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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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 easy up until money, allows, illustrations, weather condition, evaluations, subcontractors, and reality get in the photo. The title on a service card does not always tell you whether someone is the ideal suitable for your task. An experienced general contractor might be best for a kitchen remodel, a bathroom remodel, an addition, or a whole-house renovation. An experienced home builder may be the better option when you are beginning with an uninhabited lot and planning new home construction from the ground up.

The confusion is reasonable. Both coordinate trades. Both handle schedules. Both handle inspectors, suppliers, modification orders, and spending plans. Both can construct something considerable. The difference depends on the kind of work they are developed to handle, the systems they utilize, the risks they understand best, and the method they assist clients through decisions.

I have seen homeowners work with a new home builder for a complex remodelling and discover that working inside an existing structure was more unforeseeable than anyone anticipated. I have actually likewise seen individuals work with a remodeling contractor to develop a new custom home, just to find that website advancement, utility coordination, and long-range sequencing required a various level of new-build experience. Neither expert was always bad. They were simply running outside their strongest lane.

The right hire depends upon what you are constructing, just how much design work is already complete, how much control you want, how many unknowns the task includes, and how comfortable you are with the process.

What a general contractor actually does

A general contractor is the central manager responsible for providing a construction job. On property jobs, that generally indicates hiring and coordinating subcontractors, purchasing products, scheduling examinations, keeping work moving, handling jobsite conditions, tracking expenses, and solving issues as they appear.

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

General contractors are commonly employed for remodeling tasks, additions, repair work after damage, basement surfaces, structural modifications, and specialized upgrades. If you are opening up a wall between a kitchen and dining room, converting a tub to a walk-in shower, ending up an attic, or including 600 square feet to the back of a house, a general contractor or remodeling contractor is often the natural fit.

The strongest general contractors are specifically important in existing homes since renovations require judgment. Older houses seldom match their illustrations, if illustrations exist at all. A wall that appears non-load-bearing may bring roofing system load through a weird framing path. Electrical wiring might have been changed by three previous owners. Flooring framing might run out level by an inch throughout a room. The contractor needs to detect, adjust, file, and keep the job moving without pretending the house is something it is not.

That type of work calls for persistence and field experience. It is one thing to install cabinets in a recently 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 floor rolls towards the back entrance, and the homeowner desires the completed room 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 purchasers select from set plans and surface bundles in a planned community. Others run as a custom home builder, developing distinctive homes with designers, designers, engineers, and owners.

For new home construction, a builder's work often starts before any framing crew gets here. They might assist examine land, review zoning restrictions, coordinate studies, organize soil tests, price quote sitework, rate energy connections, and determine permitting requirements. These early steps matter because the expense of preparing land can amaze even skilled house owners. A stunning wooded lot might need cleaning, grading, a long driveway, drain work, septic design, well drilling, or energy extensions before the first footing is poured.

A home builder also understands the rhythm of building from scratch. Excavation leads to foundation work. Structure work causes framing. Framing results in roofing, windows, rough mechanicals, insulation, drywall, trim, finishes, and final assessments. The series is cleaner than remodeling in some ways due to the fact that the

builder manages the whole structure. However the scale is larger, and the capital, preparations, choices, and coordination demands can be intense.

The overlap, and why it can be misleading

There is real overlap between the two roles. A general contractor can construct a new home if licensed, insured, experienced, and appropriately staffed for that work. A home builder may also take on renovations, particularly additions or big remodels for past customers. In some markets, people use the terms interchangeably. A company may call itself a builder however do mostly remodels. Another might call itself a general contractor but focus on custom homes.

That is why you must look beyond the label. Ask what type of work makes up most of their yearly volume. Ask to see tasks comparable to yours, not simply excellent pictures. A beautiful new farmhouse does not show proficiency in remodeling a tight city row home. A spectacular kitchen remodel does not prove the company can manage land development, structure coordination, and a year-long custom build.

I when strolled a home where the owner had employed a builder known for new homes to complete a major interior renovation. The builder was capable, truthful, and well regarded. But the job dragged due to the fact that his team was used to clean sequencing, open framing, and predictable plans. Your home had concealed plumbing disputes, uneven floorings, and occupants living upstairs during construction. A remodeling contractor would have expected more of the friction, priced more investigative work upfront, and staged the project differently.

