

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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Hiring a general contractor is one of the most substantial decisions a property owner will make during a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home remodelling. The ideal contractor can turn a complex task into a managed, well-managed process. The incorrect one can leave you with blown spending plans, stalled evaluations, bad workmanship, and months of tension that might have been prevented with better vetting.

A home job is not like buying a completed product off a shelf. You are employing judgment, coordination, problem-solving, monetary discipline, trade relationships, and accountability. Lumber, tile, windows, plumbing fixtures, permits, and labor all matter, but the person managing those moving parts typically matters more.



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I have seen beautifully developed tasks have a hard time due to the fact that the builder could not handle sequencing. I have also seen modest remodels come together cleanly since the remodeling contractor comprehended how to plan around unknowns, interact early, and keep trades moving. Price matters, however the lowest number on a proposal is hardly ever the full story. A general contractor's real worth shows up in the areas between the line items: how they handle hold-ups, what they notice before it ends up being costly, and whether they treat your home like a jobsite or like somebody's largest individual investment.

What a general contractor actually does

A general contractor, typically called a GC, is responsible for managing the construction process from planning through completion. On a new home construction task, that suggests coordinating excavation, structure, framing, roofing, mechanical systems, insulation, drywall, surfaces, assessments, and last punch work. On a remodel, the work may involve demolition, structural modifications, pipes relocation, electrical upgrades, kitchen cabinetry, floor covering, tile, paint, and connecting new work into old construction that might not be level, square, or built to contemporary standards.

The general contractor is not always the individual swinging the hammer. Some do self-perform portions of the work, specifically framing, trim, kitchen cabinetry, or surface woodworking. Others run primarily as job managers

who rely on subcontractors. Neither design is immediately much better. What matters is whether the contractor has the ideal group, the ideal oversight, and a tested system for handling quality.

A good GC schedules trades in the appropriate order, verifies products before they are required, checks work versus plans and codes, interacts with inspectors, manages modification orders, and safeguards the budget plan as conditions shift. They must comprehend agreements, insurance, lien releases, security, site security, and the practical truths of enduring construction.

For property owners, the GC also functions as translator. Architects, engineers, developing departments, suppliers, cabinetmakers, electrical experts, plumbers, and tile setters all use their own language. A competent contractor can explain what those information mean in cost, schedule, and ended up look. That translation is particularly valuable when decisions need to be made rapidly, which they typically do as soon as walls are open or teams are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, however they are not similar. A home builder often concentrates on new construction, either production homes, semi-custom homes, or fully custom homes. A custom home builder generally works from private strategies, adapts to a particular lot, and manages a greater level of owner selection and style intricacy. A remodeling contractor concentrates on existing homes, where surprises are common and daily household disturbance need to be managed carefully.

A new custom home and a significant remodel require different impulses. In new home construction, the contractor begins with a fairly clean slate. Soil conditions, website access, energy connections, weather condition, and style intricacy can still create difficulties, however the structure is being integrated in series from the ground up. A strong custom home builder concentrates about website orientation, drainage, framing information, long lead materials, and energy efficiency before the very first concrete truck arrives.

A remodel is more forensic. The contractor might open a kitchen wall and discover outdated electrical wiring, missing insulation, previous water damage, undersized framing, or pipes that can not stay where the drawings presumed it would. In a bathroom remodel, a small leakage behind tile can reveal rotten subflooring and mold. In an older home, nothing might be plumb or square. The remodeling contractor needs persistence, diagnostic skill, and a practical allowance for unknown conditions.

Some companies are excellent at both. Others are not. A contractor who constructs lovely new homes may struggle with the sequencing and dust control needed in an occupied remodel. A remodeler who prospers in kitchens and baths may not have the staffing, provider network, or site management systems for a ground-up custom home. Ask about projects similar to yours, not simply impressive jobs in general.

Start with the type of project you really have

Before you talk to contractors, specify the nature of the work as clearly as possible. A kitchen remodel that keeps the existing layout is very different from one that removes a load-bearing wall, relocates plumbing, changes windows, and requires structural engineering. A bathroom remodel might be a cosmetic refresh, or it might include moving drains, adding a curbless shower, updating ventilation, and correcting old framing issues.

The exact same applies to additions and custom homes. Developing a 900-square-foot primary suite addition over a crawlspace is not the same as adding a second story above an occupied home. A rural custom home with a long driveway, well, septic tank, and propane tank has different logistics than a city infill project with tight gain access to and stringent sound rules.

