

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 contractor is one of the most consequential decisions you will make in a new home construction task or a whole home renovation. The right contractor secures your spending plan, schedule, design intent, and peace of mind. The wrong one can turn a promising task into a slow, costly conflict that leaves everybody disappointed and the house half-finished.

Most house owners understand they ought to "get three bids" and "inspect references." That advice is not incorrect, however it is too thin for the size of the choice. A custom home builder or remodeling contractor will be associated with your financial resources, your daily life, your residential or commercial property, and often your household's regimen for months. You are not just purchasing an item. You are hiring a team to manage countless information, dozens of trades, an altering series of assessments, weather, lead times, design choices, and inevitable surprises behind walls or below grade.

The finest choice is rarely the person with the flashiest truck or the most affordable number on the first estimate. It is the contractor who can explain the work plainly, rate it responsibly, communicate before issues end up being crises, and produce consistent results through a process you understand.

Start by understanding what kind of contractor your project in fact needs

A new custom home, a kitchen remodel, a bathroom remodel, and a complete gut remodeling all require construction ability, but they do not need the exact same contractor profile. A company that excels at ground-up new home construction may not be the best fit for a tightly phased restoration in an occupied home. A remodeling contractor who is exceptional at kitchens and baths may not have the staff, systems, or subcontractor depth to handle a large addition with structural steel, site drainage, and multiple authorization packages.

For a new develop, you normally require a home builder or general contractor with strong website management experience. That suggests they understand excavation, structures, utility coordination, framing, roof, mechanical rough-ins, insulation, building envelope information, and last surfaces. A custom home builder must likewise be comfy dealing with designers, engineers, interior designers, property surveyors, and local inspectors. If the lot has slope, poor access, wetlands, old trees to protect, or unusual zoning restrictions, the builder's planning capability matters as much as their carpentry.

For a whole home restoration, particularly one including structural modifications, mechanical upgrades, or an addition, you need a remodeling contractor who comprehends existing conditions. Renovation work requires a different type of judgment. Old houses hardly ever reveal all their tricks during the very first walkthrough. Framing might not match the drawings. Electrical work may have been changed by previous owners. Pipes may run through a wall everyone wanted to eliminate. A strong restoration contractor knows how to investigate early, price allowances honestly, and safeguard the homeowner from preventable modification orders.

For a kitchen remodel or bathroom remodel, the stakes are concentrated in smaller spaces. Bathroom and kitchens include lots of trades in tight sequence: demolition, framing, pipes, electrical, a/c modifications, drywall, tile, cabinetry, countertops, glass, painting, and trim. A small error in layout can impact device clearance, shower slope, vanity positioning, or lighting proportion. The best contractor for this work is detail-oriented and comfortable coordinating selections early, since tile, components, cabinets, and counter tops drive both cost and schedule.

The cheapest quote frequently costs more later

Low quotes develop a strong psychological pull. When one contractor is 15 or 25 percent listed below the others, it is tempting to believe you discovered somebody efficient, starving, or refreshingly fair. In some cases that holds true. More frequently, a very low number implies something crucial is missing.

The missing product may be obvious, such as painting, permits, demolition, debris elimination, surface hardware, device installation, or energy connections. It may be buried in vague language, such as "basic electrical" without a component count, "allowance for tile" without a square footage basis, or "website work by owner" when site work is a significant unidentified. It may also be a sequencing issue. A contractor may price the visible finish work however ignore the time required for defense, momentary walls, dust control, inspections, and corrections.

I have actually seen property owners compare two kitchen remodel quotes where one was nearly \$18,000 lower. On evaluation, the lower bid omitted cabinet setup, under-cabinet lighting, backsplash tile, and floor patching where a wall was being eliminated. As soon as those products were included, the quotes were nearly identical, other than the greater contractor had actually been transparent from the start. That is not a little difference. Openness before signing normally forecasts fewer arguments after demolition.

A responsible contractor does not require to be the highest-priced choice. Good firms still contend. But a fair rate needs to reflect labor, supervision, materials, subcontractors, insurance, overhead, revenue, cleanup, and danger. If the rate is considerably lower than the rest, ask the contractor to stroll you through exactly how they reached it. A confident expert will not be offended by that question.

Licensing, insurance, and the standard checks still matter

Before you fall for a portfolio, validate the basics. Requirements vary by state, county, and town, so the exact license type depends on where the job lies. For bigger tasks, the contractor must have the ability to supply current licensing info, general liability insurance coverage, and workers' settlement coverage if they have workers. If they count on subcontractors, those trades must bring appropriate coverage as well.

