

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 a general contractor is among those decisions that looks easy from a distance and ends up being more consequential the better you get to signing an agreement. A great contractor can turn rough sketches, spending plan limitations, zoning restrictions, weather condition hold-ups, and hundreds of little field decisions into an ended up home or remodel that feels strong and well thought about. The incorrect contractor can make a generous budget feel inadequate.

Whether you are preparing new home construction, hiring a custom home builder, taking on a kitchen remodel, or updating an older bathroom, the individual or company coordinating the work will shape the entire experience. They will affect cost, schedule, workmanship, communication, assessment outcomes, subcontractor quality, and the variety of surprises you deal with after walls are opened or structures are poured.

Most homeowners understand they must "get three bids," check licenses, and read reviews. Those actions matter, but they do not go far enough. The much better question is not merely, "Who is the least expensive?" or even, "Who has the very best pictures?" The better concern is, "Who is the ideal builder for this specific job, on this particular home, with this budget, timeline, and level of intricacy?"

That takes a more careful evaluation.

What a general contractor really does

A general contractor is not simply a person with a truck, a phone, and a list of subcontractors. A minimum of, not if the job is being run appropriately. The general contractor is the main manager responsible for turning plans and requirements into completed construction. That includes scheduling trades, ordering products, collaborating inspections, fixing jobsite conflicts, managing changes, examining subcontractor work, preserving safety, and keeping the task lined up with the contract.

On a kitchen remodel, that might imply coordinating demolition, framing adjustments, electrical upgrades, pipes movings, drywall, cabinets, countertops, tile, flooring, painting, and device setup in the best order. If the countertop template takes place before the cabinets are appropriately secured, the error can ripple through the schedule. If the electrical contractor roughs in outlets without reviewing the last cabinet design, you may end up with receptacles concealed behind drawers or too near a sink.

On new home construction, the responsibility broadens. The contractor needs to manage excavation, structure work, framing, roof, windows, mechanical systems, insulation, exterior finishes, interior surfaces, site drain, utility connections, and final assessments. The best home builder does not simply assemble trades. They expect how each decision impacts the next one.

A strong contractor is part organizer, part construction specialist, part mediator, and part problem solver. They must understand illustrations and website conditions, however they need to also understand people. A jobsite can have a lots different companies involved throughout a single week. Someone needs to keep the electrical expert from obstructing the plumbing, the tile installer from showing up before waterproofing is complete, and the property owner from approving a fixture that will not fit the framing cavity.

Match the contractor to the type of project

Not every capable contractor is ideal for every single task. A remodeling contractor who excels at older homes, tight gain access to, and occupied-house work may not be the very best suitable for developing a big custom home from scratch. Also, a production-oriented home builder may be efficient with ground-up construction but less comfy handling a complicated bathroom remodel in a 70-year-old home where every wall is a little out of plumb.

For remodels, experience with existing conditions is vital. A kitchen remodel in an older home can uncover small electrical wiring, irregular floorings, hidden water damage, abandoned plumbing, or framing that no longer fulfills current code. A skilled remodeling contractor knows how to examine before demolition, rate sensible contingencies, and interact what is unknown. They will not assure that every wall will be straight and every pipe will be precisely where expected.

Bathroom remodels need a various level of accuracy than lots of homeowners anticipate. Waterproofing, ventilation, slope, drain [tax preparation](#) placement, tile layout, and fixture clearances all matter. A bathroom can look gorgeous on the day of completion and still fail if the shower pan was installed poorly or the exhaust fan vents into an attic. When interviewing a contractor for a bathroom remodel, listen for information. Do they speak about waterproofing systems by name? Do they mention flood testing, substrate preparation, or the difference in between water-resistant and waterproof materials? If all they state is, "We do tile all the time," keep asking questions.

Start earlier than you think

Many homeowners wait too long to include a contractor. They meet a designer or architect, establish plans, fall for the design, and just then find that the project costs 30 percent more than they expected. That is painful, and it takes place often.

For substantial remodels and custom homes, it is usually a good idea to bring a general contractor into the conversation throughout design, not after style is complete. This does not imply the contractor manages the design. It implies they can provide practical cost feedback, flag construction challenges, comment on product lead times, and recommend sequencing strategies before strategies become pricey to revise.

For example, moving a kitchen sink from one wall to an island might be straightforward in a home with open basement gain access to. The exact same move in a slab-on-grade house might require cutting concrete, transferring drains pipes, covering flooring, and increasing the budget substantially. A designer may understand the spatial advantage, while a contractor can describe the construction impact. Excellent decisions take place when those point of views satisfy early.