Clear scope does not indicate every tile and faucet must be selected before the first discussion. It does mean you should be truthful about your objectives, constraints, and cravings for disturbance. If you desire a high-end kitchen with inset cabinets, paneled home appliances, natural stone, and custom lighting, state that. If your priority is durable, uncomplicated, and budget-conscious, state that too. Great contractors can work within various spending plans, however they can not price accurately when the target keeps moving.

The best time to generate a contractor

Many house owners wait until illustrations are total before calling a general contractor. That can work, but it often leaves money on the table. If you are planning a custom home, big addition, or substantial remodel, consider including a contractor during style. This is in some cases called preconstruction, and it can be one of the most important phases of the job.

During preconstruction, the contractor can review style ideas for buildability, determine long lead items, recommend cost-saving alternatives, and flag information that might complicate permitting or inspections. For example, a kitchen style might show a significant beam-free opening in between the kitchen and living-room. An engineer may make that possible, however the contractor can describe what the steel, short-lived shoring, drywall repair work, flooring shifts, and mechanical rerouting may do to the budget.

On a custom home, early contractor involvement can form decisions about foundation type, roofing system complexity, window plans, exterior materials, and website work. A plan with multiple rooflines, large cantilevers, and comprehensive glass may be stunning, but it will price really in a different way from a simpler form with disciplined detailing. The ideal custom home builder can assist protect the design intent while removing unneeded cost and complexity.

This does not imply the contractor must replace the architect or designer. It indicates the task advantages when design and construction knowledge satisfy before the budget is already strained.

Where to find qualified contractors

Referrals stay among the greatest ways to find a general contractor, however they require context. A neighbor may enjoy the contractor who redesigned their powder space, but that does not prove the very same firm is right for a full-house renovation. A designer may advise a builder whose craftsmanship is excellent, however you still need to examine communication style, pricing structure, and availability.

Look for contractors who have completed jobs comparable in size, complexity, and surface level. Evaluation their portfolio carefully. Take note not just to glamour images, however also to details: cabinet positioning, tile design, trim shifts, exterior flashing, and how old and new spaces link. A good contractor should be willing to discuss procedure, not just reveal finished images.

Local building departments, design professionals, specialty suppliers, and realty professionals may likewise understand which contractors regularly perform well. Cabinet shops, pipes showrooms, and lumberyards often see how contractors operate behind the scenes. They know who pays costs, strategies ahead, deals with suppliers respectfully, and fixes concerns without drama.

Online reviews can assist, however they are inadequate. Some excellent contractors have couple of reviews since they work mostly through referrals. Some mediocre ones have polished marketing. Usage online presence as one input, not the deciding factor.

How to veterinarian a general contractor before you request for a price

A serious vetting procedure saves more cash than aggressive negotiating. The goal is not to interrogate the contractor. It is to discover how they think, how they communicate, and whether their service is stable enough to support your project.

Ask direct questions, then listen for specifics. Vague responses are a warning sign. A seasoned general contractor should have the ability to describe how they set up work, how they handle modification orders, how frequently they communicate, what insurance they carry, what types of agreements they use, and who will be on website day to day.

Use this short list during early conversations:

- Confirm licensing requirements in your state or town, and ask the contractor to offer license details if applicable.
- Request evidence of general liability insurance coverage and employees' compensation coverage before work begins.
- Ask for current recommendations from tasks comparable to yours, not only from the contractor's preferred clients.
- Clarify who handles the job daily, who interacts with you, and how frequently updates are provided.
- Discuss existing work and practical start dates, because an excellent contractor who is overcommitted can still end up being a problem.

References deserve more than a fast "Were you happy?" Ask former customers what surprised them, how the contractor handled problems, whether the last expense matched expectations, whether the jobsite was arranged, and if they would hire the very same contractor once again. If possible, ask to see a finished task face to face. Pictures conceal a lot. Door spaces, grout lines, paint quality, flooring transitions, and cabinet reveals inform a more truthful story.

Understanding quotes, price quotes, and allowances

Homeowners typically request three quotes as if that alone ensures a reasonable cost. It does not. Three quotes are just beneficial when each contractor rates the exact same scope, with the very same presumptions, quality level, and documents. If one quote consists of custom cabinets, another presumes stock cabinets, and a 3rd brings a vague cabinet allowance, the numbers can not be compared meaningfully.

A quote is only as great as the documents behind it. For a kitchen remodel, a strong rates bundle may include a dimensioned layout, cabinet specifications, home appliance choices, lighting strategy, plumbing component options, backsplash information, counter top material, floor covering details, and notes about wall elimination or mechanical modifications. Without those information, the contractor needs to either think or load the price quote with allowances.

