

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 simple up until money, permits, illustrations, weather condition, examinations, subcontractors, and reality go into the image. The title on a business card does not constantly inform you whether someone is the best suitable for your project. A competent general contractor may be perfect for a kitchen remodel, a bathroom remodel, an addition, or a whole-house restoration. A skilled home builder may be the much better choice when you are starting from an uninhabited lot and planning new home construction from the ground up.

The confusion is easy to understand. Both coordinate trades. Both handle schedules. Both handle inspectors, providers, change orders, and spending plans. Both can construct something considerable. The difference lies in the type of work they are constructed to manage, the systems they utilize, the risks they comprehend best, and the method they guide customers through decisions.

I have actually seen property owners work with a new home builder for an intricate renovation and find that working inside an existing structure was more unpredictable than anybody anticipated. I have actually likewise seen individuals hire a remodeling contractor to construct a new custom home, only to find that site advancement, energy coordination, and long-range sequencing needed a different level of new-build experience. Neither expert was always bad. They were simply operating outside their strongest lane.

The right hire depends on what you are building, just how much design work is already complete, how much control you want, how many unknowns the job consists of, and how comfortable you are with the [Kitchen remodel](#) process.

What a general contractor really does

A general contractor is the central supervisor accountable for providing a construction task. On property jobs, that typically means hiring and collaborating subcontractors, buying products, scheduling evaluations, keeping work moving, handling jobsite conditions, tracking costs, and resolving problems as they appear.

An excellent general contractor does not simply "understand a guy" for each trade. They comprehend the order of operations. They know why the plumbing professional requires to be roughed in before insulation, why a framing correction can affect cabinet layouts three months later, and why one missing window can hold up siding, drywall, trim, and final painting. They invest much of their time preventing little problems from becoming costly delays.

General contractors are typically hired for remodeling projects, additions, repairs after damage, basement finishes, structural alterations, and specialty upgrades. If you are opening up a wall in between a kitchen and dining room, converting a tub to a walk-in shower, finishing an attic, or including 600 square feet to the back of a house, a general contractor or remodeling contractor is frequently the natural fit.

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

That sort of work requires persistence and field experience. It is something 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 differs in thickness, the floor rolls towards the back door, and the homeowner desires the completed room to look tidy without tearing the entire house apart.

What a home builder gives the table

A home builder concentrates on building homes, normally from an empty lot or a cleared structure website. Some builders concentrate on production homes, where purchasers select from set plans and finish plans in a planned neighborhood. Others operate as a custom home builder, developing one-of-a-kind homes with designers, designers, engineers, and owners.

For new home construction, a builder's work typically begins before any framing crew arrives. They may help assess land, review zoning restrictions, coordinate studies, set up soil tests, estimate sitework, price utility connections, and recognize allowing requirements. These early actions matter because the expense of preparing land can amaze even knowledgeable house owners. A gorgeous woody lot might require clearing, grading, a long driveway, drainage work, septic style, well drilling, or energy extensions before the first footing is poured.

A home builder likewise understands the rhythm of building from scratch. Excavation results in structure work. Foundation work causes framing. Framing results in roof, windows, rough mechanicals, insulation, drywall, trim, surfaces, and final examinations. The series is cleaner than remodeling in some ways due to the fact that the builder manages the whole structure. However the scale is larger, and the cash flow, lead times, selections, and coordination demands can be intense.

The overlap, and why it can be misleading

There is real overlap between the 2 functions. A general contractor can develop a new home if licensed, insured, experienced, and appropriately staffed for that work. A home builder might likewise take on renovations, particularly additions or large remodels for past customers. In some markets, individuals utilize the terms interchangeably. A company may call itself a builder but do mostly remodels. Another may call itself a general contractor however concentrate on custom homes.

That is why you ought to look beyond the label. Ask what type of work comprises most of their annual volume. Ask to see tasks comparable to yours, not simply outstanding photos. A stunning new farmhouse does not prove competence in remodeling a tight metropolitan row home. A stunning kitchen remodel does not show the company can handle land development, structure coordination, and a year-long custom build.

