

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 remodeling contractor for whole home construction is not the same as employing somebody to replace a backsplash or update a powder room. A whole home project touches structure, utilities, finishes, scheduling, allowing, budgeting, family logistics, and often the emotional weight of changing a place where individuals have lived for many years. The contractor you pick will affect not only the finished home, but likewise how foreseeable, safe, and tolerable the procedure feels from the first website visit to the final punch list.

A strong General contractor can turn a complicated vision into a buildable plan. A weak one can make even an excellent design feel disorderly. The difference generally shows up early, in how carefully they ask concerns, how plainly they explain [Custom home builder](#) threat, and how disciplined they are about scope, expense, and communication.

Whole home construction beings in an unique classification. It may include a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, structure work, additions, roof changes, window replacement, electrical service upgrades, a/c redesign, new plumbing, insulation, flooring, millwork, and outside enhancements. In some cases, it begins to resemble New home construction because a lot of the existing house is opened, rebuilt, or reimaged. That is why the working with process is worthy of more rigor than a basic rate comparison.

What "whole home construction" actually means

Homeowners often utilize expressions like "full restoration," "gut remodel," "major remodel," and "whole home construction" interchangeably, but contractors hear important distinctions in those words. A cosmetic renovation

may leave walls, systems, and layout mostly undamaged. A gut remodel might remove drywall and ends up down to the studs. Whole home construction often suggests the whole house ends up being a coordinated job, whether or not every wall is demolished.

That coordination matters. Moving a kitchen sink may need floor framing changes, drain line rerouting, electrical panel capacity review, countertop preparation, cabinet store drawings, and a pipes examination. Expanding **Custom home builder** a primary bathroom may affect a bedroom closet, roof venting, waterproofing details, and tile selection. Opening a wall in between a kitchen and living-room might trigger structural engineering, beam installation, new flooring transitions, and lighting design.

A certified Remodeling contractor looks at these connections before assuring a rate or timeline. Inexperienced contractors tend to price the visible work and discover the concealed work later on. That does not constantly mean they are unethical. Sometimes it means they do not have the systems needed for larger projects.

The bigger the job, the more the contractor's management skill matters. Workmanship is still necessary, but whole home construction needs sequencing, paperwork, trade coordination, cost control, and issue fixing. The person who can construct a lovely restroom might not always be prepared to run a full-house restoration involving fifteen subcontractors, 3 authorization modifications, and a family attempting to return in before school starts.

Remodeling contractor, general contractor, home builder, and custom home builder: what is the difference?

The construction industry utilizes overlapping titles, and property owners are typically delegated decipher them. A Remodeling contractor normally specializes in modifying existing homes. They understand surprises inside old walls, uneven framing, occupied homes, dust security, selective demolition, and matching new work to existing conditions. For whole home renovations, that experience is valuable.

A General contractor handles the general project. They may carry out some deal with their own team and subcontract the rest, or they may farm out almost whatever while collaborating schedule, quality, allows, assessments, and communication. For a big remodel, the general contractor is generally the central point of accountability.

A Home builder typically concentrates on New home construction, though many builders likewise handle additions and major remodels. Builders who work mostly from cleared lots may be outstanding at ground-up construction but less familiar with the restrictions of working inside an older structure. That does not disqualify them, however it alters the concerns you need to ask.

A Custom home builder is usually established for one-of-a-kind homes with customized layouts, higher style participation, and in-depth finish choices. Some custom builders are outstanding options for whole home construction when the remodel is extensive enough to look like developing a custom home within an existing shell. The very best fit depends less on the label and more on pertinent experience, process, transparency, and team capacity.

The key is to work with a contractor who has effectively completed tasks comparable to yours in size, complexity, surface level, and building type. A contractor who primarily does small bathrooms may be out of depth on an entire home. A new home builder might be strong on structure and scheduling but undervalue the intricacy of protecting existing trim, tying into old systems, or safeguarding occupied spaces. The right contractor has actually lived through the kind of job you are preparing and can discuss it in useful detail.

Start with scope, not price

Many property owners begin by asking, "How much will this cost?" It is a sensible question, but it is seldom the very best first question. A whole home job needs scope definition before prices has much meaning. Without a clear scope, 3 contractor price quotes might appear to describe the very same job while actually including very various assumptions.

One estimate might include new electrical throughout the home, while another includes just noticeable fixture replacement. One may carry a sensible allowance for custom cabinets, while another assumes stock cabinets. One may consist of drywall repair work in surrounding rooms, paint for the complete interior, permit fees, engineering, temporary security, and particles elimination. Another might leave those products unclear or exclude them entirely.