Reputation matters, however checked out between the lines

Online reviews can assist, however they are not the entire story. A contractor with numerous five-star reviews may be exceptional, or they may simply have a strong review procedure. A contractor with less evaluations may do outstanding work however rely mostly on referrals. The substance of the feedback matters more than the rating alone.

Look for reviews that point out communication, tidiness, analytical, schedule accuracy, and how the contractor managed problems. Every construction project has friction at some time. Products show up damaged. Inspections need corrections. A wall hides an old leak. A property owner modifications their mind after seeing a finish in place. The genuine test is not whether a contractor avoids every issue. No one does. The test is how they respond.

References are still important, especially for larger jobs. When possible, consult with clients whose jobs resemble yours. If you are building a custom home, a recommendation from a little deck repair work informs you extremely little bit. If you are planning a kitchen remodel while living in your house with 2 kids and a canine, talk to somebody who endured a comparable remodel.

Ask what the contractor resembled after the contract was signed. Sales meetings can be polished. The daily experience exposes more. Did teams show up when anticipated? Were changes documented? Did the contractor response concerns directly? Was the final invoice consistent with the agreement and authorized changes? Would the customer employ them again?

The quote is a test of thinking, not just pricing

A quote or price quote exposes how a contractor believes. An unclear one-page number for a six-figure remodel need to raise issue. That does not suggest every estimate needs to be a book, however it should reveal sufficient detail for you to understand what is consisted of, what is omitted, and where allowances are being used.

Allowances prevail in construction. They are placeholder amounts for products not yet chosen, such as tile, pipes fixtures, home appliances, lighting, or cabinet hardware. Allowances are not immediately bad. They end up being a problem when they are unrealistically low. A kitchen remodel quote with a \$2,000 device allowance may look appealing up until you realize the refrigerator alone costs more than that. A bathroom remodel with a low tile allowance can produce immediate excess once you select the product you really want.

Compare approximates carefully, not just by total rate. One contractor may consist of authorization charges, clean-up, short-lived protection, and painting, while another omits them. One may consist of custom cabinets with plywood boxes and soft-close hardware, while another presumes stock cabinets. One might price a correct

waterproofing system in a shower, while another lists "tile shower" without explaining the assembly. Those distinctions are not minor.

Questions worth asking before you sign

A formal interview does not need to feel stiff, but you ought to ask direct questions. The answers will tell you a good deal about experience, process, and fit.

1. Who will manage my task everyday, and how frequently will they be on site?
2. What kinds of tasks do you handle frequently, and how many like my own have you finished recently?
3. How do you manage change orders, allowances, and unforeseen conditions?
4. What work is carried out by your own crew, and what work is subcontracted?
5. What does your communication procedure look like once construction begins?

The first question is specifically crucial. In numerous companies, the person who sells the task is not the person who manages it. That is not necessarily a problem, but you require to know who your primary contact will be. A strong project supervisor can make a complicated job feel orderly. A weak handoff from sales to production can create confusion before demolition even starts.

The change order concern matters because changes are normal. Sometimes the house owner demands them. In some cases the structure inspector requires them. Often covert conditions make them unavoidable. The concern is not whether modification orders happen. The problem is whether they are recorded, priced, authorized, and integrated into the schedule before work proceeds.

Licensing, insurance, and licenses are not formalities

A contractor should bring the needed license for your state or regional jurisdiction, along with general liability insurance coverage and workers' compensation protection where appropriate. Request documentation. A professional contractor will not be offended. They are used to the request.

Permits should have severe attention. Some homeowners are tempted to skip licenses to conserve time or cash, especially for remodels. That can backfire. Unpermitted work may develop problems when offering the home, submitting an insurance claim, or correcting a code problem later. More notably, allows trigger evaluations that assist validate life-safety items such as structural work, electrical systems, plumbing, mechanical ventilation, and fire separation.

There are little cosmetic tasks that might not need authorizations, depending upon local guidelines. Painting, flooring replacement, or swapping like-for-like components may be treated differently than moving walls or changing electrical circuits. A respectable remodeling contractor need to understand the regional requirements and discuss them clearly. Be cautious if a contractor delicately states, "We never ever pull authorizations for this example," specifically if the work involves structure, electrical wiring, pipes, gas lines, or major design changes.

Insurance is equally important. If an uninsured worker is hurt on your property, or if a subcontractor damages your home, the effects can be major. Do not count on verbal assurances. Certificates of insurance are basic business documents.

Communication style can make or break the project

Good communication does not imply consistent chatting. It indicates prompt, accurate, arranged details. A homeowner does not require a text every time a carpenter cuts a board. They do need to know when the water will be shut down, when a choice is due, why a hold-up happened, and how a spending plan change impacts the last cost.

