

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 between a general contractor and a home builder sounds basic up until money, allows, illustrations, weather, evaluations, subcontractors, and reality get in the image. The title on a company card does not constantly tell you whether someone is the best suitable for your task. An experienced general contractor may be best for a kitchen remodel, a bathroom remodel, an addition, or a whole-house renovation. A skilled home builder might be the much better option when you are beginning with an uninhabited lot and preparing new home construction from the ground up.

The confusion is understandable. Both coordinate trades. Both manage schedules. Both handle inspectors, providers, change orders, and budget plans. Both can build something considerable. The distinction **General contractor** lies in the type of work they are built to handle, the systems they utilize, the threats they understand best, and the way they assist clients through decisions.

I have actually seen homeowners hire a new home builder for an intricate renovation and discover that working inside an existing structure was more unforeseeable than anybody anticipated. I have actually also seen people hire a remodeling contractor to build a new custom home, only to discover that website development, energy coordination, and long-range sequencing needed a various level of new-build experience. Neither professional was necessarily bad. They were just operating outside their greatest lane.

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

What a general contractor in fact does

A general contractor is the main manager responsible for providing a construction job. On property tasks, that typically suggests hiring and coordinating subcontractors, purchasing products, scheduling examinations, keeping work moving, handling jobsite conditions, tracking expenses, and solving problems as they appear.

An excellent general contractor does not just "understand a guy" for each trade. They understand the order of operations. They know why the plumbing requires to be roughed in before insulation, why a framing correction can impact cabinet layouts three months later, and why one missing window can hold up siding, drywall, trim, and last painting. They invest much of their time avoiding small issues from ending up being pricey delays.



General contractors are commonly employed for remodeling jobs, additions, repair work after damage, basement surfaces, structural changes, and specialty upgrades. If you are opening up a wall between a kitchen and dining room, converting a tub to a walk-in shower, finishing an attic, or adding 600 square feet to the back of a house, a general contractor or remodeling contractor is often the natural fit.



The strongest general contractors are particularly valuable in existing homes because remodellings require judgment. Older homes seldom match their drawings, if drawings exist at all. A wall that appears non-load-bearing may carry roofing system load through a weird framing path. Electrical wiring may have been altered by 3 previous owners. Flooring framing might run out level by an inch across a space. The contractor has to diagnose, adapt, file, and keep the job moving without pretending your house is something it is not.

That kind of work requires persistence and field experience. It is one thing to set up cabinets in a freshly framed kitchen with square walls and a level piece. It is another to install them in a 1940s home where the plaster differs in density, the flooring rolls towards the back entrance, and the house owner wants the finished space to look tidy without tearing the entire house apart.

What a home builder gives the table

A home builder focuses on constructing homes, usually from an empty lot or a cleared structure website. Some builders focus on production homes, where purchasers pick from set strategies and surface bundles in a prepared neighborhood. Others operate as a custom home builder, producing unique homes with designers, designers, engineers, and owners.

For new home construction, a builder's work often starts before any framing team arrives. They might assist evaluate land, review zoning limitations, coordinate surveys, organize soil tests, estimate sitework, price energy connections, and identify permitting requirements. These early steps matter because the expense of preparing land can surprise even experienced house owners. A gorgeous wooded lot might require clearing, grading, a long driveway, drain work, septic design, well drilling, or utility extensions before the very first footing is poured.

A home builder also understands the rhythm of structure from scratch. Excavation results in structure work. Structure work results in framing. Framing leads to roof, windows, rough mechanicals, insulation, drywall, trim, surfaces, and final evaluations. The series is cleaner than remodeling in some methods since the builder controls the entire structure. However the scale is bigger, and the capital, preparations, choices, and coordination demands can be intense.

The overlap, and why it can be misleading

There is genuine overlap in between the two roles. A general contractor can construct a new home if licensed, guaranteed, experienced, and correctly staffed for that work. A home builder may likewise handle renovations, particularly additions or large remodels for previous clients. In some markets, individuals use the terms interchangeably. A company might call itself a builder however do mainly remodels. Another might call itself a general contractor but focus on custom homes.

That is why you ought to look beyond the label. Ask what kind of work makes up the majority of their yearly volume. Ask to see projects comparable to yours, not just outstanding pictures. A lovely new farmhouse does not prove know-how in remodeling a tight urban row home. A stunning kitchen remodel does not show the company can deal with land advancement, foundation coordination, and a year-long custom build.



