

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 among the most substantial choices a homeowner will make throughout a custom home construct, kitchen remodel, bathroom remodel, addition, or whole-home remodelling. The right contractor can turn a complicated task into a managed, well-managed process. The wrong one can leave you with blown budgets, stalled evaluations, bad workmanship, and months of tension that could have been avoided with much better vetting.

A home project is not like purchasing a completed item off a rack. You are working with judgment, coordination, analytical, financial discipline, trade relationships, and accountability. Lumber, tile, windows, pipes components, permits, and labor all matter, however the individual managing those moving parts often matters more.

I have seen wonderfully developed jobs have a hard time because the builder might not manage sequencing. I have actually also seen modest remodels come together easily since the remodeling contractor comprehended how to prepare around unknowns, communicate early, and keep trades moving. Rate matters, but the lowest number on a proposal is seldom the complete story. A general contractor's real value appears in the spaces between the line products: how they manage hold-ups, what they observe before it becomes pricey, and whether they treat your home like a jobsite or like someone's biggest individual investment.

What a general contractor in fact does

A general contractor, often called a GC, is responsible for handling the construction procedure from planning through conclusion. On a new home construction task, that means collaborating excavation, structure, framing,

roof, mechanical systems, insulation, drywall, finishes, assessments, and final punch work. On a remodel, the work might include demolition, structural modifications, plumbing relocation, electrical upgrades, kitchen cabinetry, flooring, tile, paint, and connecting new work into old construction that may not be level, square, or constructed to contemporary standards.

The general contractor is not always the person swinging the hammer. Some do self-perform portions of the work, particularly framing, trim, cabinets, or finish woodworking. Others run mostly as job supervisors who depend on subcontractors. Neither design is automatically better. What matters is whether the contractor has the best group, the right oversight, and a proven system for handling quality.

A good GC schedules trades in the proper order, confirms products before they are needed, checks work against strategies and codes, interacts with inspectors, manages modification orders, and safeguards the spending plan as conditions shift. They ought to comprehend contracts, insurance, lien releases, safety, site security, and the practical realities of enduring construction.

For homeowners, the GC also functions as translator. Architects, engineers, developing departments, providers, cabinetmakers, electrical experts, plumbing technicians, and tile setters [Vision Building and Renovation Kitchen remodel](#) all utilize their own language. An experienced contractor can discuss what those information indicate in cost, schedule, and finished appearance. That translation is especially valuable when choices need to be made rapidly, which they frequently do once walls are open or crews are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, but they are not identical. A home builder frequently concentrates on new construction, either production homes, semi-custom homes, or completely custom homes. A custom home builder normally works from individual strategies, adapts to a particular lot, and manages a greater level of owner choice and design complexity. A remodeling contractor focuses on existing homes, where surprises prevail and everyday household disturbance need to be managed carefully.

A new custom home and a major remodel require various impulses. In new home construction, the contractor begins with a fairly fresh start. Soil conditions, website access, utility connections, weather condition, and style complexity can still develop difficulties, however the structure is being built in sequence from the ground up. A strong custom home builder concentrates about website orientation, drain, framing information, long lead products, and energy efficiency before the first concrete truck arrives.

A remodel is more forensic. The contractor might open a kitchen wall and find outdated wiring, missing out on insulation, previous water damage, undersized framing, or plumbing that can not remain where the illustrations presumed it would. In a bathroom remodel, a small leakage behind tile can expose rotten subflooring and mold. In an older home, nothing may be plumb or square. The remodeling contractor requires persistence, diagnostic ability, and a practical allowance for unknown conditions.

Some companies are outstanding at both. Others are not. A contractor who develops beautiful new homes may deal with the sequencing and dust control needed in an occupied remodel. A remodeler who flourishes in kitchens and baths might not have the staffing, provider network, or website management systems for a ground-up custom home. Ask about tasks similar to yours, not just excellent tasks in general.

Start with the kind of project you truly have

Before you talk to contractors, specify the nature of the work as clearly as possible. A kitchen remodel that keeps the existing design is extremely various from one that removes a bearing wall, relocates pipes, changes windows,

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

The very same uses to additions and custom homes. Constructing a 900-square-foot main suite addition over a crawlspace is not the like including a 2nd story above an occupied home. A rural custom home with a long driveway, well, septic tank, and lp tank has different logistics than a city infill task with tight gain access to and rigorous sound rules.

