

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 consequential decisions a homeowner will make throughout a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home restoration. The ideal contractor can turn a complex project into a managed, well-managed process. The incorrect one can leave you with blown budgets, stalled assessments, poor workmanship, and months of stress that might have been prevented with better vetting.

A home project is not like buying a finished product off a shelf. You are employing judgment, coordination, analytical, financial discipline, trade relationships, and responsibility. Lumber, tile, windows, pipes components, allows, and labor all matter, however the individual managing those moving parts frequently matters more.

I have actually seen perfectly developed projects struggle since the builder could not manage sequencing. I have actually likewise 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 complete story. A general contractor's genuine worth shows up in the spaces between the line items: how they manage hold-ups, what they notice before it becomes expensive, 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, often called a GC, is responsible for managing the construction process from planning through conclusion. On a new home construction job, that means collaborating excavation, foundation, framing,

roof, mechanical systems, insulation, drywall, finishes, assessments, and final punch work. On a remodel, the work might involve demolition, structural modifications, pipes relocation, electrical upgrades, cabinets, floor covering, tile, paint, and tying new work into old construction that might not be level, square, or developed to contemporary standards.

The general contractor is not constantly the person swinging the hammer. Some do self-perform portions of the work, especially framing, trim, cabinets, or finish carpentry. Others operate mainly as task supervisors who depend on subcontractors. Neither design is instantly better. What matters is whether the contractor has the best group, the best oversight, and a proven system for handling quality.

A great GC schedules well the appropriate order, validates products before they are needed, checks work versus strategies and codes, interacts with inspectors, handles modification orders, and secures the spending plan as conditions shift. They need to understand agreements, insurance, lien releases, safety, website security, and the practical truths of enduring construction.

For homeowners, the GC also serves as translator. Designers, engineers, building departments, providers, cabinetmakers, electrical contractors, plumbers, and tile setters all utilize their own language. A knowledgeable contractor can discuss what those information imply in cost, schedule, and finished look. That translation is particularly valuable when decisions must be made rapidly, which they often do when walls are open or teams are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, however they are not identical. A home builder typically concentrates on new construction, either production homes, semi-custom homes, or totally custom homes. A custom home builder typically works from specific strategies, adapts to a particular lot, and manages a greater level of owner selection and style complexity. A remodeling contractor concentrates on existing homes, where surprises are common and daily household disturbance need to be handled carefully.

A new custom home and a significant remodel need different instincts. In new home construction, the contractor starts with a reasonably clean slate. Soil conditions, weather gain access to, utility connections, weather, and style complexity can still develop obstacles, however the structure is being integrated in sequence from the ground up. A strong custom home builder thinks hard about website orientation, drain, framing details, long lead materials, and energy performance before the very first concrete truck arrives.

A remodel is more forensic. The contractor might open a kitchen wall and find out-of-date electrical wiring, missing insulation, previous water damage, undersized framing, or pipes that can not remain where the illustrations assumed it would. In a bathroom remodel, a small leakage behind tile can expose rotten subflooring and mold. In an older home, nothing might be plumb or square. The remodeling contractor needs patience, diagnostic skill, and a realistic allowance for unidentified conditions.

Some companies are excellent at both. Others are not. A contractor who develops stunning new homes may battle with the sequencing and dust control required in an occupied remodel. A remodeler who grows in kitchens and baths may not have the staffing, provider network, or website management systems for a ground-up custom home. Inquire about tasks similar to yours, not simply excellent jobs in general.

Start with the type of task you really have

Before you speak with contractors, define the nature of the work as clearly as possible. A kitchen remodel that keeps the existing layout is very different from one that gets rid of a bearing wall, relocates pipes, changes

windows, and requires structural engineering. A bathroom remodel might be a cosmetic refresh, or it may include moving drains, adding a curbless shower, updating ventilation, and correcting old framing issues.

The exact same uses to additions and custom homes. Constructing a 900-square-foot primary suite addition over a crawlspace is not the like including a second story above an occupied home. A rural custom home with a long driveway, well, septic tank, and propane tank has various logistics than a city infill task with tight access and rigorous sound rules.

Clear scope does not suggest every tile and faucet should be selected before the first conversation. It does imply you ought to be sincere about your goals, restrictions, and appetite for disruption. If you want a high-end kitchen with inset cabinets, paneled appliances, natural stone, and custom lighting, say that. If your priority is long lasting, simple, and budget-conscious, state that too. Excellent contractors can work within different spending plans, however they can not price properly when the target keeps moving.