Allowances are spending plan placeholders for items not yet selected. They prevail and often essential, however they require to be reasonable. A \$3,000 device allowance might work for a basic rental kitchen, not for a custom kitchen with a panel-ready fridge and professional variety. A \$6-per-square-foot tile allowance will not cover handmade tile that costs numerous times that quantity before installation. Low allowances try look attractive in the beginning, then produce uncomfortable boost later.

There is also a distinction in between fixed-price contracts and cost-plus agreements. In a fixed-price plan, the contractor agrees to finish a specified scope for a set price, with changes dealt with separately. This can offer budget plan certainty when the scope is well recorded. In a cost-plus arrangement, the property owner pays real job expenses plus an agreed contractor charge or markup. This can work well for intricate remodels where unknowns are considerable, but it needs openness, trust, and disciplined reporting.

Neither structure is widely best. A fixed rate with poor scope is not safe. A cost-plus contract with weak paperwork is not safe either. The real protection comes from clarity, communication, and a contractor who tracks expenses honestly.

The most affordable quote should have cautious scrutiny

A low bid might show effectiveness, lean overhead, strong trade relationships, or a contractor who really wants the work. It might likewise reflect missed out on scope, unrealistic allowances, inexperience, or a strategy to recover profit through change orders. The obstacle is telling the difference.

When a bid is considerably lower than others, ask the contractor to stroll you through it. A professional need to not be angered by this. They ought to have the ability to describe their presumptions and determine what is excluded. If the project involves structural work, mechanical modifications, custom kitchen cabinetry, or high-end finishes, a large cost space normally suggests the bids are not aligned.

I when examined completing propositions for a kitchen remodel where one contractor was almost 25 percent lower than the others. The property owner was naturally tempted. A closer appearance showed that the low bid excluded electrical panel work, carried a very little flooring allowance, did not include painting nearby rooms, and presumed the existing ceiling would stay unblemished after wall removal. By the time those items were corrected, the "more affordable" quote was no longer cheaper.

Price openness secures both sides. A contractor who costs thoroughly may appear expensive initially, however that number may be closer to the real cost of finishing the task properly.

Contracts should appear, particular, and complete

A handshake is insufficient for major construction work. A composed contract should specify the scope, cost structure, payment schedule, modification order process, approximate [Custom home builder](#) timeline, warranty terms, insurance coverage requirements, and dispute resolution approach. It needs to likewise recognize exemptions, owner-supplied items, allow obligation, and how unexpected conditions will be handled.

The contract does not require to be stuffed with legal language to be helpful. In truth, the very best construction contracts are often clear enough for everybody to understand. Ambiguity is where conflict grows. If the contractor says painting is included, which spaces and surfaces are included? If floor covering is included, does that include leveling, transitions, baseboards, and moving furnishings? If a bathroom remodel includes a new shower, does the rate consist of waterproofing requirements, specific niche framing, glass, ventilation, and tile layout?



Payment schedules need to represent progress, not arbitrary dates. For custom homes, payments are often tied to turning points such as structure, framing, mechanical rough-ins, drywall, and considerable completion. For remodels, payments might be staged around mobilization, rough-ins, inspections, cabinet installation, tile completion, and final punch work. A deposit is regular in numerous markets, especially when products must be ordered, however big in advance payments before any work or materials are dedicated are worthy of caution.

Change orders ought to be written, priced, and authorized before the work proceeds whenever possible. Remodels often need instant choices when concealed conditions appear, but those choices ought to still be documented. A casual "we'll figure it out later" can end up being a conflict when the billing arrives.

Permits, codes, and evaluations are not optional details

Some homeowners view permits as red tape. Experienced contractors understand they become part of accountable construction. Permits create a record that work was evaluated by the local authority, and inspections offer checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist due to the fact that failures in those locations can be harmful and expensive.

Not every small cosmetic job needs a permit. Painting cabinets, changing a faucet in the exact same location, or switching lighting fixtures may not trigger one, depending on regional rules. However moving walls, modifying structure, adding square video, moving plumbing, changing electrical circuits, changing windows, finishing basements, and building decks often do. Requirements vary by jurisdiction, so local understanding matters.

Be careful of a contractor who motivates preventing licenses for work that plainly requires them. Unpermitted work can produce issues throughout resale, insurance claims, refinancing, or future remodellings. More significantly, it may conceal hazardous work. A qualified general contractor should understand when permits apply and must be comfortable working with inspectors.

That stated, inspectors are not quality-control managers for every single surface information. Passing examination does not indicate the tile layout is attractive, the paint is smooth, or the cabinet doors align completely. Code is the minimum legal standard. Craftsmanship is a separate expectation that must be managed through contractor selection, documents, and oversight.