Match the expert to the job type

For most house owners, the easiest method to narrow the option is to start with the nature of the job instead of the title of the professional. A kitchen remodel, bathroom remodel, room addition, basement restoration, or structural repair work typically points toward a general contractor with remodeling experience. A ground-up home normally points towards a home builder, especially if the design is custom or the website has complications.

Here is a practical comparison:

|Task type|Usually much better fit|Why||-- |-- |--|| Kitchen remodel|General contractor or remodeling contractor|Existing conditions, trade sequencing, surface coordination, dust control, and tenancy planning matter heavily|| Bathroom remodel|Remodeling contractor|Tight spaces, waterproofing information, plumbing modifications, tile work, and schedule compression require renovation experience|| Whole-house renovation|General contractor|Existing structure, phased work, structural modifications, and hidden conditions drive the job|| Space addition|General contractor or builder|The very best fit depends on whether the work is more renovation-heavy or new-structure-heavy|| New home construction|Home builder or custom home builder|Sitework, allowing, full-house sequencing, choices, and long-range cost control are main|

This comparison is not a stiff guideline. Some large remodeling contractors are outstanding at additions that feel almost fresh builds. Some custom builders have in-house remodelling divisions that manage intricate remodels beautifully. The essential thing is not the classification. It matters experience.

When a general contractor is the smarter hire

A general contractor is typically the smarter employ when the task needs to tie into an existing structure. Existing homes create unknowns. Even when plans are detailed, the contractor might not understand what is inside a wall

up until demolition starts. That uncertainty affects rates, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may consist of cabinet replacement, new counter tops, lighting, flooring, backsplash tile, and device setup. In practice, the task might include moving pipes, upgrading electrical service, repairing subfloor damage near an old dishwasher, correcting 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 routinely understands where surprises tend to conceal. They might suggest opening a little area of wall before final pricing. They might ask the cabinet designer for device requirements early because a one-inch difference in fridge depth can impact nearby pantry cabinets. They might flag that moving a sink to an island requires venting alternatives that need to be confirmed before the design is finalized.

Bathroom remodels are another location where remodeling experience matters. A bathroom is little, but it is mechanically dense. Waterproofing details, framing flatness, drain place, glass clearances, fan ducting, and tile layout all impact the result. I have seen property owners focus almost entirely on tile selection while missing the more important concern: who is responsible for making sure the shower does not leak five years from now? The answer ought to be clear before work starts.

General contractors also tend to be much better fit for tasks where the house owner remains in your home during construction. Enduring a remodel is difficult. Dust barriers, short-lived kitchens, restroom gain access to, animal safety, parking, day-to-day cleanup, and working hours enter into the job. Contractors who focus on remodeling understand that securing the existing home is not a courtesy. It becomes part of the scope.

When a home builder is the stronger choice

A home builder is normally the New home construction stronger choice when the project starts with land, strategies, and a capacity to construct. New home construction requires coordination at a scale that differs from remodeling. The builder must manage the whole building envelope, site drainage, foundation accuracy, utility installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder must preferably be included before the illustrations are fully complete. That does not mean the builder replaces the designer. It implies pricing and constructability feedback can prevent costly redesign later on. For instance, an architect might develop a significant wall of windows, a complicated roofline, or a cantilevered terrace. Those features might be worth every dollar, however the owner should understand the expense before permit illustrations are finished.

A custom home builder can likewise help line up allowances with reality. Allowances are budget plan placeholders for products not yet picked, such as tile, lighting, appliances, plumbing fixtures, or floor covering. If allowances are too low, the contract cost looks attractive at signing but grows painfully during choices. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are envisioning expert appliances, wide-plank hardwood, inset cabinetry, and natural stone, the budget must not carry entry-level allowances.

The design concern: who leads before construction starts?

Many homeowners begin by calling contractors before they have sufficient information for precise rates. That is not incorrect, but it can cause disappointment. A contractor can not price a kitchen remodel specifically from a conversation about "opening things up" and "including more storage." A builder can not give a reputable custom home cost from a sketch and a Pinterest board.