Insurance is not documentation for paperwork's sake. If someone is injured on site, if a subcontractor harms the residential or commercial property, or if a water line fails throughout the work, coverage can determine whether the problem gets resolved expertly or ends up being a legal fight. Ask for certificates straight from the insurance coverage agent when suitable, not simply a photocopy that has been being in a folder for 3 years.



Permitting is another early test. Some house owners intend to avoid authorizations to conserve cash or accelerate the job. Good contractors are usually careful about that. License requirements exist for safety, resale documents, and code compliance. There are minor cosmetic tasks that might not require permits, but structural modifications, electrical work, plumbing work, a/c work, additions, and lots of major renovations usually do. If a contractor suggests skipping a needed license, treat that as a serious warning sign.

What a severe price quote ought to include

A quote does not need to check out like a legal book, however it must specify enough that both celebrations understand the very same job. Vague estimates are among the primary reasons for construction dispute. They leave excessive room for different assumptions.

An excellent price quote for a whole home restoration or new home construction task should describe the scope, identify significant additions and exclusions, state allowances where last choices are not yet made, and describe how changes will be priced. It ought to also clarify payment structure, expected schedule, guarantee terms, and who is accountable for licenses, design documents, surveys, engineering, utility fees, and owner-supplied materials.

For example, "install restroom tile" is not enough. A much better scope explains the tile locations, waterproofing approach, approximate square video footage, pattern presumptions, grout type if understood, specific niche or

bench details, and whether tile material is consisted of as an allowance or supplied by the owner. This level of information may feel tedious before the task starts, but it avoids costly misunderstandings later.

Allowances deserve special attention. An allowance is a placeholder quantity for something not yet chosen, such as tile, lighting, pipes fixtures, home appliances, or kitchen cabinetry hardware. Allowances are not inherently bad. They are often needed early in design. The issue comes when allowances are unrealistically low. A \$3 per square foot tile allowance might make a bathroom remodel appearance budget friendly on paper, but lots of house owners choose tile well above that number. The exact same uses to home appliances, counter tops, windows, doors, and lighting.

Ask whether the allowances match the quality level shown in the contractor's portfolio or talked about during your meetings. If you are preparing a high-end kitchen remodel with inset cabinets, panel-ready appliances, stone countertops, and detailed lighting, the allowances should reflect that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales meeting works, but construction is not performed in the sales meeting. The real test is how the contractor thinks. Ask concerns that reveal process, not simply personality.

Here is a concise set of questions worth asking before you sign:

1. Who will manage the task daily, and how frequently will that person be on site?
2. How do you manage modification orders, unforeseen conditions, and owner-requested upgrades?
3. What parts of the work are carried out by your workers, and what parts are subcontracted?
4. How do you communicate schedule updates, decisions required, and delays?
5. Can you reveal me a recently completed task similar in size and intricacy to mine?

The responses need to be practical and particular. If you ask about unforeseen conditions in a remodelling and the contractor says, "We never have issues," that is not reassuring. Every experienced remodeling contractor has discovered rotten subflooring, undersized framing, concealed junction boxes, abandoned pipes, or out-of-level floors. The professional answer is not that surprises never happen. The professional response explains how surprises are documented, priced, approved, and included into the schedule.

Communication style matters more than lots of house owners expect. Some contractors use job management software with everyday logs, images, and choice tracking. Others choose call, emails, and weekly website meetings. Either can work if the system is clear. What does not work is a homeowner texting five different trades while the contractor presumes decisions are being made in other places. For a large task, interaction requires a chain of command.

References work just if you ask the best questions

Most contractors can supply pleased references. That does not refer checks pointless, however it does indicate you need to go deeper than "Were you pleased?" Individuals can be satisfied and still reveal valuable details.

Ask past clients whether the last expense was close to the contracted quantity, excluding changes they asked for. Ask how the contractor managed problems. Ask whether the site was organized. Ask if employees appeared regularly. Ask how responsive the contractor was after the final payment. The post-completion question is especially exposing. A contractor who goes back to adjust a door, troubleshoot a component, or correct a punch list item after last payment is demonstrating long-lasting professionalism.

If possible, check out a completed project or an active job website. A finished home shows finish quality. An active task website shows practices. Try to find sensible cleanliness, secured floorings, arranged products, posted permits where required, and proof that the work is being sequenced attentively. Construction websites are not display rooms, however there is a visible difference in between active work and chaos.



Online reviews can assist, however read them with context. A single upset evaluation may not inform the whole story. A pattern of complaints about communication, billing surprises, incomplete punch lists, or missed schedules is more significant. Also pay attention to how the contractor responds. Defensive, insulting replies to criticism can expose how conflict may feel once money is on the line.

