

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 one of those choices that looks basic from a distance and becomes more consequential the more detailed you get to signing a contract. A good contractor can turn drafts, budget plan limits, zoning restrictions, weather condition delays, and numerous little field decisions into an ended up home or remodel that feels strong and well thought about. The wrong contractor can make even a generous budget plan feel inadequate.

Whether you are planning new home construction, working with a custom home builder, tackling a kitchen remodel, or upgrading an older bathroom, the individual or company coordinating the work will form the entire experience. They will influence expense, schedule, craftsmanship, interaction, inspection results, subcontractor quality, and the variety of surprises you deal with after walls are opened or foundations are poured.

Most homeowners know they should "get three bids," check licenses, and read evaluations. Those actions matter, but they do not go far enough. The better concern is not just, "Who is the cheapest?" or even, "Who has the very best pictures?" The much better question is, "Who is the ideal builder for this specific task, on this specific home, with this budget plan, timeline, and level of intricacy?"

That takes a more mindful evaluation.

What a general contractor in fact does

A general contractor is not simply a person with a truck, a phone, and a list of subcontractors. At least, not if the task is being run appropriately. The general contractor is the main supervisor responsible for turning plans and specs into completed construction. That includes scheduling trades, buying products, coordinating assessments, resolving jobsite disputes, managing changes, evaluating subcontractor work, preserving security, and keeping the job lined up with the contract.

On a kitchen remodel, that might suggest coordinating demolition, framing modifications, electrical upgrades, pipes moving, drywall, cabinets, countertops, tile, floor covering, painting, and appliance installation in the right order. If the countertop design template takes place before the cabinets are correctly protected, the mistake can ripple through the schedule. If the electrician roughs in outlets without reviewing the last cabinet layout, you may wind up with receptacles hidden behind drawers or too near to a sink.

On new home construction, the obligation broadens. The contractor should handle excavation, foundation work, framing, roofing, windows, mechanical systems, insulation, outside finishes, interior surfaces, site drainage, energy connections, and last assessments. The very best home builder does not simply assemble trades. They expect how each choice impacts the next one.

A strong contractor is part organizer, part construction professional, part mediator, and part issue solver. They should understand illustrations and website conditions, but they ought to also comprehend people. A jobsite can have a lots different companies involved throughout a single week. Somebody has to keep the electrical contractor from blocking the plumbing professional, the tile installer from getting here before waterproofing is total, and the homeowner from authorizing a fixture that will not fit the framing cavity.

Match the contractor to the kind of project

Not every capable contractor is ideal for every job. A remodeling contractor who stands out at older homes, tight gain access to, and occupied-house work may not be the best fit for building a large custom home from scratch. Likewise, a production-oriented home builder may be effective with ground-up construction but less comfy managing a complex bathroom remodel in a 70-year-old home where every wall is slightly out of plumb.

For remodels, experience with existing conditions is crucial. A kitchen remodel in an older home can reveal undersized electrical wiring, uneven floorings, hidden water damage, abandoned pipes, or framing that no longer satisfies present code. A skilled remodeling contractor knows how to investigate before demolition, price reasonable contingencies, and interact what is unidentified. They will not assure that every wall will be straight and every pipe will be exactly where expected.

Bathroom remodels require a different level of accuracy than many house owners expect. Waterproofing, ventilation, slope, drain placement, tile layout, and fixture clearances all matter. A restroom can look beautiful on the day of conclusion and still fail if the shower pan was set up 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 point out flood screening, substrate preparation, or the distinction in between water-resistant and water resistant products? If all they say is, "We do tile all the time," keep asking questions.

Start earlier than you think

Many property owners wait too long to involve a contractor. They meet a designer or architect, establish strategies, fall in love with the style, and only then discover that the project costs 30 percent more than they expected. That is painful, and it happens often.

For significant remodels and custom homes, it is generally wise to bring a general contractor into the conversation during style, not after style is complete. This does not imply the contractor controls the design. It indicates they can provide practical cost feedback, flag construction challenges, discuss product preparation, and suggest sequencing methods before plans end up being expensive to revise.

For example, moving a kitchen sink from one wall to an island might be simple in a home with open basement gain access to. The very same relocation in a slab-on-grade home might need cutting concrete, moving drains pipes, patching flooring, and increasing the spending plan significantly. A [Remodeling contractor](#) designer might understand the spatial advantage, while a contractor can discuss the construction effect. Good choices happen when those perspectives fulfill early.

