

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 until money, permits, illustrations, weather, inspections, subcontractors, and real life go into the photo. The title on an organization card does not always inform you whether someone is the right suitable for your task. A knowledgeable general contractor might be perfect for a kitchen remodel, a bathroom remodel, an addition, or a whole-house renovation. An experienced home builder might be the better option when you are beginning with a vacant lot and preparing new home construction from the ground up.

The confusion is understandable. Both coordinate trades. Both handle schedules. Both deal with inspectors, suppliers, change orders, and spending plans. Both can build something significant. The difference depends on the kind of work they are built to handle, the systems they use, the dangers they comprehend best, and the method they guide customers through decisions.

I have actually seen property owners hire a new home builder for a **custom landscapes** complicated remodelling and find that working inside an existing structure was more unpredictable than anyone expected. I have actually likewise seen individuals employ a remodeling contractor to develop a new custom home, just to discover that website development, energy coordination, and long-range sequencing needed a different level of new-build experience. Neither specialist was necessarily bad. They were just operating outside their greatest lane.

The right hire depends on what you are developing, how much style work is currently total, just how much control you want, how many unknowns the task contains, and how comfy you are with the process.

What a general contractor actually does

A general contractor is the main manager responsible for providing a construction task. On residential tasks, that usually implies hiring and coordinating subcontractors, buying products, scheduling assessments, keeping work moving, handling jobsite conditions, tracking expenses, and solving problems as they appear.

A great general contractor does not merely "know a guy" for each trade. They understand the order of operations. They understand why the plumbing needs to be roughed in before insulation, why a framing correction can impact cabinet layouts 3 months later on, and why one missing out on window can hold up siding, drywall, trim, and final painting. They invest much of their time avoiding small issues from becoming costly delays.

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

The strongest general contractors are especially important in existing homes because restorations require judgment. Older homes seldom match their illustrations, if drawings exist at all. A wall that appears non-load-bearing may bring roof load through an odd framing path. Electrical circuitry might have been altered by three previous owners. Flooring framing may run out level by an inch throughout a room. The contractor needs to detect, adjust, document, and keep the job moving without pretending your house is something it is not.

That type of work requires persistence and field experience. It is something to install cabinets in a newly framed kitchen with square walls and a level slab. It is another to install them in a 1940s home where the plaster varies in thickness, the flooring rolls toward the back entrance, and the homeowner desires the finished space to look tidy without tearing the whole home apart.

What a home builder gives the table

A home builder focuses on constructing houses, usually from an empty lot or a cleared building website. Some builders specialize in production homes, where buyers choose from set plans and surface bundles in a planned neighborhood. Others operate as a custom home builder, creating unique homes with architects, designers, engineers, and owners.

For new home construction, a builder's work frequently begins before any framing crew arrives. They may help evaluate land, review zoning restrictions, coordinate studies, organize soil tests, quote sitework, rate utility connections, and identify allowing requirements. These early steps matter due to the fact that the cost of preparing land can shock even knowledgeable property owners. A lovely woody lot might need clearing, grading, a long driveway, drainage work, septic style, well drilling, or utility extensions before the very first footing is poured.

A home builder also comprehends the rhythm of building from scratch. Excavation leads to foundation work. Structure work causes framing. Framing causes roofing, windows, rough mechanicals, insulation, drywall, trim, finishes, and final examinations. The sequence is cleaner than remodeling in some ways due to the fact that the builder controls the whole structure. However the scale is bigger, and the cash flow, preparations, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is genuine overlap between the 2 roles. A general contractor can construct a new home if licensed, guaranteed, experienced, and appropriately staffed for that work. A home builder might also handle remodellings, particularly additions or big remodels for previous customers. In some markets, individuals use the terms interchangeably. A company may call itself a builder however do primarily remodels. Another might call itself a general contractor but specialize in custom homes.