I when walked a home where the owner had worked with a builder understood for new homes to complete a significant interior restoration. The builder was capable, truthful, and well regarded. However the project dragged due to the fact that his group was used to clean sequencing, open framing, and foreseeable strategies. Your house had concealed plumbing conflicts, unequal floorings, and occupants living upstairs during construction. A remodeling contractor would have anticipated more of the friction, priced more investigative work upfront, and staged the project differently.

Match the expert to the task type

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

Here is a useful contrast:

Job type	Typically 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 details, pipes modifications, tile work, and schedule compression need remodelling experience
Whole-house renovation	General contractor	Existing structure, phased work, structural modifications, and covert conditions drive the task
Room addition	General contractor or builder	The best fit depends upon whether the work is more renovation-heavy or new-structure-heavy
New home construction	Home builder or custom home builder	Sitework, allowing, full-house sequencing, choices, and long-range cost control are main

This comparison is not a stiff rule. Some large remodeling contractors are excellent at additions that feel almost fresh builds. Some custom builders have in-house restoration departments that manage intricate remodels perfectly. The important thing is not the classification. It matters experience.

When a general contractor is the smarter hire

A general contractor is generally the smarter hire when the project must tie into an existing structure. Existing homes develop unknowns. Even when plans are detailed, the contractor might not understand what is inside a wall up until demolition begins. That unpredictability impacts rates, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it might include cabinet replacement, new counter tops, lighting, flooring, backsplash tile, and home appliance installation. In practice, the job may involve relocating plumbing, updating electrical service, repairing subfloor damage near an old dishwashing machine, remedying a

sagging ceiling, widening an opening, and coordinating cabinet delivery so boxes do not being in a garage for 6 weeks.



A general contractor who remodels kitchens regularly understands where surprises tend to conceal. They might recommend opening a small section of wall before last rates. They may ask the cabinet designer for device specs early due to the fact that a one-inch difference in fridge depth can affect surrounding kitchen cabinets. They might flag that moving a sink to an island needs venting options that require to be confirmed before the style is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is little, but it is mechanically thick. Waterproofing details, framing flatness, drain place, glass clearances, fan ducting, and tile layout all impact the final result. I have seen house owners focus almost completely on tile selection while missing out on the more important concern: who is accountable for ensuring the shower does not leakage 5 years from now? The response needs to be clear before work starts.

General contractors likewise tend to be much better matched for tasks where the homeowner remains in your home throughout construction. Enduring a remodel is difficult. Dust barriers, short-lived kitchens, restroom gain access to, pet safety, parking, day-to-day cleanup, and working hours enter into the task. Contractors who specialize in remodeling understand 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 normally the stronger option when the task begins with land, strategies, and a capacity to construct. New home construction needs coordination at a scale that varies from remodeling. The builder must handle the entire building envelope, site drainage, structure precision, utility setup, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder must preferably be involved before the drawings are totally total. That does not suggest the builder changes the architect. It indicates rates and constructability feedback can avoid costly redesign later on. For instance, a designer may design a significant wall of windows, an intricate roofline, or a

cantilevered balcony. Those features may deserve every dollar, but the owner needs to understand the cost before authorization drawings are finished.

A custom home builder can also assist line up allowances with truth. Allowances are budget placeholders for products not yet chosen, such as tile, lighting, home appliances, pipes components, or flooring. If allowances are too low, the contract cost looks attractive 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 thinking of professional home appliances, wide-plank hardwood, inset cabinetry, and natural stone, the spending plan must not carry entry-level allowances.

The style question: who leads before construction starts?

Many house owners begin by calling contractors before they have sufficient info for accurate pricing. That is not incorrect, but it can result in frustration. A contractor can not price a kitchen remodel specifically from a conversation about "opening things up" and "adding more storage." A builder can not give a trustworthy custom home cost from a sketch and a Pinterest board.

