

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 easy until cash, allows, illustrations, weather condition, assessments, subcontractors, and reality go into the image. The title on a company card does not always tell you whether someone is the best fit for your task. A knowledgeable general contractor may be best for a kitchen remodel, a bathroom remodel, an addition, or a whole-house restoration. A skilled home builder may be the better option when you are starting from an uninhabited lot and planning new home construction from the ground up.

The confusion is reasonable. Both coordinate trades. Both manage schedules. Both deal with inspectors, providers, change orders, and budgets. Both can develop something significant. The distinction depends on the kind of work they are built to handle, the systems they use, the dangers they comprehend best, and the method they assist clients through decisions.



CUSTOM WALL PANELING



I have seen property owners employ a new home builder for a complicated restoration and discover that working inside an existing structure was more unforeseeable than anybody anticipated. I have actually likewise seen people work with a remodeling contractor to build a new custom home, just to find that site advancement, utility coordination, and long-range sequencing needed a various level of new-build experience. Neither specialist was always bad. They were simply operating outside their greatest lane.

The right hire depends on what you are constructing, just how much style work is already total, just how much control you desire, the number of unknowns the task includes, and how comfortable you are with the process.

What a general contractor actually does

A general contractor is the central manager responsible for delivering a construction job. On property jobs, that normally indicates hiring and coordinating subcontractors, ordering products, scheduling evaluations, keeping work moving, managing jobsite conditions, tracking costs, and resolving issues as they appear.



CUSTOM WALL PANELING



An excellent general contractor does not just "know a guy" for each trade. They comprehend the order of operations. They understand why the plumbing requires to be roughed in before insulation, why a framing correction can affect cabinet designs 3 months later, and why one missing out on window can hold up siding, drywall, trim, and final painting. They spend much of their time avoiding little problems from ending up being costly delays.

General contractors are frequently employed for remodeling projects, additions, repair work after damage, basement finishes, structural modifications, and specialized upgrades. If you are opening up a wall between a kitchen and dining-room, transforming a tub to a walk-in shower, completing an attic, or adding 600 square feet to the back of a home, a general contractor or remodeling contractor is typically the natural fit.

The strongest general contractors are specifically valuable in existing homes because renovations require judgment. Older houses rarely match their illustrations, if drawings exist at all. A wall that appears non-load-bearing may bring roofing system load through an unusual framing path. Electrical circuitry may have been modified by three previous owners. Flooring framing might be out of level by an inch across a space. The contractor has to detect, adjust, file, and keep the job moving without pretending your home is something it is not.

That type of work calls for patience and field experience. It is one thing to install 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 flooring rolls towards the back door, and the homeowner desires the completed space to look tidy without tearing the entire house apart.

What a home builder gives the table

A home builder concentrates on constructing houses, normally from an empty lot or a cleared building site. Some builders specialize in production homes, where purchasers pick from set strategies and surface bundles in a prepared neighborhood. Others run as a custom home builder, developing distinctive homes with designers, designers, engineers, and owners.

For new home construction, a builder's work often begins before any framing team gets here. They may assist assess land, review zoning limitations, coordinate studies, organize soil tests, quote sitework, cost utility connections, and determine allowing requirements. These early actions matter because the cost of preparing land can surprise even skilled property owners. A lovely wooded lot may need cleaning, grading, a long driveway, drain work, septic design, well drilling, or utility extensions before the first footing is poured.

A home builder likewise comprehends the rhythm of structure from scratch. Excavation leads to foundation work. Foundation work causes framing. Framing causes roofing, windows, rough mechanicals, insulation, drywall, trim, finishes, and last inspections. The series is cleaner than remodeling in some ways since the builder manages the whole structure. However the scale is larger, and the cash flow, lead times, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is genuine overlap between the 2 roles. A general contractor can build a new home if licensed, insured, experienced, and correctly staffed for that work. A home builder might also handle remodellings, specifically additions or large remodels for previous clients. In some markets, individuals use the terms interchangeably. A company may call itself a builder however do mainly remodels. Another might call itself a general contractor however focus on 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 projects similar to yours, not simply impressive pictures. A gorgeous new farmhouse does not prove knowledge in remodeling a tight city row home. A spectacular kitchen remodel does not show the company can handle land advancement, structure coordination, and a year-long custom build.