Reputation matters, however checked out in between the lines

Online evaluations can assist, but they are not the whole story. A contractor with numerous five-star evaluations might be outstanding, or they might just have a strong review procedure. A contractor with less evaluations might do exceptional work however rely mainly on referrals. The substance of the feedback matters more than the ranking alone.

Look for evaluations that mention interaction, tidiness, problem-solving, schedule precision, and how the contractor managed problems. Every construction job has friction at some time. Products show up damaged. Inspections need corrections. A wall conceals an old leak. A house owner changes their mind after seeing a surface in location. The genuine test is not whether a contractor prevents every problem. Nobody does. The test is how they respond.

References are still important, specifically for bigger jobs. When possible, speak to customers whose jobs resemble yours. If you are developing a custom home, a recommendation from a small deck repair work tells you really bit. If you are planning a kitchen remodel while living in the house with 2 children and a dog, talk with someone who endured a similar remodel.

Ask what the contractor resembled after the contract was signed. Sales conferences can be polished. The daily experience exposes more. Did teams arrive when anticipated? Were changes recorded? Did the contractor response questions straight? Was the final invoice consistent with the arrangement and approved modifications? Would the client hire them again?

The quote is a test of thinking, not just pricing

A quote or price quote reveals how a contractor thinks. A vague one-page number for a six-figure remodel should raise concern. That does not mean every estimate must be a book, however it should reveal sufficient information for you to understand what is included, what is excluded, and where allowances are being used.

Allowances are common in construction. They are placeholder quantities for products not yet picked, such as tile, pipes fixtures, appliances, lighting, or cabinet hardware. Allowances are not instantly bad. They become a problem when they are unrealistically low. A kitchen remodel estimate with a \$2,000 home appliance allowance may look appealing up until you understand the refrigerator alone costs more than that. A bathroom remodel with a low tile allowance can produce immediate overages once you select the material you in fact want.

Compare estimates thoroughly, not simply by overall cost. One contractor may consist of authorization fees, cleanup, temporary protection, and painting, while another excludes them. One may include custom cabinets with plywood boxes and soft-close hardware, while another assumes stock cabinets. One may price a correct

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

Questions worth asking before you sign

An official interview does not need to feel stiff, but you ought to ask direct questions. The responses will inform you a lot about experience, process, and fit.

1. Who will handle my task everyday, and how typically will they be on site?
2. What types of tasks do you manage usually, and how many like mine have you completed recently?
3. How do you handle modification orders, allowances, and unanticipated conditions?
4. What work is carried out by your own team, and what work is subcontracted?
5. What does your communication procedure appear like when construction begins?

The first question is especially important. In lots of companies, the individual who offers the job is not the person who manages it. That is not always an issue, but you need to know who your primary contact will be. A strong task supervisor can make a complex task feel organized. A weak handoff from sales to production can create confusion before demolition even starts.

The change order question matters due to the fact that changes are typical. Often the house owner demands them. Often the structure inspector needs them. In some cases concealed conditions make them inevitable. The issue is not whether change orders take place. The problem is whether they are documented, priced, authorized, and incorporated into the schedule before work proceeds.

Licensing, insurance, and licenses are not formalities

A contractor must carry the required license for your state or local jurisdiction, along with general liability insurance coverage and workers' compensation protection where applicable. Request documentation. A professional contractor will not be upset. They are utilized to the request.

Permits are worthy of major attention. Some property owners are lured to avoid licenses to save time or money, especially for remodels. That can backfire. Unpermitted work might develop issues when selling the home, filing an insurance coverage claim, or fixing a code concern later. More notably, permits trigger assessments that assist verify life-safety items such as structural work, electrical systems, plumbing, mechanical ventilation, and fire separation.

There are little cosmetic jobs that may not require licenses, depending on local rules. Painting, flooring replacement, or swapping like-for-like fixtures may be dealt with differently than moving walls or modifying electrical circuits. A reputable remodeling contractor need to understand the local requirements and discuss them clearly. Be cautious if a contractor delicately states, "We never pull authorizations for this example," especially if the work involves structure, wiring, plumbing, gas lines, or significant design changes.

Insurance is similarly essential. If an uninsured employee is hurt on your property, or if a subcontractor damages your home, the consequences can be severe. Do not depend on verbal assurances. Certificates of insurance are standard company documents.

Communication style can make or break the project

Good communication does not imply continuous chatting. It suggests timely, precise, arranged info. A house owner does not require a text whenever a carpenter cuts a board. They do require to know when the water will be shut down, when a decision is due, why a hold-up took place, and how a budget modification affects the final cost.