That is why you should look beyond the label. Ask what kind of work comprises most of their yearly volume. Ask to see projects comparable to yours, not just remarkable pictures. A gorgeous new farmhouse does not prove expertise in remodeling a tight city 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 when walked a house where the owner had actually hired a builder known for new homes to finish a major interior remodelling. The builder was capable, honest, and well regarded. But the task dragged because his group was used to tidy sequencing, open framing, and foreseeable plans. Your home had hidden plumbing disputes, uneven floorings, and residents 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 professional to the job type

For most property owners, the easiest way to narrow the option is to start with the nature of the job rather than the title of the expert. A kitchen remodel, bathroom remodel, space addition, basement renovation, or structural repair usually points towards a general contractor with remodeling experience. A ground-up house typically points toward a home builder, especially if the design is custom or the website has complications.

Here is a practical comparison:

Job type	Generally much better fit	Why
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, finish coordination, dust control, and occupancy planning matter heavily
Bathroom remodel	Remodeling contractor	Tight spaces, waterproofing information, pipes modifications, tile work, and schedule compression require renovation experience
Whole-house renovation	General contractor	Existing structure, phased work, structural modifications, and covert conditions drive the task
Space addition	General contractor or builder	The very 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, permitting, full-house sequencing, choices, and long-range cost control are central

This comparison is not a stiff rule. Some big remodeling contractors are exceptional at additions that feel nearly like new builds. Some custom builders have internal remodelling departments that handle intricate remodels beautifully. The crucial thing is not the category. It matters experience.

When a general contractor is the smarter hire

A general contractor is usually the smarter employ when the job needs to tie into an existing structure. Existing homes create unknowns. Even when plans are detailed, the contractor might not know what is inside a wall till demolition starts. That uncertainty affects prices, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it might consist of cabinet replacement, new countertops, lighting, flooring, backsplash tile, and appliance installation. In practice, the job might involve moving plumbing, upgrading electrical service, fixing subfloor damage near an old dishwashing machine, fixing a sagging ceiling, broadening an opening, and coordinating cabinet delivery so boxes do not sit in a garage for six weeks.

A general contractor who remodels kitchens regularly understands where surprises tend to conceal. They might suggest opening a small section of wall before final pricing. They might ask the cabinet designer for home appliance specs early because a one-inch distinction in fridge depth can impact nearby pantry cabinets. They might flag that moving a sink to an island needs venting options that need to be validated before the design is finalized.

Bathroom remodels are another location where remodeling experience matters. A bathroom is little, but it is mechanically thick. Waterproofing details, framing flatness, drain area, glass clearances, fan ducting, and tile layout all impact the result. I have seen homeowners focus practically totally on tile choice while missing the more crucial concern: who is accountable for making certain the shower does not leak 5 years from now? The answer needs to be clear before work starts.

General contractors also tend to be much better matched for tasks where the homeowner remains in your house throughout construction. Living through a remodel is not easy. Dust barriers, short-lived kitchens, bathroom access, animal safety, parking, day-to-day cleanup, and working hours become part of the job. Contractors who specialize in remodeling understand that protecting 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 typically the more powerful choice when the project begins with land, strategies, and a full house to construct. New home construction requires coordination at a scale that varies from remodeling. The builder must handle the whole building envelope, website drain, foundation accuracy, utility setup, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder must ideally be involved before the drawings are completely complete. That does not imply the builder replaces the designer. It means prices and constructability feedback can avoid expensive redesign later. For instance, an architect might create a remarkable wall of windows, a complex roofline, or a cantilevered terrace. Those functions might be worth every dollar, however the owner ought to understand the cost before license illustrations are finished.

A custom home builder can also assist align allowances with reality. Allowances are budget placeholders for items not yet selected, such as tile, lighting, devices, plumbing fixtures, or floor covering. If allowances are too low, the agreement rate looks attractive at signing but grows painfully throughout choices. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are thinking of expert appliances, wide-plank hardwood, inset kitchen cabinetry, and natural stone, the spending plan should not carry entry-level allowances.

The design question: who leads before construction starts?

Many homeowners begin by calling contractors before they have enough info for precise prices. That is not wrong, however it can cause frustration. A contractor can not price a kitchen remodel exactly from a conversation about "opening things up" and "adding more storage." A builder can not give a reputable custom home rate from a sketch and a Pinterest board.