I as soon as walked a home where the owner had hired a builder known for new homes to complete a significant interior remodelling. The builder was capable, truthful, and **Bathroom remodel** well related to. But the project dragged since his team was utilized to clean sequencing, open framing, and foreseeable plans. Your home had actually concealed pipes disputes, uneven floorings, and residents living upstairs during construction. A remodeling contractor would have expected more of the friction, priced more investigative work upfront, and staged the project differently.

Match the professional to the task type

For most property owners, the easiest method to narrow the choice is to start with the nature of the task rather than the title of the expert. A kitchen remodel, bathroom remodel, space addition, basement renovation, or structural repair work generally points towards a general contractor with remodeling experience. A ground-up house usually points toward a home builder, especially if the style is custom or the site has actually complications.

Here is a practical contrast:

[Project type]	Typically much better fit	[Why]	-- -- --	Kitchen remodel	General contractor or remodeling contractor
[Existing conditions, trade sequencing, surface coordination, dust control, and occupancy planning matter greatly]		Bathroom remodel	Remodeling contractor	Tight areas, waterproofing information, plumbing changes, tile work, and schedule compression require remodelling experience	Whole-house renovation
[General contractor]	Existing structure, phased work, structural modifications, and covert conditions drive the job	Space addition	General contractor or builder	The very best fit depends on whether the work is more renovation-heavy or new-structure-heavy	New home construction
		Home builder or custom home builder	Sitework, permitting, full-house sequencing, choices, and long-range cost control are main		

This contrast is not a rigid rule. Some large remodeling contractors are outstanding at additions that feel practically like new builds. Some custom builders have in-house restoration divisions that manage complex remodels perfectly. The crucial thing is not the category. It is relevant experience.

When a general contractor is the smarter hire

A general contractor is usually the smarter employ when the project must tie into an existing structure. Existing homes develop unknowns. Even when strategies are detailed, the contractor might not know 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 might consist of cabinet replacement, new countertops, lighting, flooring, backsplash tile, and home appliance installation. In practice, the job might involve moving pipes, upgrading electrical service, fixing subfloor damage near an old dishwashing machine, correcting a drooping ceiling, expanding an opening, and coordinating cabinet shipment so boxes do not sit in a garage for six weeks.

A general contractor who remodels kitchens frequently understands where surprises tend to conceal. They may suggest opening a little section of wall before final pricing. They might ask the cabinet designer for home appliance requirements early since a one-inch distinction in refrigerator depth can impact surrounding pantry cabinets. They might flag that moving a sink to an island needs venting alternatives that need to be validated before the design is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is little, but it is mechanically thick. Waterproofing information, framing flatness, drain place, glass clearances, fan ducting, and tile design all affect the final result. I have seen house owners focus practically entirely on tile choice while missing the more important question: who is accountable for making certain the shower does not leakage 5 years from now? The response should be clear before work starts.

General contractors likewise tend to be better fit for projects where the homeowner stays in your home throughout construction. Living through a remodel is challenging. Dust barriers, short-lived kitchens, restroom gain access to, pet security, parking, daily cleanup, and working hours enter into the task. Contractors who concentrate on remodeling know that securing the existing home is not a courtesy. It becomes part of the scope.

When a home builder is the more powerful choice

A home builder is typically the more powerful choice when the task begins with land, strategies, and a full house to construct. New home construction requires coordination at a scale that varies from remodeling. The builder must manage the whole building envelope, site drainage, foundation accuracy, utility setup, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder ought to preferably be included before the illustrations are completely total. That does not suggest the builder replaces the designer. It suggests prices and constructability feedback can avoid costly redesign later on. For instance, an architect may develop a significant wall of windows, an intricate roofline, or a cantilevered balcony. Those functions might deserve every dollar, however the owner must comprehend the cost before authorization illustrations are finished.

A custom home builder can also assist align allowances with truth. Allowances are spending plan placeholders for products not yet chosen, such as tile, lighting, appliances, plumbing fixtures, or flooring. If allowances are too low, the agreement price looks appealing 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 imagining professional appliances, wide-plank hardwood, inset cabinets, and natural stone, the budget plan ought to not carry entry-level allowances.

The design concern: who leads before construction starts?

Many property owners begin by calling contractors before they have enough information for accurate pricing. That is not wrong, but it can cause aggravation. A contractor can not price a kitchen remodel precisely from a conversation about "opening things up" and "including more storage." A builder can not offer a trusted custom home price from a sketch and a Pinterest board.