Match the contractor to the design team and job shipment method

Some homeowners work with an architect first, complete illustrations, then bid the task to a number of builders. Others generate a contractor early throughout style to supply budget plan feedback. Some utilize design-build companies that handle both style and construction under one roofing system. Each approach can work, however the contractor ought to fit the structure.

For custom homes, early builder participation can save money if the designer and builder team up well. A home might be stunning on paper but pricey to build due to the fact that of window sizes, roofing system complexity, structural spans, surface presumptions, or site gain access to. A seasoned custom home builder can flag cost drivers before the drawings are total. That feedback is most beneficial when it comes early, not after license illustrations are completed and the owner is emotionally connected to every detail.

For whole home renovations, early contractor input is frequently a lot more important. Existing houses do not always comply with tidy style ideas. Moving a kitchen to the opposite side of the house might require structural work, new drain routing, electrical service upgrades, and heating and cooling redesign. Eliminating a wall may be simple or may involve beams, posts, footings, and second-floor load paths. A knowledgeable general contractor can help the design group test these presumptions before the budget is exhausted.

Design-build can minimize finger-pointing due to the fact that one team owns the procedure. Conventional architect-led tasks can supply strong design advocacy and competitive rates. Neither is immediately much better.

The secret is clearness. Know who is accountable for drawings, engineering, selections, permit submissions, pricing updates, and field decisions.

Look carefully at scheduling promises

Every homeowner desires a clear conclusion date. Contractors should provide schedules, but construction schedules are forecasts, not assurances against weather condition, evaluation hold-ups, energy hold-ups, material backorders, *paver patios* illness, or owner choice delays. The issue is not whether a schedule ever alters. The concern is whether the original schedule was realistic and whether updates are handled professionally.

A bathroom remodel might take 3 to six weeks depending upon scope, examinations, tile complexity, and material schedule. A kitchen remodel typically runs six to twelve weeks once demolition begins, in some cases longer if walls move, cabinetry is custom, or significant mechanical work is included. A whole home restoration can take a number of months to more than a year. New home construction differs widely by size, website conditions, jurisdiction, design intricacy, and builder capacity.

Be cautious of pledges that sound too simple. If every other contractor approximates eight months and one says 4, request a detailed schedule demonstrating how that will occur. Sometimes a much shorter schedule is possible due to the fact that the contractor has actually dedicated teams, strong trade relationships, and a job opening that fits perfectly. In some cases it is just a sales tactic.

Homeowner decisions also affect timing. Cabinets can not be bought without last designs. Pipes rough-ins depend upon fixture specs. Electrical walk-throughs depend upon lighting strategies. Tile installation depends upon selected material, pattern, and trim details. A contractor who pushes you to make choices early is not being challenging. They are protecting the schedule.

Understand the payment structure before work begins

Payment terms differ by region and project type, but they should be tied to clear turning points or development. Big deposits before any work or material purchasing can be dangerous. On the other hand, contractors need to not be expected to fund a project for months. A reasonable payment schedule balances both sides.

For new construction, payments may align with turning points such as foundation, framing, rough mechanicals, insulation, drywall, finishes, and conclusion. For remodellings, payments may be tied to mobilization, demolition, rough-in completion, examinations, drywall, kitchen cabinetry, tile, and considerable conclusion. The precise structure matters less than the clarity and proportionality.

Avoid cash arrangements that bypass documents. They may look less expensive in the beginning, however they leave the house owner exposed if there is a disagreement, injury, lien claim, or guarantee problem. Composed contracts, documented payments, signed modification orders, and lien releases where suitable become part of a professional project.

Lien laws vary by jurisdiction, however the fundamental principle is essential: subcontractors and providers may have rights if they are not spent for work or products used on your property. For bigger tasks, ask how the contractor manages lien waivers or releases. A respectable general contractor will comprehend the question and have a process.

The agreement need to protect the relationship, not just the contractor

A contract is not an indication of skepticism. It is a working document that keeps expectations aligned when the task gets hectic. The very best agreements are clear enough that you seldom need to argue about what they mean.

At minimum, the agreement should determine the celebrations, property address, scope of work, agreement price or rates technique, payment schedule, change order procedure, insurance coverage requirements, start and conclusion expectations, service warranty terms, dispute process, and termination conditions. It must reference illustrations, specs, allowances, and exemptions. If something is very important to you, it belongs in writing.

Pay unique attention to exclusions. Exemptions are not necessarily red flags. They are often indications of honesty. A contractor might omit harmful product remediation, energy company charges, landscaping repairs, window treatments, appliances, or design costs. That is appropriate if you know it before signing. It is an issue only when exclusions are discovered after the budget plan is committed.