A beneficial early conversation sounds less like "What is your square-foot cost?" and more like "Here is what we wish to change, here is what we want to protect, here is where we are versatile, and here is the spending plan range we are attempting to respect." An expert contractor can then respond with sincere assistance. Sometimes that suggests verifying the task is practical. Often it suggests cautioning that the wish list is bigger than the budget. That early stress is not a bad indication. It is frequently the very first sign that you are handling somebody who will not tell you only what you wish to hear.

For example, a household preparing a complete first-floor remodel might want a larger kitchen, new wood floor covering, a rebuilt staircase, powder room relocation, and new windows. On paper, it seems like one task. In practice, it includes structural work, plumbing, electrical, A/C, flooring connection, surface carpentry, and outside envelope details. If the budget plan is fixed, the contractor's job is not to magically compress reality. Their task **General contractor** is to help determine priorities and phase the work intelligently if needed.

The best contractors ask uneasy concerns early

A skilled contractor knows that beautiful renderings do not avoid budget plan overruns or schedule delays. They ask about gain access to, parking, family pets, kids, work-from-home needs, decision-making authority, funding, storage, long-lead materials, and whether the family prepares to reside in the home throughout construction.

Some of these concerns feel early, however they are not. If a household remains in your home throughout a significant remodel, the contractor must prepare dust barriers, short-term utilities, safe paths, sound expectations, and everyday cleanup. If the home is vacant, teams may work more effectively, however security and climate control become more important. If a kitchen is removed, the household requires a temporary food strategy. If bathrooms are destroyed in sequence, a minimum of one operating restroom might require to remain available.

A contractor who skips these discussions may be attempting to keep the sales procedure simple. Simplicity feels enjoyable at the start, then pricey later on. Whole home construction rewards realism.

One of the clearest indications of professionalism is when a contractor states, "We require to validate that before I price it." They may suggest opening a little exploratory area of wall, generating a structural engineer, examining the drain line, evaluating attic gain access to, or verifying the electrical panel. These actions cost time and in some cases cash, but they reduce uncertainty. In older homes, particularly those built before modern codes or remodeled a number of times, presumptions are risky.

Licensing, insurance coverage, and monetary stability

Before falling for a contractor's portfolio, confirm the fundamentals. Licensing requirements differ by state, county, and town, so house owners should check regional guidelines instead of rely on generic advice. A legitimate contractor should want to provide license details, evidence of general liability insurance, and workers' settlement coverage where applicable.

Insurance is not a rule. Whole home construction includes demolition, ladders, electrical work, plumbing work, open walls, heavy materials, and several trades. If a worker is injured or a subcontractor damages the home, insufficient coverage can produce major exposure for the property owner. Request certificates straight from the insurance coverage supplier when suitable, and make certain the protection dates extend through the expected job period.

Financial stability also matters, though it is more difficult to validate. A contractor who is undercapitalized may depend on your deposit to complete someone else's job. Warning signs include abnormally large in advance payment needs, hesitation to offer a written contract, pressure to begin instantly without documents, or a rate far below other qualified bids. Competitive pricing is welcome. Desperation prices is dangerous.

A healthy payment schedule ties payments to progress. For large tasks, deposits, milestone payments, and final retainage needs to be described clearly in the agreement. The contractor requires cash flow to purchase products and pay trades, however the house owner needs defense versus paying too far ahead of completed work. Good agreements balance both needs.

How to evaluate experience without being charmed by photos

Project images work, however they can deceive. A polished kitchen picture does disappoint whether the contractor met the schedule, dealt with inspections properly, secured the remainder of the house, handled modification orders relatively, or returned after completion to deal with problems. A portfolio ought to start the conversation, not end it.

Ask about jobs comparable to yours. If your remodel includes a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, uneven framing, and matching historical details. If your job includes a contemporary open-plan redesign, ask about structural beams, mechanical rerouting, recessed lighting coordination, and

flooring leveling. If you are thinking about an addition as part of the remodel, ask how the contractor manages structure tie-ins, roof combination, drainage, and outside material matching.

References should be current and relevant. A contractor's finest customer from ten years ago might not show the existing team, subcontractors, or company systems. Speaking to previous clients is most helpful when you ask specific concerns. Did the contractor interact before problems became immediate? Were modification orders documented? Was the website kept reasonably tidy? Did the final expense align with the authorized scope? How did they deal with service warranty items?

The most revealing concern is typically, "Would you employ them once again for a project of the exact same size?" Lots of clients can forgive little mistakes if the contractor was sincere, responsive, and accountable. Couple of customers forgive being ignored.

The design concern: contractor first, architect initially, or design-build?

Whole home construction generally needs style work before construction starts. The right path depends upon task complexity, allowing requirements, and how plainly you already understand what you want.