The style course impacts whom you employ and when. For remodels, some general contractors use design-build services, indicating they handle design and construction under one roof or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house remodellings when the homeowner desires an assisted procedure and a single point of duty. The advantage is continuity. The designer, estimator, and field group work toward the same budget plan. The trade-off is that you may not be competitively bidding a completely ended up plan to multiple contractors.

For custom homes, numerous owners employ a designer initially, then bring in a custom home builder during design advancement. Others hire a design-build home builder with in-house or partner architectural services. Both methods can succeed. The threat comes when style and budget establish separately. If the plans are finished without expense input, the first builder price quote may go beyond the spending plan by 20 percent, 40 percent, or more, depending on the market and intricacy. At that point, the owner spends for redesign or starts cutting functions under pressure.

Good specialists welcome early spending plan discussions. They might not offer a repaired rate without drawings, however they can identify cost chauffeurs. They can state, "That second-story addition will likely require structural upgrades listed below," or "A 500-foot utility run will not price like a basic subdivision connection," or "If you want large-format tile in that shower, we require flatter walls and a better substrate strategy."

Licensing, insurance, and regional rules

Licensing guidelines differ by state, province, county, and town. Some locations require a general contractor license for any substantial property work. Others certify particular trades but have looser requirements for the person coordinating the job. New home builders may require registration with a state home builder board, service warranty program, or regional structure authority. Due to the fact that rules vary, homeowners need to confirm requirements locally rather than depending on assumptions.

Insurance matters just as much as licensing. At a minimum, the contractor or builder ought to bring general liability insurance coverage and, if they have employees, employees' compensation protection. If subcontractors are utilized, the prime contractor should have a process for collecting certificates of insurance coverage. This is

not documentation for documentation's sake. If somebody is injured on the home or a subcontractor triggers damage, uncertain protection can end up being a severe problem.

Permitting is another practical test. A competent expert needs to have the ability to describe what licenses are required, who will acquire them, what evaluations are anticipated, and how license costs are dealt with. Be cautious if somebody recommends avoiding authorizations for work that plainly requires them. Unpermitted structural, electrical, plumbing, or mechanical work can create safety concerns and make complex resale.

How pricing differs in between remodels and new builds

Pricing methods vary, but residential construction typically falls under fixed-price agreements, cost-plus contracts, or hybrids with allowances and change orders. The best technique depends on how complete the strategies are and the number of unknowns exist.

A fixed-price contract gives the owner a defined rate for a defined scope. It works best when illustrations, specs, choices, and website conditions are clear. In remodeling, repaired prices can still consist of exemptions for surprise conditions, such as concealed rot, outdated circuitry, or structural defects found throughout demolition. That is affordable if the exemptions specify and the change order process is clear.

Cost-plus agreements bill the owner for actual costs plus a contractor cost, either a percentage or fixed charge. This method can make sense for custom homes or intricate remodellings where the scope can not be completely known at the start. The owner gets versatility and transparency, however also carries more cost risk. Strong reporting is essential. Without routine cost updates, cost-plus can become stressful quickly.

Allowances deserve cautious attention. A contract may include a \$4,000 home appliance allowance, however the variety you desire may cost \$7,500 by itself. A bathroom remodel may include a tile allowance that covers standard ceramic however not handmade tile or natural stone. Low allowances are among the easiest ways for an estimate to appear competitive while downplaying the real project cost.

Contingency is also different between job types. For a fairly simple new home on a prepared lot with complete plans, contingency may be lower than for a major restoration in an older home. For remodels, lots of specialists encourage owners to keep a reserve, often in the series of 10 to 20 percent depending upon age, complexity, and just how much investigation has been done. That is not a license for careless pricing. It is acknowledgment that existing structures can hide pricey surprises.

The concerns that reveal fit

Interviews frequently expose more than websites. You are not just buying labor and materials. You are employing judgment, interaction, and analytical under pressure. A refined portfolio is useful, but the conversation needs to get specific.

Ask these concerns before you decide:

1. How lots of tasks like mine have you finished in the last two years?
2. Who will monitor the task daily, and how frequently will they be onsite?
3. How do you manage change orders, covert conditions, and allowance overages?
4. Can you supply recent recommendations for similar work, not just your preferred projects?
5. What parts of this project worry you most from a cost, schedule, or constructability standpoint?