Pay attention to communication during the estimating stage. Does the contractor follow up when promised? Do they answer the actual question you asked? Do they put essential information in writing? Are they going to say, "I require to look at that," instead of guessing? Early habits usually forecasts later behavior.

The best contractors also set limits. That might sound surprising, but it is an excellent sign. A contractor who explains office hours, meeting schedules, approval procedures, and choice deadlines is developing a structure for the project. Without that structure, construction ends up being a stream of scattered texts, hallway conversations, and assumptions.

For occupied remodels, interaction ends up being even more crucial. If you are enduring a kitchen remodel, you require to know how dust will be controlled, where short-lived cooking area might be established, when crews will get here, and which areas are off-limits. If a bathroom remodel leaves you without a working shower, the schedule is not an abstract matter. It affects your daily life.

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

Budgets are real. Most house owners can not just pick the most costly contractor and hope for the best. Still, the most affordable bid is worthy of careful analysis, specifically if it is far lower than the others.

Sometimes a lower rate shows effectiveness, lean overhead, or a contractor who genuinely understands a much better way to build 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 difference might not be apparent up until work begins.

A contractor who underbids might end up being rushed, protective, or missing when the numbers no longer work. Subcontractors might be pushed to cut corners. Materials may be reduced. Set up might extend since the contractor focuses on more successful jobs. None of this is guaranteed, but it occurs often adequate to take seriously.

A better technique is to develop a sensible spending plan range and ask contractors how they would construct within it. Experienced builders can frequently recommend compromises. Possibly you keep the existing kitchen footprint and invest in better cabinetry. Perhaps you simplify a roofline in a custom home to preserve cash for windows and insulation. Maybe you phase an outside living area for later instead of weakening the primary build.

Good contractors are not just cost suppliers. They are cost advisors.

Understand the contract before work begins

A construction contract need to define the scope of work, rate structure, payment schedule, start conditions, approximate timeline, modification order process, service warranty terms, insurance requirements, and disagreement procedures. For bigger tasks, it may also reference illustrations, requirements, selections, allowances, and exclusions.

There are different prices models. A fixed-price contract offers a set price for a defined scope, based on approved changes. Cost-plus contracts costs real costs plus a contractor fee or portion. Time-and-material arrangements

might be appropriate for smaller or unsure work, however they require trust and transparency.

No rates design is best. Repaired cost can provide spending plan certainty, however just if the scope is complete. If plans are unclear, the repaired cost may consist of assumptions that later on end up being conflicts. Cost-plus can be fair for custom homes or intricate remodels with progressing details, but it needs clear reporting and disciplined decision-making. Time-and-material can work well for repair work where the complete scope is unknowable, however it is less comfortable for homeowners who need a firm cap.

The payment schedule should line up with development. Large deposits beyond what is traditional or legally allowed in your area are worthy of caution. Contractors do require funds to arrange work, order products, and set in motion crews, but payments ought to normally correspond to finished turning points or saved products. Avoid paying too far ahead of the work.

Read the exclusions. They are not simply fine print. Exemptions inform you what the contractor has actually not included. Landscaping, window treatments, utility fees, device setup, style fees, engineering, allow expenses, and surface painting may or might not belong to the contract. If you presume something is consisted of and the contractor presumes it is not, the relationship starts to strain.

Visit completed work if possible

Photos work, but they conceal a lot. Lighting, angles, filters, and staging can make typical work look excellent. If a contractor can organize a check out to a finished task or an active jobsite, take the opportunity.

On a completed task, look carefully at trim joints, tile positioning, cabinet exposes, paint transitions, floor covering details, outside flashing, and how products satisfy one another. Excellence is not realistic in handmade work, however quality has a feel. Doors should run efficiently. Grout lines need to correspond. Caulk must be neat. Floorings ought to not bounce or squeak excessively. Outside details need to shed water rather than trap it.

An active jobsite tells you a lot more. Is the website reasonably organized? Are products safeguarded from weather condition? Are paths safe? Is dust control being used in remodel locations? Are workers respectful of the residential or commercial property? An untidy website does not constantly imply bad craftsmanship, but persistent condition typically signifies weak management.

For new home construction, take a look at framing if you can. Tidy framing, straight lines, appropriate adapters, secured openings, and orderly mechanical rough-ins recommend a builder who focuses before surfaces cover everything. For remodels, take a look at how the contractor safeguards existing floorings, doors, landscaping, and nearby spaces. Remodeling requires care because the home is currently somebody's finished space.

Pay attention to the subcontractor network

Most general contractors depend on subcontractors for specialized trades: electrical, pipes, HVAC, roofing, drywall, tile, flooring, kitchen cabinetry, masonry, and more. The quality of those relationships matters. A contractor with a stable subcontractor network can schedule more dependably and maintain consistent requirements. A contractor scrambling for whoever is available next week may have irregular results.