Some property owners employ an architect or domestic designer initially, then bid the completed plans to contractors. This can work well for complicated structural modifications, additions, historical homes, or tasks requiring planning board review. The advantage is design self-reliance and comprehensive illustrations. The threat is designing beyond the budget if construction expense feedback comes too late.

Other property owners work with a design-build remodeling contractor, where style and construction live under one roofing or within one collaborated group. This can simplify communication and bring cost feedback into the style procedure earlier. The danger is that prices may be less competitive if the house owner does not look for outside contrast, so openness and trust are essential.

A 3rd approach is early contractor participation, where an architect or designer leads the style while a contractor provides preconstruction input. This is frequently the most balanced method for whole home construction. The contractor can flag cost concerns, sequencing issues, and constructability problems while the drawings are still flexible.

No technique is best. What matters is that design, budget, and construction reality fulfill before the job is completely dedicated. A stunning plan that can not be built for the readily available spending plan is not a plan. It is a costly disappointment.

Understanding price quotes, allowances, and change orders

A whole home quote must be detailed enough to show what is included, what is left out, and where presumptions remain. It does not require to note every screw, however it must break down major classifications such as demolition, framing, plumbing, electrical, HEATING AND COOLING, drywall, insulation, kitchen cabinetry, countertops, tile, flooring, painting, components, permits, and cleanup.

Allowances should have special attention. An allowance is a placeholder amount for a product not yet selected, such as tile, lighting, devices, pipes components, or cabinets. Allowances are not inherently bad. They are frequently required early at the same time. Problems occur when allowances are unrealistically low. A \$3,000 appliance allowance may work for a modest kitchen, however not for a premium kitchen with a panel-ready fridge, range, ventilation insert, dishwasher, and beverage cooler.

Change orders are another typical part of remodeling. Existing homes include unknowns. Rot appears after siding is gotten rid of. Old plumbing stops working as soon as interrupted. A wall thought to be non-load-bearing turns out to bring roofing system load. The concern is not whether modification orders happen, however how they are handled.

A professional contractor files the change, describes why it is needed, prices it plainly, and gets approval before continuing unless there is an immediate safety concern. Property owners should expect some contingency. For significant remodeling, a contingency of approximately 10 to 20 percent is commonly gone over, with older or more complicated homes leaning higher. That money is not a contractor reward. It is a financial buffer for uncertainty and owner-driven upgrades.

A brief list for comparing contractor proposals

Use this list just after you have confirmed that each contractor is pricing the very same general scope. If the strategies or presumptions vary, the numbers will not tell the complete story.

1. Confirm that major scope categories are consisted of, specifically demolition, allows, mechanical systems, finishes, clean-up, and project management.
2. Compare allowances for cabinets, fixtures, home appliances, tile, floor covering, lighting, and hardware against the quality level you actually want.
3. Review exemptions carefully, given that a low bid may just move costs outside the contract.
4. Ask how changes are priced, authorized, and scheduled once construction begins.
5. Evaluate interaction quality, not simply total expense, due to the fact that uncertain communication normally ends up being expensive.

A proposal that is 8 percent greater but complete may be cheaper than a lower proposal filled with gaps. The goal is not to choose the most expensive contractor. The goal is to select the most reputable number from a qualified team.

Timeline: why whole home tasks take longer than property owners expect

Television restoration timelines have actually misshaped expectations. A whole home remodel seldom moves from demolition to completion in a few tidy weeks. Even when teams are efficient, real projects depend on license review, examinations, material preparation, trade schedule, weather condition, design choices, and unanticipated conditions.

A large Kitchen remodel alone can take a number of months from style to conclusion when cabinets, counter tops, electrical, pipes, flooring, and assessments are consisted of. A Bathroom remodel might take weeks once construction starts, however specialty tile, custom glass, pipes components, and waterproofing inspections add time. Multiply that throughout an entire home and sequencing ends up being a major planning exercise.

Cabinets are a typical schedule motorist. Semi-custom or custom kitchen cabinetry can take a number of weeks or longer depending on the store and season. Windows and doors can also bring long lead times, specifically for custom sizes or particular finishes. Specialized tile, imported fixtures, high-end devices, and custom millwork should be picked early.

Permits differ widely by location. Some jurisdictions problem easy interior remodel allows rapidly. Others require strategy review, engineering, energy compliance documents, zoning review, or historical approval. A contractor

knowledgeable about your local building department can frequently prepare for requirements, but they can not manage every review timeline.

Good contractors build schedules with dependencies in mind. Rough plumbing must happen before insulation. Examinations need to take place before drywall. Cabinet setup depends upon ended up walls and floors in many cases, while flooring may need to wait on untidy work to finish. Countertops can not be made up until cabinets are set up and templated. Shower glass can not be measured accurately up until tile is complete. These are not excuses. They are the physics of construction.