The finest time to bring in a contractor

Many house owners wait until illustrations are complete before calling a general contractor. That can work, but it often leaves cash on the table. If you are preparing a custom home, large addition, or significant remodel, think about including a contractor during design. This is in some cases called preconstruction, and it can be one of the most valuable stages of the job.

During preconstruction, the contractor can examine style ideas for buildability, recognize long lead products, recommend cost-saving options, and flag information that may complicate permitting or examinations. For example, a kitchen style might show a significant beam-free opening between the kitchen and living-room. An engineer may make that possible, but the contractor can explain what the steel, short-lived shoring, drywall repair, flooring transitions, and mechanical rerouting might do to the budget.

On a custom home, early contractor participation can shape choices about foundation type, roofing intricacy, window packages, outside materials, and website work. A plan with numerous rooflines, large cantilevers, and comprehensive glass may be spectacular, but it will price very differently from an easier type with disciplined detailing. The best custom home builder can help preserve the style intent while eliminating unneeded expense and complexity.

This does not imply the contractor needs to replace the designer or designer. It suggests the task benefits when design and construction knowledge satisfy before the budget plan is currently strained.

Where to discover certified contractors

Referrals stay among the greatest ways to find a general contractor, however they need context. A neighbor may like the contractor who redesigned their powder space, but that does not prove the same firm is ideal for a full-house restoration. An architect might recommend a builder whose craftsmanship is excellent, but you still need to examine communication style, rates structure, and availability.

Look for contractors who have actually completed jobs similar in size, intricacy, and finish level. Evaluation their portfolio thoroughly. Pay attention not only to glamour images, however likewise to details: cabinet alignment, tile layout, trim shifts, exterior flashing, and how old and new areas connect. A good contractor should want to talk about procedure, not simply reveal completed images.

Local building departments, style professionals, specialized suppliers, and realty specialists might also understand which contractors regularly perform well. Cabinet shops, plumbing display rooms, and lumberyards frequently

see how contractors run behind the scenes. They know who pays bills, strategies ahead, deals with suppliers respectfully, and resolves concerns without drama.



Online evaluations can assist, but they are inadequate. Some outstanding contractors have couple of reviews due to the fact that they work mainly through referrals. Some average ones have actually polished marketing. Usage online existence as one input, not the deciding factor.

How to vet a general contractor before you ask for a price

A severe vetting procedure conserves more money than aggressive negotiating. The objective is not to interrogate the contractor. It is to learn how they think, how they communicate, and whether their company is steady enough to support your project.

Ask direct concerns, then listen for specifics. Unclear responses are an indication. An experienced general contractor must be able to discuss how they schedule work, how they handle modification orders, how frequently they interact, what insurance coverage they carry, what kinds of contracts they utilize, and who will be on site day to day.

Use this short checklist during early conversations:

- Confirm licensing requirements in your state or town, and ask the contractor to supply license information if applicable.
- Request proof of general liability insurance and employees' compensation coverage before work begins.
- Ask for current recommendations from jobs similar to yours, not just from the contractor's preferred clients.
- Clarify who manages the project daily, who interacts with you, and how often updates are provided.
- Discuss existing work and reasonable start dates, because a good contractor who is overcommitted can still become a problem.

References are worthy of more than a fast "Were you happy?" Ask former customers what amazed them, how the contractor handled issues, whether the last expense matched expectations, whether the jobsite was organized,

and if they would employ the same contractor once again. If possible, ask to see a finished job personally. Images hide a lot. Door spaces, grout lines, paint quality, floor shifts, and cabinet reveals tell a more honest story.

Understanding bids, price quotes, and allowances

Homeowners typically ask for three bids as if that alone ensures a fair cost. It does not. Three quotes are only useful when each contractor costs the exact same scope, with the same assumptions, quality level, and paperwork. If one quote includes custom cabinets, another presumes stock cabinets, and a 3rd brings a vague cabinet allowance, the numbers can not be compared meaningfully.

A bid is just as good as the documents behind it. For a kitchen remodel, a strong pricing bundle might consist of a dimensioned layout, cabinet specifications, device selections, lighting strategy, pipes fixture options, backsplash information, counter top material, floor covering information, and keeps in mind about wall elimination or mechanical modifications. Without those details, the contractor needs to either think or pack the quote with allowances.



Allowances are budget placeholders for products not yet picked. They prevail and often necessary, however they need to be realistic. A \$3,000 device allowance may work for a basic rental kitchen, not for a custom kitchen with a panel-ready refrigerator and professional variety. A \$6-per-square-foot tile allowance will not cover handcrafted tile that costs several times that quantity before installation. Low allowances make a bid look appealing at first, then develop unpleasant cost increases later.