The design course impacts whom you employ and when. For remodels, some general contractors use design-build services, implying they deal with design and construction under one roof or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house remodellings when the homeowner wants a guided procedure and a single point of responsibility. The benefit is continuity. The designer, estimator, and field group work toward the very same spending plan. The compromise is that you might not be competitively bidding a completely ended up strategy to several contractors.

For custom homes, lots of owners work with a designer first, then generate a custom home builder during design development. Others employ a design-build home builder with internal or partner architectural services. Both methods can be successful. The threat comes when style and budget plan establish separately. If the strategies are finished without cost input, the very first builder estimate might surpass the budget by 20 percent, 40 percent, or more, depending on the marketplace and complexity. At that point, the owner spends for redesign or begins cutting features under pressure.

Good specialists welcome early spending plan discussions. They may not give a fixed price without illustrations, but they can determine cost motorists. They can say, "That second-story addition will likely require structural upgrades listed below," or "A 500-foot utility run will not price like a basic neighborhood connection," or "If you want large-format tile because shower, we require flatter walls and a much better substrate plan."

Licensing, insurance, and regional rules

Licensing guidelines differ by state, province, county, and municipality. Some areas need a general contractor license for any significant residential work. Others accredit particular trades but have looser requirements for the individual collaborating the task. New home builders might need registration with a state home builder board, warranty program, or local building authority. Since guidelines vary, house owners should validate requirements locally instead of counting on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder ought to carry general liability insurance coverage and, if they have employees, employees' compensation protection. If subcontractors are utilized, the prime contractor needs to have a process for collecting certificates of insurance coverage. This is not documentation for documents's sake. If somebody is hurt on the residential or commercial property or a subcontractor causes damage, unclear coverage can end up being a severe problem.

Permitting is another dry run. A qualified expert should have the ability to discuss what authorizations are needed, who will acquire them, what inspections are anticipated, and how authorization expenses are managed. Beware if somebody recommends skipping authorizations for work that plainly needs them. Unpermitted structural, electrical, pipes, or mechanical work can produce safety problems and complicate resale.



How pricing varies between remodels and new builds

Pricing methods vary, however domestic construction frequently falls into fixed-price agreements, cost-plus agreements, or hybrids with allowances and change orders. The very best approach depends upon how complete the strategies are and how many unknowns exist.

A fixed-price agreement gives the owner a defined rate for a specified scope. It works best when drawings, requirements, choices, and site conditions are clear. In remodeling, fixed pricing can still include exemptions for surprise conditions, such as hidden rot, out-of-date electrical wiring, or structural problems discovered during demolition. That is sensible if the exclusions specify and the modification order process is clear.

Cost-plus agreements bill the owner for actual costs plus a contractor charge, either a portion or fixed charge. This approach can make sense for custom homes or intricate remodellings where the scope can not be totally known at the start. The owner gets versatility and openness, however also carries more expense threat. Strong reporting is important. Without regular expense updates, cost-plus can end up being difficult quickly.

Allowances deserve mindful attention. A contract might include a $4,000 home appliance allowance, but the variety you desire might cost $7,500 by itself. A bathroom remodel might include a tile allowance that covers

standard ceramic but not handmade tile or natural stone. Low allowances are among the easiest ways for a quote to appear competitive while understating the true job cost.

Contingency is also various between project types. For a relatively uncomplicated new home on a ready lot with total plans, contingency might be lower than for a significant restoration in an older house. For remodels, numerous specialists recommend owners to keep a reserve, frequently in the range of 10 to 20 percent depending on age, complexity, and just how much examination has actually been done. That is not a license for sloppy prices. It is acknowledgment that existing structures can conceal pricey surprises.

The concerns that reveal fit

Interviews typically expose more than websites. You are not only buying labor and products. You are employing judgment, communication, and problem-solving under pressure. A polished portfolio works, however the discussion needs to get specific.

Ask these questions before you make a decision:

1. How lots of projects like mine have you completed in the last two years?
2. Who will monitor the task daily, and how typically will they be onsite?
3. How do you manage change orders, concealed conditions, and allowance overages?
4. Can you supply current referrals for comparable work, not simply your preferred projects?
5. What parts of this task worry you most from a cost, schedule, or constructability standpoint?