I as soon as strolled a home where the owner had actually employed a builder known for new homes to complete a major interior restoration. The builder was capable, truthful, and well concerned. But the project dragged since his team was used to clean sequencing, open framing, and predictable strategies. The house had hidden plumbing conflicts, uneven floorings, and occupants living upstairs during construction. A remodeling contractor would have prepared for more of the friction, priced more investigative work upfront, and staged the project differently.

Match the professional to the task type

For most house owners, the simplest way to narrow the choice is to begin with the nature of the task instead of the title of the professional. A kitchen remodel, bathroom remodel, space addition, basement restoration, or structural repair work generally points towards a general contractor with remodeling experience. A ground-up home typically points towards a home builder, specifically if the style is custom or the site has complications.

Here is a practical comparison:

Project type	Usually better fit	Why
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, surface coordination, dust control, and occupancy preparation matter heavily
Bathroom remodel	Remodeling contractor	Tight spaces, waterproofing information, plumbing changes, tile work, and schedule compression need renovation experience
Whole-house restoration	General contractor	Existing structure, phased work, structural changes, and concealed conditions drive the job
Room addition	General contractor or builder	The 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 expense control are main

This comparison is not a stiff guideline. Some big remodeling contractors are outstanding at additions that feel almost like new builds. Some custom builders have in-house restoration departments that manage intricate remodels magnificently. The essential thing is not the classification. It is relevant experience.

When a general contractor is the smarter hire

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

Take a kitchen remodel as an example. On paper, it might consist of cabinet replacement, new counter tops, lighting, flooring, backsplash tile, and home appliance installation. In practice, the job may include relocating plumbing, upgrading electrical service, fixing subfloor damage near an old dishwasher, fixing a sagging ceiling, expanding an opening, and coordinating cabinet delivery so boxes do not being in a garage for 6 weeks.

A general contractor who remodels kitchens routinely understands where surprises tend to hide. They may recommend opening a small section of wall before last rates. They might ask the cabinet designer for device requirements early since a one-inch difference in fridge depth can impact nearby kitchen cabinets. They might flag that moving a sink to an island needs venting alternatives that need to be confirmed before the design is finalized.

Bathroom remodels are another area where remodeling experience matters. A restroom is small, however it is mechanically dense. Waterproofing details, framing flatness, drain area, glass clearances, fan ducting, and tile layout all impact the result. I have seen property owners focus practically entirely on tile choice while missing out on the more vital question: who is responsible for making certain the shower does not leak 5 years from now? The response needs to be clear before work starts.

General contractors likewise tend to be better fit for tasks where the property owner remains in your home during construction. Living through a remodel is hard. Dust barriers, short-lived kitchens, restroom access, pet safety, parking, daily clean-up, and working hours become part of the task. Contractors who specialize in remodeling understand that securing the existing home is not a courtesy. It is part of the scope.

When a home builder is the more powerful choice

A home builder is generally the stronger choice when the job begins with land, strategies, and a full house to construct. New home construction needs coordination at a scale that differs from remodeling. The builder must handle the entire structure envelope, site drainage, foundation accuracy, energy setup, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder ought to preferably be included before the drawings are fully total. That does not suggest the builder changes the designer. It means pricing and constructability feedback can prevent pricey redesign later on. For instance, an architect might design a dramatic wall of windows, a complex roofline, or a cantilevered balcony. Those functions may be worth every dollar, however the owner must understand the expense before permit illustrations are finished.

A custom home builder can likewise assist align allowances with reality. Allowances are spending plan placeholders for products not yet selected, such as tile, lighting, devices, plumbing components, or floor covering. If allowances are too low, the agreement rate looks appealing at signing but grows painfully during choices. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are imagining expert appliances, wide-plank wood, inset cabinetry, and natural stone, the budget needs to not bring entry-level allowances.

The style concern: who leads before construction starts?

Many property owners start by calling contractors before they have enough info for accurate pricing. That is not wrong, but it can cause frustration. A contractor can not price a kitchen remodel precisely from a conversation

about "opening things up" and "adding more storage." A builder can not provide a dependable custom home cost from a sketch and a Pinterest board.