Living in your house during construction

Some homeowners stay through a whole home remodel to save rental costs. Often it works. Sometimes the savings disappear in stress, delays, and lowered performance. The decision depends upon the scope, the family, and the contractor's capability to phase work safely.

If the job impacts every bathroom, the kitchen, the HVAC system, or the electrical service, moving out might be the smarter choice. Living without a kitchen is troublesome. Living without trusted power, heat, safe exits, or sanitary centers can become unreasonable. Families with kids, elderly family members, respiratory problems, or requiring work-from-home schedules ought to be particularly cautious.

When property owners remain, phasing becomes important. The contractor may keep one bathroom active while another is [Home builder builtbyvbr.com](https://www.builtbyvbr.com) remodeled, create momentary partitions, keep a temporary kitchen space, and schedule utility shutoffs ahead of time. This adds coordination time and often expense. Teams also work differently in an occupied home. They spend more time protecting surface areas, cleansing, protecting tools, and managing everyday access.

There is no universal right answer. A vacant home typically enables much faster, cleaner production. An occupied house might protect the budget from rental cost. The truthful contrast should consist of not only lease, however likewise project duration, stress, safety, and the contractor's ability to keep momentum.

Contract details that safeguard both sides

A professional agreement should check out like a working file, not an unclear guarantee. It should identify the parties, property address, scope of work, contract price or pricing method, allowances, payment schedule, approximated timeline, modification order treatment, insurance coverage requirements, guarantee terms, dispute process, and conditions for termination.

The scope must be specific enough that both parties can point to the exact same language later on and understand what was meant. "Remodel kitchen" is not enough. "Install owner-selected tile" is incomplete unless it clarifies whether the contractor includes substrate preparation, waterproofing where needed, trim pieces, grout, sealing if applicable, and pattern complexity. Information prevent conflict.

Payment terms need to be tied to recognizable milestones. A contractor might ask for a deposit to reserve the schedule and start procurement. Later payments might correspond to demolition conclusion, rough-in completion, drywall completion, cabinet installation, considerable conclusion, and last completion. The specific structure differs by jurisdiction and project type, but the principle stays: cash must follow recorded progress.

Warranty language need to be clear. Numerous contractors supply craftsmanship service warranties for a defined duration, different from producer guarantees on appliances, components, windows, roofing, or other products. Homeowners must understand who to call if a cabinet hinge stops working, a faucet leaks, grout fractures, or a

window seal stops working. Not every concern is the contractor's obligation, but a good contractor assists clarify the course to resolution.

The surprise value of preconstruction planning

Preconstruction is where many tasks are won or lost. It is the duration before demolition when plans are improved, budgets are fixed up, selections are made, licenses are submitted, trade partners review the work, and long-lead items are ordered.

Homeowners in some cases withstand spending for preconstruction services since they view "real work" as the activity on website. Experienced builders understand otherwise. A day invested resolving cabinet measurements before framing can avoid weeks of delay later on. A plumbing walk-through before demolition can expose venting challenges. A lighting strategy evaluated before drywall can avoid awkward switch places and costly rework.

For whole home construction, preconstruction may include website measurements, exploratory demolition, engineering coordination, estimating updates, schedule preparation, worth engineering, choice tracking, and permit preparation. The contractor might charge a preconstruction charge, especially for complex tasks needing significant time before a construction contract is completed. That fee can be rewarding if it produces a more precise budget and smoother build.

Value engineering is typically misconstrued. It should not indicate stripping quality blindly. Succeeded, it means finding smarter methods to attain the objective. Perhaps moving a restroom wall 18 inches creates major pipes expense, while a smaller sized layout change provides most of the benefit for less cash. Perhaps custom built-ins in every space can be phased later, while electrical blocking and outlets are set up now. Possibly the task keeps existing window openings to prevent exterior masonry work. Excellent contractors bring these options forward without making the homeowner feel silly for dreaming big.

Red flags that should have attention

Not every warning sign suggests you need to leave instantly, but patterns matter. A contractor who is slow to return a first call might merely be busy. A contractor who is vague, incredibly elusive, uninsured, undocumented, and pushing you for a deposit is showing you the future.

Be mindful when a contractor provides a firm cost after a short walkthrough for a complicated whole home job with no illustrations. Beware when the quote is considerably lower than others and the explanation is "we just work quicker." Beware when they dismiss authorizations as unnecessary without a sound legal basis. Be cautious when they decline to put pledges in composing or prevent you from talking with recent clients.

Also pay attention to how they talk about prior customers, inspectors, designers, and subcontractors. Construction requires partnership. A contractor who blames everyone else for every previous problem might ultimately speak about you the exact same method. The best contractors are honest about difficulties without sounding negligent or resentful.

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.