Ask how long they have actually worked with their key trades. Long relationships are not a warranty, however they are a positive indication. Subcontractors tend to focus on contractors who pay on time, interact clearly, and run organized jobs. If a contractor has excellent trades happy to appear for them, that states something.

The reverse is also true. Skilled subcontractors typically prevent chaotic general contractors. They do not want missing materials, unclear plans, delayed payments, or property owners making unapproved modifications in the

field. When you employ a general contractor, you are also hiring their expert network.

Remodeling while residing in the home needs a different standard

A contractor may be technically competent and still not fit to occupied remodels. Operating in someone's home needs respect for personal privacy, routines, animals, children, security, and tidiness. It also requires reasonable planning.

Dust is a significant issue. A kitchen remodel or bathroom remodel can send great particles through a house if security is weak. Plastic walls, zipper doors, floor coverings, negative air devices, and everyday cleanup may not be attractive, however they matter. Ask specifically how the contractor manages dust and secures ended up surfaces.

Noise and gain access to are also part of the experience. If you work from home, have an infant, look after a senior parent, or require an operating kitchen for medical dietary factors, state so early. A great remodeling contractor can typically prepare around constraints, but only if they know about them. There may be days when water, power, or a/c needs to be interrupted. Understanding beforehand makes those days manageable.



Pets should have reference. Lots of crews are careful, however doors open continuously during construction. If you have a pet dog that bolts or a cat that hides in walls, develop a plan before demolition begins.

New home construction requires disciplined decisions

Building a new home feels large at first. There is time to choose everything, or so it seems. Then framing starts, rough-ins move rapidly, and all of a sudden the electrical contractor requires fixture locations, the plumbing professional requires valve choices, the cabinet maker requires device specifications, and the window provider requires last grille patterns.

A custom home builder need to direct you through selections in a sensible order. Some choices affect structure and rough-ins, while others can wait. Windows, outside doors, roof, plumbing valves, tubs, appliances, cabinet layouts, and lighting plans often need attention early due to the fact that they affect framing, mechanical systems, and lead times. Paint colors and cabinet hardware typically come later.

Indecision can become costly. If a property owner changes window sizes after framing, the cost is not limited to the window. It may impact headers, outside sheathing, siding, interior drywall, electrical places, and schedule. If devices are chosen late, cabinets may require modification. If tile shows up late, the job can stall near the finish line.

The finest builders develop a choice calendar and keep it noticeable. They do not expect house owners to know every due date intuitively. They discuss which options are immediate, which are versatile, and which modifications will bring a cost.

Red flags that deserve caution

Some warning signs are obvious, such as no license, no insurance coverage, or pressure to pay in cash. Others are subtler. A contractor who avoids composed information might be disordered or might prefer ambiguity. A contractor who slams every other contractor may be tough to work with. A contractor who guarantees an unrealistically quick schedule during a hectic season might be informing you what you wish to hear.

Watch for these specific issues:

1. The quote is significantly lower than others, with little explanation or detail.
2. The contractor resists authorizations, contracts, insurance coverage documents, or composed modification orders.
3. Communication is sluggish, unclear, or inconsistent before the job starts.
4. References are unavailable, outdated, or unrelated to your kind of project.
5. The contractor requests large in advance payments without a clear payment schedule connected to progress.

None of these immediately proves bad intent, but each should have follow-up. Construction includes enough unavoidable threat. You do not need to include avoidable threat by overlooking early signals.

The right fit is partly technical and partly personal

A contractor can have excellent credentials and still not be the best suitable for you. Some house owners desire regular updates and in-depth budget plan tracking. Others prefer fewer meetings and a structured procedure. Some jobs need a high-touch custom home builder who enjoys cooperation with designers and designers. Others need a remodeling contractor who can move effectively through a specified scope with minimal disruption.

Personality matters because construction lasts. A bathroom remodel may run a number of weeks. A kitchen remodel might take two to 4 months depending on scope, kitchen cabinetry, assessments, and lead times. New home construction can take many months, often longer when design intricacy, weather condition, permitting, or material delays go into the picture. You do not need to become friends with your contractor, however you do require shared regard and a convenient communication rhythm.

Trust your impulses, but do not rely on impulses alone. A charming contractor with weak documents is still a risk. A quieter contractor with outstanding systems might deliver a better experience. Look for the combination: competence, transparency, pertinent 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/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](tel:4356694133), 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.