The style course impacts whom you hire and when. For remodels, some general contractors use design-build services, meaning they handle style and construction under one roof or through close style partners. This can work well for kitchens, bathrooms, additions, and whole-house renovations when the homeowner desires an assisted procedure and a single point of obligation. The benefit is continuity. The designer, estimator, and field

group work toward [yard installation](#) the very same budget plan. The trade-off is that you may not be competitively bidding a fully finished strategy to several contractors.

For custom homes, lots of owners hire a designer initially, then generate a custom home builder throughout style development. Others employ a design-build home builder with in-house or partner architectural services. Both techniques can be successful. The risk comes when design and budget establish independently. If the plans are completed without cost input, the first builder price quote might exceed the budget plan by **sprinkler installation** 20 percent, 40 percent, or more, depending upon the market and intricacy. At that point, the owner spends for redesign or starts cutting functions under pressure.

Good experts welcome early budget plan conversations. They might not give a fixed cost without illustrations, however they can recognize cost chauffeurs. 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 standard neighborhood connection," or "If you want large-format tile in that shower, we need flatter walls and a better substrate plan."

Licensing, insurance, and local rules

Licensing guidelines vary by state, province, county, and town. Some locations need a general contractor license for any substantial domestic work. Others accredit specific trades however have looser requirements for the individual collaborating the job. New home builders might need registration with a state home builder board, service warranty program, or regional structure authority. Due to the fact that guidelines vary, property owners need to verify requirements locally instead of relying on assumptions.



Insurance matters just as much as licensing. At a minimum, the contractor or builder ought to carry general liability insurance coverage and, if they have staff members, workers' compensation protection. If subcontractors are utilized, the prime contractor needs to have a process for gathering certificates of insurance. This is not documentation for paperwork's sake. If somebody is injured on the property or a subcontractor causes damage, unclear coverage can become a serious problem.

Permitting is another dry run. A certified professional ought to have the ability to describe what permits are needed, who will acquire them, what examinations are expected, and how permit expenses are handled. Beware if someone recommends avoiding licenses for work that clearly needs them. Unpermitted structural, electrical, plumbing, or mechanical work can develop security issues and complicate resale.

How pricing differs in between remodels and new builds

Pricing techniques differ, however domestic construction typically falls under fixed-price contracts, cost-plus contracts, or hybrids with allowances and change orders. The best method depends upon how complete the strategies are and how many unknowns exist.

A fixed-price contract provides the owner a specified cost for a specified scope. It works best when illustrations, specifications, selections, and website conditions are clear. In remodeling, repaired prices can still include exemptions for hidden conditions, such as hidden rot, outdated wiring, or structural defects found during demolition. That is sensible if the exclusions are specific and the modification order procedure is clear.

Cost-plus contracts bill the owner for actual expenses plus a contractor fee, either a portion or fixed cost. This approach can make sense for custom homes or complex remodellings where the scope can not be completely understood at the start. The owner gets flexibility and transparency, but also carries more expense threat. Strong reporting is necessary. Without routine expense updates, cost-plus can become demanding quickly.

Allowances should have careful attention. A contract might include a \$4,000 appliance allowance, however the range you want might cost \$7,500 by itself. A bathroom remodel might consist of a tile allowance that covers basic ceramic however not handmade tile or natural stone. Low allowances are among the easiest ways for a price quote to appear competitive while downplaying the true job cost.

Contingency is [yard installation](#) also different in between task types. For a reasonably simple new home on a prepared lot with complete plans, contingency may be lower than for a major renovation in an older home. For remodels, numerous experts encourage owners to keep a reserve, frequently in the variety of 10 to 20 percent depending on age, complexity, and just how much investigation has been done. That is not a license for sloppy prices. It is acknowledgment that existing buildings can conceal pricey surprises.

The questions that reveal fit

Interviews frequently expose more than sites. You are not just purchasing labor and products. You are hiring judgment, communication, and problem-solving under pressure. A sleek portfolio is useful, but the conversation must get specific.

Ask these concerns before you decide:

1. How numerous tasks like mine have you completed in the last 2 years?
2. Who will supervise the task daily, and how frequently will they be onsite?
3. How do you manage change orders, covert conditions, and allowance overages?
4. Can you supply recent recommendations for similar work, not just your favorite projects?
5. What parts of this project worry you most from a cost, schedule, or constructability standpoint?