There is also a distinction in between fixed-price agreements and cost-plus contracts. In a fixed-price arrangement, the contractor accepts finish a specified scope for a set cost, with changes managed individually. This can supply budget plan certainty when the scope is well recorded. In a cost-plus arrangement, the property owner pays actual task costs plus a concurred contractor charge or markup. This can work well for complicated remodels where unknowns are considerable, but it needs transparency, trust, and disciplined reporting.

Neither structure is universally best. A set rate with bad scope is not safe. A cost-plus agreement with weak documents is not safe either. The genuine protection originates from clearness, interaction, and a contractor who tracks costs honestly.

The most affordable quote should have cautious scrutiny

A low bid might show performance, lean overhead, strong trade relationships, or a contractor who genuinely wants the work. It might also reflect missed scope, impractical allowances, lack of experience, or a plan to recover revenue through modification orders. The difficulty is telling the difference.

When a bid is substantially lower than others, ask the contractor to walk you through it. A professional must not be upset by this. They should have the ability to describe their assumptions and recognize what is omitted. If the job involves structural work, mechanical modifications, custom kitchen cabinetry, or high-end finishes, a big cost gap usually suggests the quotes are not aligned.

I once evaluated competing proposals for a kitchen remodel where one contractor was almost 25 percent lower than the others. The homeowner was understandably lured. A closer look showed that the low quote omitted electrical panel work, brought a minimal floor covering allowance, did not include painting surrounding spaces, and assumed the existing ceiling would remain unblemished after wall removal. By the time those items were remedied, the "more affordable" quote was no longer cheaper.

Price transparency safeguards both sides. A contractor who prices completely might appear costly in the beginning, however that number may be closer to the real cost of finishing the task properly.

Contracts ought to be plain, specific, and complete

A handshake is inadequate for major construction work. A written agreement must specify the scope, price structure, payment schedule, change order process, approximate timeline, warranty terms, insurance coverage requirements, and conflict resolution method. It needs to likewise identify exclusions, owner-supplied items, allow duty, and how unanticipated conditions will be handled.

The contract does not need to be stuffed with legal language to be helpful. In reality, the very best construction agreements are typically clear enough for everyone to comprehend. Uncertainty is where dispute grows. If the contractor says painting is consisted of, which rooms and surfaces are consisted of? If floor covering is consisted of, does that consist of leveling, shifts, baseboards, and moving furniture? If a bathroom remodel includes a new shower, does the price include waterproofing standards, niche framing, glass, ventilation, and tile layout?

Payment schedules ought to represent progress, not arbitrary dates. For custom homes, payments are frequently connected to milestones such as structure, framing, mechanical rough-ins, drywall, and significant completion. For remodels, payments may be staged around mobilization, rough-ins, evaluations, cabinet setup, tile completion, and final punch work. A deposit is typical in numerous markets, particularly when materials should be bought, however large in advance payments before any work or products are committed deserve caution.

Change orders ought to be written, priced, and approved before the work proceeds whenever possible. Remodels in some cases need immediate choices when covert conditions appear, however those choices need to still be recorded. A casual "we'll figure it out later" can end up being a conflict when the billing arrives.

Permits, codes, and assessments are not optional details

Some property owners see authorizations as red tape. Experienced contractors know they belong to responsible construction. Permits develop a record that work was examined by the local authority, and assessments provide checkpoints for safety-related systems. Electrical, pipes, structural, mechanical, and energy code requirements exist because failures in those areas can be hazardous and expensive.

Not every little cosmetic job requires a permit. Painting cabinets, replacing a faucet in the very same place, or swapping light fixtures may not set off one, depending upon regional guidelines. But moving walls, altering structure, including square video footage, relocating plumbing, changing electrical circuits, replacing windows, completing basements, and building decks often do. Requirements vary by jurisdiction, so local understanding matters.

Be wary of a contractor who motivates avoiding licenses for work that clearly needs them. Unpermitted work can develop problems during resale, insurance coverage claims, refinancing, or future restorations. More importantly, it may hide risky work. A competent general contractor should understand when allows apply and need to be comfortable working with inspectors.

That said, inspectors are not quality-control managers for every finish information. Passing inspection does not suggest the tile design is attractive, the paint is smooth, or the cabinet doors line up completely. Code is the minimum legal standard. Workmanship is a different expectation that needs to be managed through contractor choice, documents, and oversight.