The last concern is particularly exposing. A weak contractor says, "Nothing, it all looks simple." A strong one pauses and gives a genuine response. Possibly the concern is access for excavation equipment. Perhaps it is matching existing brick. Possibly it is long preparation for custom windows. Perhaps it [General contractor](#) is keeping an operating restroom offered while the other one is under construction. Professionals who can recognize danger early are most likely to manage it well.

Red flags that must slow you down

A low price can be legitimate, but it needs to make good sense. If three estimates for a bathroom remodel cluster around \$38,000 to \$45,000 and one is available in at \$24,000, you require to understand why. Maybe the low bidder misconstrued the scope. Maybe they excluded pipes components, glass, electrical upgrades, or licenses. Perhaps they prepare to use lower-cost products. Or perhaps they are underpricing the task and intending to recover through modification orders.

Be cautious with unclear scopes. "Remodel kitchen" is not a scope. An appropriate proposal needs to explain demolition, framing, electrical, plumbing, a/c adjustments if any, drywall, flooring, cabinetry, countertops, backsplash, painting, permits, cleanup, and exemptions. It must clarify who supplies devices, fixtures, tile, lighting, cabinet hardware, and other finish items.



KITCHEN FACELIFT



Communication throughout estimating likewise predicts communication throughout construction. If someone misses consultations, takes weeks to respond to standard concerns, or prevents composed information before you sign, that pattern generally does not enhance after a deposit is paid. Busy professionals can still communicate clearly. Silence is not the like being in demand.

Another red flag is pressure. A contractor or builder might have legitimate scheduling constraints, but you should not feel hurried into a significant agreement without time to examine it. Residential construction includes **New home construction** excessive money and disruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the worth of specialization

Kitchens and bathrooms are worthy of unique reference because they are common jobs and easy to undervalue. They integrate style, energy systems, surface workmanship, and daily family disruption. A kitchen remodel may impact how a family eats for two months. A bathroom remodel may need cautious preparation if it is the just complete bath in the house.

A remodeling contractor who does these projects frequently brings useful routines that do not always show in photos. They know to validate device specifications before rough electrical. They understand a shower specific niche need to be laid out with the tile pattern, not framed randomly and regretted later on. They know the vanity drawer must clear the supply lines. They know recessed medication cabinets can conflict with pipes vents in the wall. They know that a floor that looks "close adequate" before tile might look horrible after large-format tile is installed.

Specialization also aids with schedule realism. A five-by-eight hall restroom is not instantly a one-week job if it involves full demolition, plumbing relocation, electrical work, assessments, waterproofing, tile, glass measurement, and finish setup. Drying times, examination windows, and custom materials matter. A professional schedule accounts for those actions rather than promising 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 help turn drawings and selections into a buildable, priced, set up project. That includes examining structural requirements, energy code details, window and door lead times, exterior products, mechanical systems, and site logistics.

One typical error is picking a builder too late. By the time plans are completed, owners might feel emotionally committed to a design that does not fit the spending plan. Bringing a home builder into the discussion earlier can maintain the style intent while changing pricey information before they end up being pricey revisions. A simpler roofline, a somewhat smaller footprint, or a various structure technique can often save meaningful money without damaging how the home lives.

Another mistake is focusing only on expense per square foot. Expense per square foot can be a rough recommendation, however it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a larger, simpler home. Sitework, decks, garages, ceiling heights, window bundles, cabinets, mechanical systems, and architectural intricacy all misshape the number. A builder who gives a casual square-foot cost without comprehending the strategies and site is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They involve new foundation, framing, roofing, and exterior work, however they also link to an **Custom home builder** existing house. That connection is frequently the hardest part. The new floor must meet the old floor. The roofline needs to tie in without leaks. The exterior needs to look deliberate instead of tacked on. Heating & cooling capability may need evaluation. Electrical service might need updating. 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 appropriate. The deciding element is experience with tie-ins and occupied remodellings. A builder who mostly deals with uninhabited lots might underestimate the problem of safeguarding an existing home and reducing disruption. A remodeler who hardly ever manages structures and big structural framing may require stronger assistance from engineers and sitework trades. The very best choice is the professional who can reveal finished additions similar 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

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 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.