The last question is specifically exposing. A weak contractor states, "Absolutely nothing, everything looks simple." A strong one stops briefly and provides a real response. Perhaps the concern is access for excavation devices. Maybe it is matching existing brick. Possibly it is long preparation for custom windows. Maybe it is keeping a working bathroom offered while the other one is under construction. Professionals who can determine danger early are more likely to manage it well.

Red flags that need to slow you down

A low rate can be legitimate, but it needs to make good sense. If 3 price quotes for a bathroom remodel cluster around $38,000 to $45,000 and one can be found in at $24,000, you require to understand why. Possibly the low bidder misinterpreted the scope. Maybe they omitted pipes components, glass, electrical upgrades, or authorizations. Maybe they plan to use lower-cost products. Or possibly they are underpricing the task and intending to recuperate through modification orders.

Be cautious with vague scopes. "Remodel kitchen" is not a scope. A proper proposal ought to explain demolition, framing, electrical, pipes, a/c modifications if any, drywall, floor covering, cabinetry, countertops, backsplash, painting, allows, cleanup, and exemptions. It ought to clarify who supplies appliances, components, tile, lighting, cabinet hardware, and other finish items.

Communication throughout estimating also anticipates communication during construction. If someone misses out on appointments, takes weeks to address basic concerns, or prevents written information before you sign, that pattern usually does not enhance after a deposit is paid. Busy experts can still interact clearly. Silence is not the same as remaining in demand.

Another red flag is pressure. A contractor or builder may have legitimate scheduling restrictions, however you should not feel rushed into a major contract without time to evaluate it. Residential construction includes too much cash and interruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the worth of specialization

Kitchens and bathrooms are worthy of special reference because they prevail jobs and easy to undervalue. They integrate style, utility systems, surface craftsmanship, and day-to-day family interruption. A kitchen remodel may impact how a household consumes for two months. A bathroom remodel might need cautious planning if it is the just complete bath in the house.

A remodeling contractor who does these projects regularly brings practical habits that do not always show in photos. They know to verify device specifications before rough electrical. They know a shower specific niche should be laid out with the tile pattern, not framed arbitrarily and been sorry for later. They know the vanity drawer need to clear the supply lines. They know recessed medication cabinets can contravene plumbing vents in the wall. They know that a flooring that looks "close sufficient" before tile may look awful after large-format tile is installed.

Specialization likewise aids with schedule realism. A five-by-eight hall restroom is not instantly a one-week job if it involves full demolition, pipes moving, electrical work, examinations, waterproofing, tile, glass measurement, and finish installation. Drying times, examination windows, and custom materials matter. A professional schedule represent those actions instead of appealing magic.

New home construction and the importance of preconstruction planning

For new homes, preconstruction planning sets the tone for the entire build. The builder should help turn drawings and selections into a buildable, priced, set up project. That includes evaluating structural requirements, energy code details, window and door lead times, outside products, mechanical systems, and website logistics.

One typical mistake is choosing a builder too late. By the time strategies are completed, owners might feel emotionally dedicated to a style that does not fit the budget. Bringing a home builder into the conversation earlier can maintain the design intent while changing costly details before they become pricey revisions. A simpler roofline, a slightly smaller sized footprint, or a different structure method can in some cases conserve significant cash without damaging how the home lives.

Another mistake is focusing only on expense per square foot. Expense per square foot can be a rough reference, but it is a blunt instrument. A compact custom home with high-end finishes can cost more per square foot than a larger, easier home. Sitework, decks, garages, ceiling heights, window bundles, cabinetry, mechanical systems, and architectural intricacy all misshape the number. A builder who provides a casual square-foot rate without understanding the plans and site is guessing.

Where additions fit

Additions sit between remodeling and new construction. They include new foundation, framing, roof, and exterior work, but they likewise link to an existing house. That connection is often the hardest part. The new flooring needs to meet the old floor. The roofline needs to tie in without leaks. The exterior needs to look deliberate rather than added. Heating and cooling capacity might require review. Electrical service might require upgrading. The household may live in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder may be appropriate. The choosing aspect is experience with tie-ins and inhabited remodellings. A builder who mainly deals with vacant lots may undervalue the difficulty of securing an existing home and reducing disturbance. A remodeler who hardly ever deals with

foundations and big structural framing might need stronger assistance from engineers and sitework trades. The best choice is the specialist who can reveal finished additions comparable in size and intricacy 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
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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 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.