Pay attention to communication during the estimating stage. Does the contractor follow up when assured? Do they respond to the actual concern you asked? Do they put crucial information in composing? Are they ready to state, "I need to look at that," rather of thinking? Early habits typically forecasts later behavior.

The best contractors also set boundaries. That might sound surprising, but it is an excellent indication. A contractor who explains office hours, meeting schedules, approval procedures, and choice deadlines is developing a structure for the job. Without that structure, construction becomes a stream of spread texts, hallway conversations, and assumptions.

For inhabited remodels, interaction becomes much more important. If you are living through a kitchen remodel, you require to understand how dust will be managed, where short-term cooking space may be established, when crews will get here, and which locations are off-limits. If a bathroom remodel leaves you without a working shower, the schedule is not an abstract matter. It affects your everyday life.

Price matters, however the most affordable bid can be the most costly choice

Budgets are genuine. A lot of house owners can not just select the most pricey contractor and hope for the best. Still, the most affordable quote deserves mindful examination, particularly if it is far lower than the others.



Sometimes a lower cost reflects performance, lean overhead, or a contractor who truly comprehends a better way to construct the project. Other times it reflects missing scope, impractical allowances, underpriced labor, absence of insurance, or a plan to recuperate money through modification orders. The distinction might not be obvious till work begins.

A contractor who underbids may end up being rushed, defensive, or missing when the numbers no longer work. Subcontractors may be pushed to cut corners. Materials might be devalued. Arrange might stretch because the

contractor prioritizes more profitable tasks. None of this is ensured, however it happens often sufficient to take seriously.

A much better method is to develop a practical spending plan variety and ask contractors how they would construct within it. Experienced builders can typically suggest compromises. Perhaps you keep the existing kitchen footprint and invest in much better cabinetry. Possibly you streamline a roofline in a custom home to maintain cash for windows and insulation. Maybe you phase an outside living area for later rather than damaging the main build.

Good contractors are not simply cost companies. They are cost advisors.

Understand the agreement before work begins

A construction agreement ought to define the scope of work, rate structure, payment schedule, start conditions, approximate timeline, change order procedure, service warranty terms, insurance requirements, and conflict procedures. For bigger projects, it might likewise reference illustrations, specifications, selections, allowances, and exclusions.

There are various rates models. A fixed-price agreement provides a set price for a defined scope, based on approved modifications. Cost-plus contracts costs real expenses plus a contractor charge or percentage. Time-and-material plans may be proper for smaller or unsure work, however they need trust and transparency.

No prices design is perfect. Fixed rate can provide spending plan certainty, but just if the scope is total. If strategies are vague, the repaired cost may include assumptions that later on end up being disputes. Cost-plus can be fair for custom homes or intricate remodels with developing information, but it requires clear reporting and disciplined decision-making. Time-and-material can work well for repair work where the complete scope is unknowable, but it is less comfortable for house owners who require a firm cap.

The payment schedule ought to align with progress. Big deposits beyond what is traditional or lawfully allowed in your location are worthy of care. Contractors do require funds to schedule work, order materials, and set in motion teams, but payments ought to typically correspond to finished turning points or kept products. Prevent paying too far ahead of the work.

Read the exclusions. They are not simply small print. Exemptions inform you what the contractor has not included. Landscaping, window treatments, utility charges, home appliance installation, design fees, engineering, permit costs, and surface painting might or might not become part of the agreement. If you assume something is consisted of and the contractor assumes it is not, the relationship begins to strain.

Visit finished work if possible

Photos are useful, but they hide a lot. Lighting, angles, filters, and staging can make typical work appearance exceptional. If a contractor can set up a see to a completed job or an active jobsite, take the opportunity.

On a finished project, look carefully at trim joints, tile alignment, cabinet reveals, paint shifts, floor covering details, outside flashing, and how materials fulfill one another. Perfection is not realistic in handcrafted work, however quality has a feel. Doors ought to run smoothly. Grout lines ought to be consistent. Caulk ought to be cool. Floors need to not bounce or squeak exceedingly. Exterior details should shed water rather than trap it.

An active jobsite informs you much more. Is the website reasonably organized? Are materials secured from weather? Are paths safe? Is dust control being utilized in remodel areas? Are employees considerate of the

residential or commercial property? A messy site does not constantly imply bad workmanship, but persistent disorder typically signifies weak management.

For new home construction, look at framing if you can. Tidy framing, straight lines, proper ports, safeguarded openings, and orderly mechanical rough-ins suggest a builder who pays attention before surfaces cover everything. For remodels, take a look at how the contractor protects existing floorings, doors, landscaping, and surrounding rooms. Remodeling requires care since the home is currently somebody's completed space.