Communication figures out the house owner experience

Most construction problems are communication problems before they become construction issues. A delayed window is discouraging. A postponed window that no one tells you about up until the team disappears for 2 weeks seems like betrayal. A surprise cost is undesirable. A surprise cost described early, with options and documents, is easier to manage.

Before hiring, ask how the contractor interacts. Some utilize task management software application with schedules, photos, daily logs, selections, and modification orders. Others rely on email, texts, telephone call, and weekly site meetings. The tool matters less than consistency. Homeowners ought to know who to call, when decisions are required, and what has changed since the last update.

For inhabited remodels, communication becomes a lot more important. If your kitchen is under construction, you need to understand when water or power will be turned off, when noisy work will take place, where workers will park, how dust will be consisted of, and whether pets need to be secured. A thoughtful remodeling contractor will talk about short-lived kitchens, gain access to paths, flooring security, washroom use, debris removal, and daily clean-up before demolition begins.

On custom homes, communication often centers on choices and schedule. Property owners ignore the number of decisions they will make: windows, doors, roofing, siding, stone, floor covering, grout, hardware, lighting, pipes fixtures, paint colors, closet systems, appliances, counter tops, mirrors, shower glass, trim profiles, and more. Late selections cause delays and rush charges. A strong home builder will supply a selection schedule so decisions are made before they hold up the work.

Quality appears before the finishes

Many homeowners judge quality by noticeable surfaces, but quality begins much earlier. A straight frame makes drywall, kitchen cabinetry, tile, and cut better. Proper flashing protects walls long after the siding looks new. Great waterproofing behind shower tile matters more than the tile itself. Proper mechanical layout affects convenience and serviceability for decades.

During contractor interviews, ask about the parts of construction you will not see when the task is ended up. How do they deal with waterproofing in showers? What is their approach to air sealing in new home construction? How do they secure existing floors during a remodel? How do they verify cabinet dimensions before buying? How do they manage moisture before installing wood flooring?

The answers reveal whether the contractor believes like a builder or a sales representative. A sleek presentation is great. Technical proficiency is much better. The best contractors can speak about surprise work without making it sound strange. They take pride in details that secure the home after everyone has stopped appreciating the backslash.

For kitchen remodel tasks, quality might depend on cabinet setup, appliance clearances, ventilation, lighting positioning, and how counter tops meet walls that are not completely straight. For a bathroom remodel, it might depend upon slope to drains, waterproof membranes, obstructing for glass doors and grab bars, fan sizing, and tile substrate. For a custom home, quality might depend upon foundation drainage, framing tolerances, roofing assemblies, window setup, insulation continuity, and a/c design.

Living through a remodel requires planning

Remodeling an occupied home is disruptive even with an excellent contractor. Dust travels. Pet dogs bark. Kids wonder. Work starts early. Choices come at inconvenient times. A kitchen remodel affects meals, dishes, coffee, school lunches, and household routines. A bathroom remodel can strain a family if it removes an essential shower or toilet for several weeks.

The contractor ought to help set expectations, but homeowners likewise require a useful plan. Choose where you will store furnishings and individual items. Get rid of belongings before crews show up. Establish a temporary cooking area if the kitchen is impacted. Discuss parking and gain access to with neighbors if the street is tight. If someone works from home, talk truthfully about noise and schedule.

An excellent contractor will utilize dust barriers, floor protection, unfavorable air machines or air scrubbers when suitable, and daily cleanup practices. Still, no dust-control system is perfect. If someone in the home has asthma, immune concerns, or severe allergies, raise that before the contract is signed. The method might require to change.

Pets also are worthy of attention. Construction workers can not be responsible for keeping an anxious pet dog from slipping through an open gate. Produce an animal strategy that keeps animals safe and crews productive.

Red flags that need to slow you down

Homeowners often pick up difficulty before they can name it. A contractor who is challenging to reach during the sales process might not become more responsive after receiving a deposit. A proposal that is thin on detail may lead to arguments later. Pressure tactics, vague credentials, and hesitation to offer paperwork should all be taken seriously.

Watch for these warning signs:

- The contractor requests a huge cash payment before providing a detailed contract or buying documented materials.
- They can not offer evidence of insurance coverage, relevant license information, or recent references.
- Their proposal includes broad phrases such as "total remodel" without specific scope, materials, exemptions, or allowances.
- They dissuade authorizations for work that likely requires them.
- They guarantee an unusually fast schedule without describing labor schedule, lead times, assessments, or possible constraints.

One warning does not constantly imply you should leave, however it must trigger more concerns. Construction needs trust, and trust is constructed through clarity.

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.