The design path affects whom you work with and when. For remodels, some general contractors provide design-build services, suggesting they deal with design and construction under one roofing or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the homeowner desires an assisted process and a single point of obligation. The benefit is connection. The designer, estimator, and field group work toward the same budget. The trade-off is that you might not be competitively bidding a completely completed strategy to numerous contractors.

For custom homes, many owners hire an architect initially, then generate a custom home builder throughout design development. Others work with a design-build home builder with internal or partner architectural services. Both approaches can succeed. The threat comes when style and budget plan develop independently. If the strategies are finished without expense input, the very first builder estimate might surpass the budget by 20 percent, 40 percent, or more, depending on the marketplace and intricacy. At that point, the owner pays for redesign or starts cutting functions under pressure.

Good experts welcome early budget plan discussions. They may not give a fixed cost without drawings, but they can recognize cost motorists. They can state, "That second-story addition will likely need structural upgrades listed below," or "A 500-foot energy run will not price like a basic neighborhood connection," or "If you want large-format tile because shower, we need flatter walls and a much better substrate strategy."

Licensing, insurance, and regional rules

Licensing guidelines vary by state, province, county, and town. Some locations require a general contractor license for any significant residential work. Others certify particular trades but have looser requirements for the individual coordinating the job. New home builders might require registration with a state home builder board, service warranty program, or local building authority. Since guidelines differ, house owners ought to confirm requirements locally rather than relying on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder should carry general liability insurance coverage and, if they have employees, workers' payment coverage. If subcontractors are utilized, the prime contractor ought to have a process for gathering certificates of insurance. This is not documents for documents's sake. If someone is injured on the home or a subcontractor triggers damage, unclear coverage can end up being a serious problem.

Permitting is another practical test. A competent specialist should be able to explain what authorizations are required, who will obtain them, what examinations are expected, and how permit costs are handled. Be cautious if somebody suggests skipping permits for work that clearly requires them. Unpermitted structural, electrical, plumbing, or mechanical work can produce security problems and make complex resale.

How pricing varies in between remodels and new builds

Pricing approaches vary, but property construction commonly falls under fixed-price contracts, cost-plus agreements, or hybrids with allowances and change orders. The very best approach depends upon how total the plans are and the number of unknowns exist.

A fixed-price contract offers the owner a defined cost for a defined scope. It works finest when illustrations, specs, selections, and site conditions are clear. In remodeling, repaired prices can still include exemptions for

covert conditions, such as hidden rot, outdated circuitry, or structural defects found during demolition. That is affordable if the exclusions are specific and the modification order process is clear.

Cost-plus agreements bill the owner for real expenses plus a contractor charge, either a portion or fixed charge. This method can make good sense for custom homes or complicated renovations where the scope can not be totally known at the start. The owner gets flexibility and transparency, but also carries more cost threat. Strong reporting is vital. Without routine cost updates, cost-plus can end up being stressful quickly.

Allowances are worthy of cautious attention. An agreement may consist of a \$4,000 device allowance, but the variety **Remodeling contractor** you desire might cost \$7,500 by itself. A bathroom remodel might consist of a tile allowance that covers standard ceramic but not handmade tile or natural stone. Low allowances are one of the most convenient methods for a price quote to appear competitive while understating the real task cost.

Contingency is also various between job types. For a reasonably simple new home on a prepared lot with complete plans, contingency may be lower than for a major restoration in an older house. For remodels, numerous experts recommend owners to keep a reserve, typically in the series of 10 to 20 percent depending upon age, complexity, and how much investigation has been done. That is not a license for careless pricing. It is acknowledgment that existing buildings can conceal expensive surprises.

The questions that reveal fit

Interviews often reveal more than websites. You are not only buying labor and materials. You are hiring judgment, interaction, and problem-solving under pressure. A sleek portfolio is useful, but the discussion ought to get specific.

Ask these concerns before you make a decision:

1. How lots of projects like mine have you finished in the last 2 years?
2. Who will supervise the task daily, and how frequently will they be onsite?
3. How do you deal with modification orders, covert conditions, and allowance overages?
4. Can you provide current recommendations for comparable work, not just your preferred projects?
5. What parts of this task worry you most from a cost, schedule, or constructability standpoint?