The style path affects whom you hire and when. For remodels, some general contractors provide design-build services, implying they handle design and construction under one roofing or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house remodellings when the homeowner wants a directed procedure and a single point of responsibility. The advantage is connection. The designer, estimator, and field team pursue the same spending plan. The compromise is that you might not be competitively bidding a fully finished plan to multiple contractors.

For custom homes, lots of owners hire a designer first, then generate a custom home builder during style development. Others work with 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 completed without expense input, the very first builder price quote may surpass the budget by 20 percent, 40 percent, or more, depending on the marketplace and complexity. At that point, the owner spends for redesign or begins cutting features under pressure.

Good specialists welcome early budget plan conversations. They may not provide a repaired rate without drawings, but they can recognize expense motorists. They can state, "That second-story addition will likely require structural upgrades below," or "A 500-foot energy run will not price like a standard neighborhood connection," or "If you want large-format tile because shower, we require flatter walls and a much better substrate strategy."

Licensing, insurance coverage, and regional rules

Licensing guidelines differ by state, province, county, and municipality. Some locations need a general contractor license for any considerable domestic work. Others accredit specific trades but have looser requirements for the individual collaborating the job. New home builders may need registration with a state home builder board, warranty program, or regional building authority. Due to the fact that rules differ, property owners need to validate requirements in your area rather than depending on assumptions.

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

Permitting is another dry run. A competent specialist should have the ability to describe what licenses are needed, who will acquire them, what assessments are anticipated, and how authorization costs are dealt with. Beware if someone recommends skipping authorizations for work that plainly requires them. Unpermitted structural, electrical, plumbing, or mechanical work can create safety issues and make complex resale.



How rates varies between remodels and new builds

Pricing methods vary, but residential construction typically falls into fixed-price contracts, cost-plus contracts, or hybrids with allowances and modification orders. The best approach depends upon how complete the strategies are and how many unknowns exist.

A fixed-price contract gives the owner a defined rate for a defined scope. It works best when illustrations, requirements, choices, and site conditions are clear. In remodeling, fixed prices can still include exclusions for hidden conditions, such as concealed rot, outdated circuitry, or structural flaws discovered throughout demolition. That is affordable if the exclusions specify and the change order process is clear.

Cost-plus contracts bill the owner for actual costs plus a contractor fee, either a percentage or repaired charge. This approach can make good sense for custom homes or complex restorations where the scope can not be completely understood at the start. The owner gets versatility and openness, but likewise brings more cost threat. Strong reporting is vital. Without routine cost updates, cost-plus can become difficult quickly.

Allowances deserve cautious attention. A contract might consist of a \$4,000 device allowance, but the range you want may cost \$7,500 by itself. A bathroom remodel might include a tile allowance that covers standard ceramic but not handmade tile or natural stone. Low allowances are among the most convenient ways for a quote to appear competitive while downplaying the true job cost.

Contingency is also different in between job types. For a fairly straightforward new home on a ready lot with total strategies, contingency might be lower than for a significant renovation in an older house. For remodels, lots of specialists recommend owners to keep a reserve, typically in the range of 10 to 20 percent depending upon age, complexity, and how much investigation has actually been done. That is not a license for careless pricing. It is recognition that existing structures can conceal pricey surprises.

The questions that expose fit

Interviews frequently reveal more than sites. You are not only purchasing labor and materials. You are employing judgment, communication, and analytical under pressure. A polished portfolio works, however the discussion should get specific.

Ask these questions before you decide:

1. How lots of jobs like mine have you completed in the last two years?
2. Who will monitor the task day to day, and how frequently will they be onsite?
3. How do you deal with change orders, concealed conditions, and allowance overages?
4. Can you offer recent references for comparable work, not simply your favorite projects?
5. What parts of this job fret you most from an expense, schedule, or constructability standpoint?

