" can become a dispute when the invoice arrives.

Permits, codes, and assessments are not optional details

Some house owners view permits as bureaucracy. Experienced contractors know they belong to accountable construction. Permits develop a record that work was evaluated by the regional authority, and examinations supply 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 needs an authorization. Painting cabinets, replacing a faucet in the exact same place, or swapping light fixtures may not set off one, depending upon local guidelines. But moving walls, changing structure, adding square footage, transferring plumbing, changing electrical circuits, replacing windows, finishing basements, and building decks frequently do. Requirements vary by jurisdiction, so regional knowledge matters.

Be cautious of a contractor who encourages preventing authorizations for work that clearly requires them. Unpermitted work can create issues during resale, insurance coverage claims, refinancing, or future restorations. More notably, it might hide hazardous work. A competent general contractor should understand when permits use and must be comfy dealing with inspectors.

That said, inspectors are not quality-control managers for each surface information. Passing examination does not imply the tile design is attractive, the paint is smooth, or the cabinet doors line up perfectly. Code is the minimum legal standard. Craftsmanship is a separate expectation that must be managed through contractor selection, paperwork, and oversight.

Communication figures out the property owner experience

Most construction issues are communication problems before they become construction issues. A postponed window is aggravating. A delayed window that nobody tells you about until the crew vanishes for 2 weeks feels like betrayal. A surprise expense is unpleasant. A surprise cost discussed early, with options and paperwork, is easier to manage.

Before hiring, ask how the contractor interacts. Some use project management software application with schedules, photos, everyday logs, choices, and change orders. Others rely on email, texts, telephone call, and weekly site conferences. The tool matters less than consistency. Property owners need to understand who to contact, when choices are needed, and what has actually changed because the last update.



For occupied remodels, communication ends up being much more crucial. If your kitchen is under construction, you require to know when water or power will be shut down, when loud work will take place, where workers will park, how dust will be consisted of, and whether pets need to be secured. A thoughtful remodeling contractor will talk about short-term kitchens, access paths, flooring security, washroom usage, particles removal, and daily clean-up before demolition begins.

On custom homes, communication typically fixates choices and schedule. Homeowners undervalue the number of choices they will make: windows, doors, roofing, siding, stone, flooring, grout, hardware, lighting, pipes fixtures, paint colors, closet systems, devices, countertops, mirrors, shower glass, trim profiles, and more. Late selections cause delays and rush charges. A strong home builder will offer a selection schedule so choices are made before they hold up the work.

Quality shows up before the finishes

Many house owners evaluate quality by visible surfaces, however quality begins much earlier. A straight frame makes drywall, cabinets, tile, and cut much better. Correct flashing protects walls long after the siding looks new. Good waterproofing behind shower tile matters more than the tile itself. Correct 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 finished. How do they handle waterproofing in showers? What is their technique to air sealing in new home construction? How do they protect existing floors during a remodel? How do they verify cabinet dimensions before buying? How do they handle moisture before installing hardwood flooring?

The responses reveal whether the contractor believes like a builder or a sales representative. A polished discussion is good. Technical proficiency is much better. The very best contractors can speak about hidden work without making it sound strange. They take pride in details that safeguard the home after everybody has stopped appreciating the backsplash.

For kitchen remodel tasks, quality might depend upon cabinet installation, device clearances, ventilation, lighting placement, and how countertops meet walls that are not completely straight. For a bathroom remodel, it might depend on slope to drains, water resistant membranes, obstructing for glass doors and grab bars, fan sizing, and tile substrate. For a custom home, quality might depend on structure drain, framing tolerances, roofing system assemblies, window setup, insulation connection, and heating and cooling design.

Living through a remodel needs planning

Remodeling an occupied home is disruptive even with an outstanding contractor. Dust journeys. Pet dogs bark. Children are curious. Work begins early. Choices come at bothersome times. A kitchen remodel impacts meals, meals, coffee, school lunches, and household regimens. A bathroom remodel can strain a family if it gets rid of a key shower or toilet for several weeks.

The contractor ought to help set expectations, but homeowners likewise require a practical strategy. Decide where you will keep furniture and personal items. Get rid of valuables before crews show up. Establish a temporary cooking location if the kitchen is impacted. Talk about parking and access with next-door neighbors if the street is tight. If someone works from home, talk truthfully about sound and schedule.

A great contractor will use dust barriers, flooring defense, unfavorable air machines or air scrubbers when appropriate, and day-to-day clean-up routines. Still, no dust-control system is ideal. If someone in the home has asthma, immune issues, or major allergic reactions, raise that before the contract is signed. The approach may require to change.

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

Red flags that must slow you down

Homeowners often pick up trouble before they can call it. A contractor who is hard to reach throughout 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 qualifications, and hesitation to supply paperwork needs to all be taken seriously.

Watch for these indication:

- The contractor asks for a huge cash payment before supplying a detailed agreement or ordering recorded materials.
- They can not supply evidence of insurance, appropriate license info, or recent references.
- Their proposition consists of broad expressions such as "complete remodel" without specific scope, materials, exclusions, or allowances.
- They discourage licenses for work that most likely requires them.
- They assure an uncommonly fast schedule without discussing labor schedule, lead times, inspections, or possible constraints.

One red flag does not always indicate you need to leave, but it needs to prompt more concerns. Construction requires trust, and trust is constructed 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 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.