Communication determines the homeowner experience

Most construction issues are interaction issues before they become construction problems. A postponed window is discouraging. A delayed window that no one tells you about till the crew disappears for 2 weeks seems like betrayal. A surprise cost is undesirable. A surprise cost described early, with choices and paperwork, is simpler to manage.

Before hiring, ask how the contractor interacts. Some use job management software application with schedules, pictures, everyday logs, selections, and modification orders. Others rely on e-mail, texts, telephone call, and weekly site meetings. The tool matters less than consistency. House owners must understand who to contact, when decisions are needed, and what has altered considering that the last update.

For inhabited remodels, interaction ends up being much more crucial. If your kitchen is under construction, you need to know when water or power will be shut off, when loud work will happen, where employees will park, how dust will be contained, and whether animals need to be secured. A thoughtful remodeling contractor will go over short-lived kitchens, access paths, floor protection, toilet usage, particles removal, and everyday cleanup before demolition begins.

On custom homes, interaction frequently centers on choices and schedule. House owners undervalue how many choices they will make: windows, doors, roof, siding, stone, flooring, grout, hardware, lighting, plumbing fixtures, paint colors, closet systems, devices, countertops, mirrors, shower glass, trim profiles, and more. Late selections cause hold-ups and rush charges. A strong home builder will offer a choice schedule so choices 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, cabinets, tile, and trim better. Appropriate flashing protects walls long after the siding looks new. Good waterproofing behind shower tile matters more than the tile itself. Proper mechanical layout affects comfort and serviceability for decades.

During contractor interviews, ask about the parts of construction you will not see when the task is ended [Custom home builder](#) up. How do they handle waterproofing in showers? What is their approach to air sealing in new

home construction? How do they safeguard existing floors during a remodel? How do they confirm cabinet dimensions before buying? How do they handle wetness before setting up wood flooring?

The answers reveal whether the contractor thinks like a builder or a salesperson. A polished presentation is great. Technical competence is better. The best contractors can speak about surprise work without making it sound mystical. They take pride in information that secure the home after everybody has stopped appreciating the backsplash.

For kitchen remodel tasks, quality might depend on cabinet setup, home appliance clearances, ventilation, lighting placement, and how counter tops fulfill walls that are not perfectly straight. For a bathroom remodel, it might depend upon slope to drains, water resistant membranes, blocking for glass doors and grab bars, fan sizing, and tile substrate. For a custom home, quality may depend on structure drainage, framing tolerances, roof assemblies, window installation, insulation connection, and a/c design.

Living through a remodel needs planning

Remodeling an occupied home is disruptive even with an excellent contractor. Dust journeys. Dogs bark. Children wonder. Work begins early. Choices come at troublesome times. A kitchen remodel impacts meals, meals, coffee, school lunches, and household regimens. A bathroom remodel can strain a home if it removes a key shower or toilet for a number of weeks.

The contractor need to help set expectations, but homeowners also require a useful strategy. Choose where you will keep furnishings and personal items. Eliminate prized possessions before crews arrive. Establish a short-term cooking location if the kitchen is impacted. Go over parking and gain access to with neighbors if the street is tight. If someone works from home, talk truthfully about noise and schedule.

A great contractor will use dust barriers, flooring defense, unfavorable air makers or air scrubbers when appropriate, and daily cleanup practices. Still, no dust-control system is ideal. If someone in the home has asthma, immune issues, or serious allergic reactions, raise that before the contract is signed. The method might need to change.

Pets also are worthy of attention. Construction employees can not be accountable for keeping a nervous pet from slipping through an open gate. Produce an animal strategy that keeps animals safe and crews productive.

Red flags that must slow you down

Homeowners often sense problem before they can name it. A contractor who is difficult to reach throughout the sales procedure might not become more responsive after receiving a deposit. A proposition that is thin on detail may cause arguments later on. Pressure techniques, vague qualifications, and unwillingness to provide documentation needs to all be taken seriously.

Watch for these warning signs:

- The contractor requests for a large money payment before providing a comprehensive agreement or ordering recorded materials.
- They can not provide proof of insurance coverage, appropriate license info, or recent references.
- Their proposal includes broad expressions such as "complete remodel" without particular scope, products, exclusions, or allowances.
- They prevent licenses for work that most likely requires them.

- They promise an uncommonly quick schedule without discussing labor availability, preparations, assessments, or possible constraints.

One red flag does not constantly indicate you must leave, but it ought to trigger more concerns. Construction requires trust, and trust is built 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: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 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.