Clear scope does not suggest every tile and faucet should be picked before the very first discussion. It does suggest you need to be sincere about your goals, constraints, and appetite for disruption. If you desire a high-end kitchen with inset cabinets, paneled appliances, natural stone, and custom lighting, say that. If your priority is resilient, uncomplicated, and budget-conscious, state that too. Great contractors can work within various spending plans, however they can not price properly when the target keeps moving.

The best time to generate a contractor

Many property owners wait till illustrations are total before calling a general contractor. That can work, however it frequently leaves cash on the table. If you are planning a custom home, big addition, or considerable remodel, consider involving a contractor during design. This is often called preconstruction, and it can be among the most valuable phases of the job.



During preconstruction, the contractor can examine design concepts for buildability, identify long lead products, recommend cost-saving alternatives, and flag details that might complicate permitting or evaluations. For instance, a kitchen design might show a dramatic beam-free opening in between the kitchen and living-room. An engineer may make that possible, however the contractor can discuss what the steel, short-lived shoring, drywall repair, floor covering transitions, and mechanical rerouting may do to the budget.

On a custom home, early contractor participation can shape decisions about structure type, roofing complexity, window packages, exterior materials, and website work. A strategy with several rooflines, large cantilevers, and substantial glass might be spectacular, but it will price very differently from an easier form with disciplined detailing. The ideal custom home builder can help protect the design intent while eliminating unnecessary cost and complexity.

This does not suggest the contractor must replace the architect or designer. It means the job advantages when design and construction understanding satisfy before the budget plan is already strained.

Where to find qualified contractors

Referrals stay among the greatest methods to find a general contractor, but they require context. A next-door neighbor might enjoy the contractor who redesigned their powder space, but that does not show the same firm is right for a full-house remodelling. An architect might suggest a builder whose craftsmanship is exceptional, however you still require to examine interaction design, rates structure, and availability.

Look for contractors who have actually completed tasks similar in size, intricacy, and surface level. Review their portfolio thoroughly. Pay attention not just to glamour pictures, but likewise to information: cabinet positioning, tile layout, trim transitions, outside flashing, and how old and new spaces link. An excellent contractor needs to want to talk about process, not simply show completed images.

Local building departments, design specialists, specialty providers, and realty professionals may also understand which contractors regularly carry out well. Cabinet shops, pipes showrooms, and lumberyards often see how contractors operate behind the scenes. They understand who pays bills, plans ahead, treats suppliers respectfully, and resolves concerns without drama.

Online reviews can assist, but they are insufficient. Some outstanding contractors have couple of reviews since they work mainly through recommendations. Some average ones have polished marketing. Usage online existence as one input, not the deciding factor.

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

A severe vetting procedure conserves more cash than aggressive negotiating. The objective is not to question the contractor. It is to find out how they believe, how they interact, and whether their service is stable enough to support your project.

Ask direct concerns, then listen for specifics. Vague responses are an indication. An experienced general contractor ought to be able to describe how they set up work, how they manage change orders, how frequently they interact, what insurance coverage they bring, what kinds of contracts they use, and who will be on website day to day.

Use this short list throughout early discussions:

- Confirm licensing requirements in your state or municipality, and ask the contractor to offer license details if applicable.
- Request proof of general liability insurance and employees' compensation protection before work begins.
- Ask for current referrals from jobs similar to yours, not just from the contractor's preferred clients.
- Clarify who manages the task daily, who interacts with you, and how often updates are provided.
- Discuss existing work and sensible start dates, considering that a great contractor who is overcommitted can still end up being a problem.

References deserve more than a fast "Were you pleased?" Ask previous clients what amazed them, how the contractor dealt with problems, whether the last cost matched expectations, whether the jobsite was arranged, and if they would work with the very same contractor again. If possible, ask to see a completed project in person. Photos hide a lot. Door gaps, grout lines, paint quality, floor transitions, and cabinet reveals tell a more sincere story.

Understanding quotes, quotes, and allowances

Homeowners frequently ask for 3 quotes as if that alone ensures a fair cost. It does not. 3 bids are only beneficial when each contractor prices the same scope, with the same assumptions, quality level, and documents. If one quote consists of custom cabinets, another assumes stock cabinets, and a 3rd carries an unclear cabinet allowance, the numbers can not be compared meaningfully.