Pay attention to the subcontractor network

Most general contractors count on subcontractors for specialized trades: electrical, pipes, HEATING AND COOLING, roof, drywall, tile, floor covering, kitchen cabinetry, masonry, and more. The quality of those relationships matters. A contractor with a steady subcontractor network can arrange more dependably and keep consistent standards. A contractor scrambling for whoever is readily available next week may have irregular results.

Ask the length of time they have actually dealt with their key trades. Long relationships are not a guarantee, but they are a favorable indication. Subcontractors tend to prioritize contractors who pay on time, interact clearly, and run orderly jobs. If a contractor has good trades willing to show up for them, that says something.



The reverse is likewise real. Talented subcontractors frequently avoid chaotic general contractors. They do not desire missing out on materials, unclear plans, postponed payments, or homeowners making unapproved changes in the field. When you employ a general contractor, you are likewise employing their expert network.

Remodeling while residing in the home needs a various standard

A contractor may be technically proficient and still not fit to occupied remodels. Working in somebody's home needs respect for privacy, regimens, pets, kids, security, and cleanliness. It likewise requires practical planning.

Dust is a major issue. A kitchen remodel or bathroom remodel can send fine particles through a house if protection is weak. Plastic walls, zipper doors, floor coverings, negative air machines, and everyday cleanup may not be attractive, but they matter. Ask specifically how the contractor controls dust and secures completed surfaces.

Noise and gain access to are likewise part of the experience. If you work from home, have a child, take care of an elderly moms and dad, or require a working kitchen for medical dietary factors, say so early. A good remodeling contractor can often plan around constraints, but just if they understand about them. There might be days when water, power, or heating and cooling needs to be disrupted. Knowing ahead of time makes those days manageable.

Pets should have reference. Many teams take care, but doors open constantly during construction. If you have a dog that bolts or a feline that conceals in walls, develop a strategy before demolition begins.

New home construction requires disciplined decisions

Building a new home feels large at first. There is time to select whatever, or so it appears. Then framing starts, rough-ins move quickly, and suddenly the electrician requires fixture places, the plumbing professional needs

valve choices, the cabinet maker needs home appliance specifications, and the window provider requires final grille patterns.

A custom home builder need to direct you through choices in a sensible order. Some choices affect structure and rough-ins, while others can wait. Windows, exterior doors, roof, plumbing valves, tubs, home appliances, cabinet layouts, and lighting strategies typically need attention early since they impact framing, mechanical systems, and lead times. Paint colors and cabinet hardware normally come later.

Indecision can become pricey. If a homeowner modifications window sizes after framing, the expense is not limited to the window. It might affect headers, outside sheathing, siding, interior drywall, electrical places, and schedule. If appliances are picked late, cabinets may require modification. If tile gets here late, the task can stall near the finish line.

The best builders produce a choice calendar and keep it noticeable. They do not expect house owners to understand every due date intuitively. They explain which choices are urgent, which are versatile, and which modifications will bring a cost.

Red flags that deserve caution

Some warning signs are apparent, such as no license, no insurance, or pressure to pay in money. Others are subtler. A contractor who prevents written information might be disorganized or may prefer obscurity. A contractor who slams every other contractor may be tough to deal with. A contractor who guarantees an unrealistically fast schedule during a busy season might be informing you what you wish to hear.

Watch for these particular issues:

1. The quote is considerably lower than others, with little explanation or detail.
2. The contractor withstands licenses, agreements, insurance coverage paperwork, or written change orders.
3. Communication is sluggish, unclear, or irregular before the task starts.
4. References are not available, out-of-date, or unrelated to your type of project.
5. The contractor requests for big in advance payments without a clear payment schedule connected to progress.

None of these automatically proves bad intent, but each deserves follow-up. Construction involves enough inevitable threat. You do not require to add avoidable threat by ignoring early signals.

The right fit is partially technical and partly personal

A contractor can have excellent qualifications and still not be the best fit for you. Some house owners desire regular updates and comprehensive budget plan tracking. Others prefer less meetings and a structured procedure. Some jobs need a high-touch custom home builder who delights in cooperation with architects and designers. Others require a remodeling contractor who can move efficiently through a specified scope with very little disruption.

Personality matters since construction lasts. A bathroom remodel may run several weeks. A kitchen remodel may take 2 to 4 months depending upon scope, kitchen cabinetry, examinations, and lead times. New home construction can take many months, sometimes longer when style intricacy, weather, permitting, or product delays get in the picture. You do not need to end up being close friends with your contractor, but you do require mutual respect and a practical communication rhythm.

Trust your instincts, however do not rely on impulses alone. A lovely contractor with weak paperwork is still a risk. A quieter contractor with excellent systems may provide a much better experience. Look for the combination: skills, openness, relevant experience, financial clearness, and interaction you can live with.

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 a hike through [Pioneer Park](#) Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.