The last question is especially revealing. A weak contractor says, "Absolutely nothing, it all looks easy." A strong one stops briefly and offers a real answer. Maybe the issue is gain access to for excavation equipment. Maybe it is matching existing brick. Perhaps it is long lead times for custom windows. Maybe it is keeping a functioning bathroom offered while the other one is under construction. Experts who can identify danger early are most likely to manage it well.

Red flags that should slow you down

A low price can be genuine, but it needs to make good sense. If 3 quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one is available in at \$24,000, you require to know why. Possibly the low bidder misconstrued the scope. Possibly they excluded plumbing components, glass, electrical upgrades, or

authorizations. Perhaps they plan to use lower-cost products. Or maybe they are underpricing the job and wanting to recuperate through modification orders.

Be mindful with unclear scopes. "Remodel kitchen" is not a scope. A proper proposal needs to explain demolition, framing, electrical, plumbing, heating and cooling modifications if any, drywall, flooring, kitchen cabinetry, countertops, backsplash, painting, allows, cleanup, and exemptions. It ought to clarify who provides devices, components, tile, lighting, cabinet hardware, and other surface items.

Communication throughout estimating also anticipates communication throughout construction. If somebody misses out on visits, takes weeks to address basic questions, or prevents composed information before you sign, that pattern normally does not enhance after a deposit is paid. Busy experts can still communicate clearly. Silence is not the same as being in demand.

Another warning is pressure. A contractor or builder might have valid scheduling restrictions, but you must not feel hurried into a significant agreement without time to evaluate it. Residential construction includes excessive money and disturbance for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms deserve special mention since they are common projects and simple to underestimate. They integrate style, energy systems, surface workmanship, and daily home disruption. A kitchen remodel may impact how a family consumes for two months. A bathroom remodel might need mindful preparation if it is the only complete bath in the house.

A remodeling contractor who does these projects regularly brings useful habits that do not always show in images. They understand to confirm device specs before rough electrical. They understand a shower specific niche should be laid out with the tile pattern, not framed randomly and been sorry for later. They know the vanity drawer should clear the supply lines. They know recessed medicine cabinets can contravene plumbing vents in the wall. They understand that a flooring that looks "close enough" before tile might look terrible after large-format tile is installed.

Specialization also helps with schedule realism. A five-by-eight hall bathroom is not immediately a one-week job if it includes complete demolition, plumbing relocation, electrical work, examinations, waterproofing, tile, glass measurement, and finish installation. Drying times, examination windows, and custom materials matter. A professional schedule represent those steps rather than appealing magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the entire build. The builder ought to help turn drawings and choices into a buildable, priced, arranged project. That consists of evaluating structural requirements, energy code details, window and door lead times, outside products, mechanical systems, and site logistics.

One typical mistake is selecting a builder too late. By the time plans are ended up, owners may feel mentally devoted to a style that does not fit the budget plan. Bringing a home builder into the conversation previously can maintain the style intent while changing costly details before they end up being pricey modifications. An easier roofline, a slightly smaller sized footprint, or a various foundation technique can sometimes save meaningful money without damaging how the home lives.

Another error is focusing just on expense per square foot. Cost per square foot can be a rough referral, however it is a blunt instrument. A compact custom home with high-end finishes can cost more per square foot than a larger, simpler house. Sitework, patios, garages, ceiling heights, window plans, cabinets, mechanical systems, and architectural complexity all misshape the number. A builder who gives a casual square-foot cost without understanding the strategies and website is guessing.

Where additions fit

Additions sit between remodeling and new construction. They involve new foundation, framing, roof, and outside work, however they likewise connect to an existing home. That connection is often the hardest part. The new floor must meet the old floor. The roofline needs to tie in without leaks. The exterior needs to look deliberate instead of tacked on. Heating & cooling capability might require evaluation. Electrical service may require upgrading. The family might live in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be appropriate. The choosing factor is experience with tie-ins and inhabited renovations. A builder who mainly works on vacant lots might ignore the difficulty of safeguarding an existing home and lessening disruption. A remodeler who rarely deals with foundations and big structural framing may need stronger assistance from engineers and sitework trades. The very best choice is the professional who can reveal 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:4356694133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.