A bid is only as good as the files behind it. For a kitchen remodel, a strong price bundle might consist of a dimensioned layout, cabinet specifications, home appliance choices, lighting plan, plumbing fixture choices, backsplash information, counter top product, floor covering information, and keeps in mind about wall removal or mechanical changes. Without those information, the contractor should either think or pack the estimate with allowances.

Allowances are spending plan placeholders for items not yet selected. They are common and typically required, but they require to be sensible. A \$3,000 home appliance allowance might work for a basic rental kitchen, not for a custom kitchen with a panel-ready refrigerator and expert variety. A \$6-per-square-foot tile allowance will not cover handcrafted tile that costs several times that amount before setup. Low allowances make a bid look appealing initially, then produce agonizing cost increases later.

There is also a distinction between fixed-price contracts and cost-plus contracts. In a fixed-price arrangement, the contractor agrees to complete a specified scope for a set price, with modifications managed separately. This can supply spending plan certainty when the scope is well recorded. In a cost-plus arrangement, the property owner pays real task expenses plus a concurred contractor fee or markup. This can work well for complicated remodels where unknowns are significant, however it needs openness, trust, and disciplined reporting.

Neither structure is universally best. A set rate with poor scope is not safe. A cost-plus agreement with weak documentation is not safe either. The genuine security originates from clarity, communication, and a contractor who tracks costs honestly.

The most affordable quote deserves careful scrutiny

A low quote might reflect performance, lean overhead, strong trade relationships, or a contractor who truly desires the work. It may likewise show missed out on scope, unrealistic allowances, inexperience, or a plan to recuperate earnings through modification orders. The obstacle is telling the difference.

When a quote is considerably lower than others, ask the contractor to stroll you through it. A professional need to not be upset by this. They ought to be able to explain their assumptions and recognize what is omitted. If the task involves structural work, mechanical changes, custom kitchen cabinetry, or high-end finishes, a big price space usually suggests the bids are not aligned.

I when reviewed completing propositions for a kitchen remodel where one contractor was almost 25 percent lower than the others. The property owner was understandably lured. A closer look showed that the low quote left out electrical panel work, carried a very little flooring allowance, did not consist of painting adjacent spaces, and assumed the existing ceiling would stay unblemished after wall elimination. By the time those products were remedied, the "more affordable" bid was no longer cheaper.

Price openness safeguards both sides. A contractor who costs completely might seem costly initially, but that number may be closer to the real expense of completing the job properly.

Contracts need to be plain, specific, and complete

A handshake is inadequate for severe construction work. A written contract must specify the scope, cost structure, payment schedule, modification order procedure, approximate timeline, guarantee terms, insurance

requirements, and dispute resolution technique. It needs to also identify exclusions, owner-supplied products, allow duty, and how unexpected conditions will be handled.

The agreement does not require to be stuffed with legal language to be useful. In reality, the best construction agreements are often clear enough for everybody to understand. Ambiguity is where conflict grows. If the contractor states painting is included, which rooms and surface areas are consisted of? If flooring is consisted of, does that include leveling, transitions, baseboards, and moving furniture? If a bathroom remodel includes a new shower, does the price 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 typically tied to milestones such as structure, framing, mechanical rough-ins, drywall, and substantial completion. For remodels, payments may be staged around mobilization, rough-ins, evaluations, cabinet installation, tile conclusion, and final punch work. A deposit is typical in many markets, particularly when materials must be ordered, however large upfront payments before any work or products are committed should have caution.

Change orders should be composed, priced, and approved before the work continues whenever possible. Remodels often need immediate decisions when surprise conditions appear, but those choices should still be documented. A casual "we'll figure it out later on" can become a dispute when the invoice arrives.

Permits, codes, and assessments are not optional details

Some homeowners see authorizations as bureaucracy. Experienced contractors know they belong to responsible construction. Allows develop a record that work was evaluated by the regional authority, and inspections provide checkpoints for safety-related systems. Electrical, pipes, structural, mechanical, and energy code requirements exist since failures in those locations can be dangerous and expensive.

Not every little cosmetic task needs an authorization. Painting cabinets, replacing a faucet in the same place, or swapping lighting fixtures might not activate one, depending upon local rules. But moving walls, modifying structure, including square footage, relocating pipes, altering electrical circuits, replacing windows, finishing basements, and building decks frequently do. Requirements differ by jurisdiction, so regional knowledge matters.