The last question is especially revealing. A weak contractor states, "Nothing, everything looks simple." A strong one stops briefly and offers a real answer. Possibly the issue is access for excavation equipment. Perhaps it is matching existing brick. Perhaps it is long lead times for custom windows. Possibly it is keeping a working restroom readily available while the other one is under construction. Professionals who can determine danger early are most likely to manage it well.

Red flags that must slow you down

A low cost can be legitimate, but it must make sense. If 3 price quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one comes in at \$24,000, you require to understand why. Perhaps the low bidder misunderstood the scope. Perhaps they omitted plumbing fixtures, glass, electrical upgrades, or authorizations. Possibly they prepare to utilize lower-cost products. Or possibly they are underpricing the job and wanting to recover through modification orders.

Be cautious with vague scopes. "Remodel kitchen" is not a scope. An appropriate proposition must explain demolition, framing, electrical, plumbing, heating and cooling modifications if any, drywall, flooring, cabinets,

counter tops, backsplash, painting, permits, cleanup, and exemptions. It ought to clarify who supplies home appliances, components, tile, lighting, cabinet hardware, and other surface items.

Communication throughout estimating likewise predicts interaction during construction. If someone misses consultations, takes weeks to respond to basic questions, or avoids composed details before you sign, that pattern normally does not improve after a deposit is paid. Hectic experts can still interact clearly. Silence is not the same as remaining in demand.

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

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms are worthy of unique reference since they are common jobs and easy to underestimate. They integrate design, energy systems, surface craftsmanship, and day-to-day household disturbance. A kitchen remodel may impact how a family eats for 2 months. A bathroom remodel might require mindful preparation if it is the [new home construction companies](#) only complete bath in the house.

A remodeling contractor who does these tasks frequently brings useful practices that do not constantly display in pictures. They understand to verify home appliance specifications before rough electrical. They understand a shower niche need to be laid out with the tile pattern, not framed arbitrarily and regretted later on. They know the vanity drawer should clear the supply lines. They know recessed medicine cabinets can conflict with pipes vents in the wall. They know that a flooring that looks "close enough" before tile might look awful after large-format tile is installed.

Specialization likewise aids with schedule realism. A five-by-eight hall bathroom is not instantly a one-week project if it involves complete demolition, plumbing relocation, electrical work, examinations, waterproofing, tile, glass measurement, and surface setup. Drying times, examination windows, and custom products matter. An expert schedule represent those actions rather than appealing magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the whole construct. The builder needs to assist turn illustrations and choices into a buildable, priced, arranged task. That consists of evaluating structural requirements, energy code details, doors and window lead times, outside materials, mechanical systems, and website logistics.

One common error is selecting a builder too late. By the time strategies are ended up, owners might feel emotionally dedicated to a style that does not fit the budget plan. Bringing a home builder into the conversation earlier can protect the style intent while changing expensive details before they become costly modifications. An easier roofline, a somewhat smaller footprint, or a different structure method can sometimes conserve meaningful cash without harming how the home lives.

Another error is focusing just on expense per square [builtbyvbr.com Custom home builder](#) foot. Cost per square foot can be a rough reference, 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 plans, kitchen cabinetry, mechanical systems, and architectural intricacy all misshape the number. A builder who offers a casual square-foot price without understanding the plans and site is guessing.

Where additions fit

Additions sit between remodeling and new construction. They include new structure, framing, roof, and exterior work, but they also link to an existing house. That connection is frequently the hardest part. The new flooring should meet the old flooring. The roofline must tie in without leaks. The exterior must look deliberate instead of added. Heating and cooling capability may require review. Electrical service might require updating. The household may reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be proper. The choosing factor is experience with tie-ins and inhabited renovations. A builder who mainly works on uninhabited lots may underestimate the trouble of securing an existing home and lessening interruption. A remodeler who hardly ever handles foundations and large structural framing may need more powerful assistance from engineers and sitework trades. The best choice is the specialist who can show finished additions similar in size and complexity to yours.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels

Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah

Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough

Vision Building & Renovation is locally owned and operated in Southern Utah

Vision Building & Renovation has been building since 2008 with over 15 years of experience

Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail

Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home

Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133

Vision Building and Renovation has an address of St. George, UT 84770

Vision Building and Renovation has a website <https://builtbyvbr.com/>

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPHdMREuVy6B6>

Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

Vision Building & Renovation is based in St. George, Utah and serves Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins.

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](tel: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 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.