Change orders ought to also be specified. A change order can arise from owner upgrades, style revisions, concealed conditions, code requirements, or scope clarifications. It needs to describe the included or credited expense and any schedule impact. Verbal modifications threaten. A quick conversation on site can become a \$6,000 misunderstanding three weeks later.

Pay attention to how the contractor manages your budget

Budget discussions reveal character. Some contractors prevent direct answers because they do not want to frighten a client. Others throw out rough numbers without adequate info. The much better contractors speak clearly about ranges, presumptions, and cost drivers.

If you are early in preparation, a contractor might not have the ability to give a fixed rate. That is sensible. However they should have the ability to describe whether your objectives are usually aligned with your budget. If you desire a 3,500-square-foot custom home with premium windows, in-depth millwork, an intricate roofline, and extensive website work, the builder should not pretend it can be priced like a basic production home. If you want a full kitchen remodel with wall removal, custom cabinets, new wood floor covering, upgraded electrical, and high-end devices, the contractor should help you understand the most likely range before you spend months creating beyond your means.

Value engineering is not the like cheapening a task. Excellent value engineering protects the style intent while lowering unnecessary cost. That may imply streamlining a roofing system form, picking a various window series, resizing an island to utilize basic slab dimensions, keeping plumbing closer to existing areas, or selecting a tile pattern that reduces labor. Poor worth engineering strips out the details that made the job worthwhile.



Red flags that deserve your attention

Some indications are apparent, such as no license where one is needed, no insurance, or pressure to pay a big money deposit immediately. Other signs are subtler. A contractor who is slow to react throughout the sales procedure might not become more responsive after signing. A contractor who refuses to supply a composed scope might be establishing future disputes. A contractor who speaks terribly about every architect, inspector, trade, or former customer might bring that exact same conflict into your project.

Watch for these particular issues:

1. The bid is dramatically lower than comparable bids and lacks detail.
2. The contractor withstands authorizations, composed modification orders, or evidence of insurance.
3. References are unavailable, vague, or only from older projects.
4. The payment schedule is front-loaded beyond the worth of work carried out or products ordered.
5. Communication feels hurried, dismissive, or confusing before the contract is signed.

One red flag does not always mean you should walk away. A small contractor might have a casual quote format but exceptional workmanship and recommendations. A hectic builder may take a few days to call back due to the fact that they are on website fixing real problems. Use judgment. Patterns matter more than isolated imperfections.

Small contractors, large firms, and the middle ground

Homeowners often ask whether they should hire a big company or a smaller independent contractor. There is no universal answer. Big companies may offer more formal systems, deeper staffing, developed trade relationships, and more powerful administrative support. They may also carry higher overhead, which appears in the cost. Smaller sized contractors may provide direct owner involvement, flexibility, and competitive pricing. They might also have actually limited capacity if multiple projects require attention at once.

For a complex custom home, a builder [yard installation](#) with dedicated project management, estimating assistance, and proven subcontractor capacity can be worth the expense. For a thoroughly created bathroom remodel or kitchen remodel, a smaller sized remodeling contractor with outstanding field guidance may be ideal. For an occupied whole home remodelling, the most essential aspect may be not company size, but discipline: dust control, interaction, sequencing, day-to-day cleanup, and respect for the household.

Ask who [sprinkler installation](#) will in fact be on your job. The company owner may sell the task, but a superintendent, task manager, lead carpenter, or supervisor may run it. Meet that person if possible. A strong job manager can make an excellent company feel exceptional. A weak one can make a respectable company feel disorganized.

Occupied restorations need a various level of planning

Living through a renovation is not like watching remodelling television. Dust relocations farther than anticipated. Short-lived kitchens get old rapidly. Pets find spaces in barriers. Children are fascinated by tools. Workdays start early. Water or power might be turned off for parts of the day. A contractor experienced in occupied renovations plans for these realities.

If you are refurbishing while residing in the home, go over work zones, dust security, momentary facilities, access, parking, security, cleanup, and communication. For a kitchen remodel, ask for how long you will be without a functioning sink, range, refrigerator, or dishwashing machine. For a bathroom remodel, validate whether another bathroom will stay readily available. For a whole home restoration, it may be more affordable and less difficult to leave briefly, especially if floors are being refinished, ceilings opened, a/c replaced, or dangerous products remediated.

There is a real compromise here. Moving out costs money, however it can speed the job and decrease day-to-day friction. Staying put conserves temporary real estate expenses, however the contractor may require more time for security, phasing, and everyday clean-up. Neither option is wrong. The ideal answer depends upon the project scope, family tolerance, spending plan, and schedule.

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 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.