The last question is particularly exposing. A weak contractor states, "Nothing, it all looks simple." A strong one stops briefly and gives a real response. Perhaps the concern is access for excavation equipment. Perhaps it is matching existing brick. Possibly it is long lead times for custom windows. Possibly it is keeping an operating bathroom available while the other one is under construction. Specialists who can determine risk early are more likely to handle it well.

Red flags that must slow you down

A low price can be legitimate, but it ought to make good sense. If three price quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one is available in at \$24,000, you need to know why. Perhaps the low bidder misconstrued the scope. Maybe they omitted plumbing components, glass, electrical upgrades, or authorizations. Possibly they plan to utilize lower-cost materials. Or perhaps they are underpricing the job and wanting to recover through modification orders.

Be cautious with unclear scopes. "Renovate kitchen" is not a scope. A proper proposal must explain demolition, framing, electrical, pipes, a/c modifications if any, drywall, floor covering, cabinets, countertops, backsplash, painting, permits, clean-up, and exclusions. It should clarify who supplies appliances, components, tile, lighting, cabinet hardware, and other finish items.

Communication throughout estimating also forecasts communication throughout construction. If somebody misses appointments, takes weeks to answer basic questions, or prevents composed information before you sign, that pattern normally does not enhance after a deposit is paid. Hectic professionals can still communicate plainly. Silence is not the same as remaining in demand.

Another warning is pressure. A contractor or builder may have valid scheduling restrictions, however you ought to not feel hurried into a major agreement without time to review it. Residential construction involves excessive cash and disturbance for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the worth of specialization

Kitchens and bathrooms are worthy of special reference since they are common tasks and easy to underestimate. They combine design, energy systems, finish workmanship, and daily household disturbance. A kitchen remodel may impact how a household consumes for two months. A bathroom remodel might need cautious planning if it is the only full bath in the house.

A remodeling contractor who does these projects regularly brings practical routines that do not constantly display in images. They know to confirm device specs before rough electrical. They know a shower niche ought to be laid out with the tile pattern, not framed randomly and been sorry for later on. They understand the vanity drawer should clear the supply lines. They know recessed medication cabinets can conflict with pipes vents in the wall. They know that a flooring that looks "close adequate" before tile might look horrible after large-format tile is installed.

Specialization likewise helps with schedule realism. A five-by-eight hall restroom is not instantly a one-week job if it involves complete demolition, plumbing moving, electrical work, evaluations, waterproofing, tile, glass measurement, and finish setup. Drying times, assessment windows, and custom materials matter. An expert schedule accounts for those steps instead of appealing magic.

New home construction and the importance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the whole build. The builder ought to assist turn drawings and selections into a buildable, priced, arranged project. That includes reviewing structural requirements, energy code details, window and door lead times, outside materials, mechanical systems, and website logistics.

One typical mistake is choosing a builder too late. By the time plans are finished, owners may feel mentally committed to a design that does not fit the budget plan. Bringing a home builder into the discussion previously can preserve the style intent while changing pricey information before they end up being expensive revisions. An easier roofline, a somewhat smaller footprint, or a various structure method can in some cases conserve meaningful money without hurting how the home lives.



KITCHEN FACELIFT



Another mistake is focusing only on expense per square foot. Expense per square foot can be a rough referral, however it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a bigger, easier home. Sitework, decks, garages, ceiling heights, window packages, cabinetry, mechanical systems, and architectural intricacy all distort the number. A builder who gives a casual square-foot price without comprehending the strategies and website is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They include new foundation, framing, roof, and exterior work, however they likewise link to an existing house. That connection is frequently the hardest part. The new floor should fulfill the old flooring. The roofline needs to tie in without leaks. The outside needs to look intentional rather than tacked on. Heating and cooling capacity may need review. Electrical service may require upgrading. 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 suitable. The deciding aspect is experience with tie-ins and inhabited restorations. A builder who mainly deals with uninhabited lots might underestimate the trouble of safeguarding an existing home and decreasing disturbance. A remodeler who seldom manages foundations and large structural framing might need more powerful assistance from engineers

and sitework trades. The best option is the professional who can reveal finished additions comparable 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.