Be careful of a contractor who encourages avoiding permits for work that clearly requires them. Unpermitted work can create problems throughout resale, insurance coverage claims, refinancing, or future remodellings. More importantly, it might hide unsafe work. A qualified general contractor needs to understand when permits apply and should be comfortable dealing with inspectors.

That stated, inspectors are not quality-control supervisors for every surface information. Passing evaluation does not mean the tile design is attractive, the paint is smooth, or the cabinet doors line up perfectly. Code is the minimum legal standard. Workmanship is a different expectation that should be managed through contractor choice, documentation, and oversight.

Communication identifies the property owner experience

Most construction problems are communication issues before they become construction issues. A delayed window is aggravating. A delayed window that nobody informs you about till the team vanishes for two weeks seems like betrayal. A surprise cost is unpleasant. A surprise expense discussed early, with options and paperwork, is simpler to manage.

Before hiring, ask how the contractor communicates. Some use project management software application with schedules, images, everyday logs, selections, and change orders. Others count on e-mail, texts, telephone call,

and weekly site meetings. The tool matters less than consistency. House owners should know who to call, when choices are needed, and what has actually changed considering that the last update.

For occupied remodels, interaction becomes even more crucial. If your kitchen is under construction, you require to know when water or power will be shut down, when noisy work will occur, where workers will park, how dust will be consisted of, and whether pets require to be protected. A thoughtful remodeling contractor will go over short-lived kitchens, gain access to paths, flooring defense, restroom usage, debris removal, and daily clean-up before demolition begins.

On custom homes, communication frequently centers on choices and schedule. House owners ignore the number of choices they will make: windows, doors, roofing, siding, stone, flooring, grout, hardware, lighting, pipes fixtures, paint colors, closet systems, devices, countertops, mirrors, shower glass, trim profiles, and more. Late choices cause delays and rush charges. A strong home builder will supply a selection 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 much better. Appropriate flashing secures walls long after the siding looks new. Great waterproofing behind shower tile matters more than the tile itself. Right mechanical design affects convenience and serviceability for decades.

During contractor interviews, ask about the parts of construction you will not see when the task is finished. How do they handle waterproofing in showers? What is their technique to air sealing in new home construction? How do they secure existing floors during a remodel? How do they verify cabinet dimensions before ordering? How do they handle wetness before installing wood flooring?

The answers reveal whether the contractor thinks like a builder or a salesperson. A polished discussion is nice. Technical skills is better. The best contractors can talk about concealed work without making it sound mystical. They take pride in details that protect the home after everybody has actually stopped admiring the backsplash.

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

Living through a remodel requires planning

Remodeling an occupied home is disruptive even with an outstanding contractor. Dust travels. Pet dogs bark. Children are curious. Work begins early. Choices come at bothersome times. A kitchen remodel affects meals, meals, coffee, school lunches, and family routines. A bathroom remodel can strain a household if it eliminates an essential shower or toilet for numerous weeks.

The contractor should assist set expectations, however property owners likewise require a useful strategy. Choose where you will save furniture and personal products. Remove belongings before crews get here. Establish a temporary cooking area if the kitchen is affected. Go over parking and gain access to with neighbors if the street is tight. If someone works from home, talk honestly about sound and schedule.

An excellent contractor will use dust barriers, flooring defense, negative air makers or air scrubbers when appropriate, and daily clean-up habits. Still, no dust-control system is ideal. If somebody in the home has asthma,

immune concerns, or major allergic reactions, raise that before the contract is signed. The approach may need to change.

Pets likewise are worthy of attention. Construction employees can not be responsible for keeping a nervous dog from slipping through an open gate. Create an animal plan that keeps animals safe and crews productive.

Red flags that must slow you down

Homeowners frequently pick up problem before they can name it. A contractor who is hard to reach throughout the sales procedure might not become more responsive after getting a deposit. A proposition that is thin on detail may cause arguments later on. Pressure tactics, unclear qualifications, and hesitation to supply documents must all be taken seriously.

Watch for these warning signs:

- The contractor requests a huge cash payment before providing a comprehensive contract or ordering documented materials.
- They can not provide evidence of insurance coverage, relevant license info, or recent references.
- Their proposition consists of broad expressions such as "complete remodel" without specific scope, products, exemptions, or allowances.
- They prevent permits for work that most likely needs them.
- They assure an uncommonly fast schedule without explaining labor schedule, lead times, evaluations, or possible constraints.

One red flag does not constantly mean you must leave, but it ought to trigger more concerns. Construction needs 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/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](#) 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](#), 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.