

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 like working with someone to change a backsplash or update a powder room. A whole home task touches structure, utilities, surfaces, scheduling, allowing, budgeting, household logistics, and typically the psychological weight of changing a place where people have lived for years. The contractor you choose will influence not just the finished house, but likewise how predictable, safe, and bearable the process feels from the very first website visit to the last punch list.

A strong General contractor can turn a complicated vision into a buildable plan. A weak one can make a great style feel disorderly. The difference generally appears early, in how carefully they ask questions, how plainly they discuss risk, and how disciplined they are about scope, expense, and communication.

Whole home construction beings in an unique classification. It might consist of a Kitchen remodel, a Bathroom remodel, bed room reconfiguration, foundation work, additions, roofing system modifications, window replacement, electrical service upgrades, a/c redesign, new pipes, insulation, flooring, millwork, and outside enhancements. Sometimes, it starts to look like New home construction because a lot of the existing home is opened, rebuilt, or reimagined. That is why the employing procedure should have more rigor than a simple cost comparison.

What "whole home construction" really means

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

restoration may leave walls, systems, and layout primarily undamaged. A gut remodel may eliminate drywall and completes down to the studs. Whole home construction typically suggests the entire home ends up being a collaborated project, whether or not every wall is demolished.

That coordination matters. Moving a kitchen sink might require flooring framing changes, drain line rerouting, electrical panel capability review, counter top preparation, cabinet store drawings, and a pipes inspection. Expanding a main restroom might affect a bedroom closet, roof venting, waterproofing information, and tile choice. Opening a wall in between a kitchen and living-room might activate structural engineering, beam setup, new floor covering transitions, and lighting design.

A qualified Remodeling contractor takes a look at these connections before promising a rate or timeline. Inexperienced contractors tend to price the noticeable work and find the concealed work later on. That does not constantly indicate they are deceitful. Often it implies they lack the systems required for bigger projects.

The bigger the project, the more the contractor's management skill matters. Craftsmanship is still essential, but whole home construction demands sequencing, documentation, trade coordination, expense control, and issue solving. The person who can construct a gorgeous restroom might not always be prepared to run a full-house renovation including fifteen subcontractors, three license modifications, and a family attempting to move back in before school starts.

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

The construction industry uses overlapping titles, and homeowners are often left to decode them. A Remodeling contractor generally focuses on changing existing homes. They understand surprises inside old walls, irregular framing, occupied homes, dust protection, selective demolition, and matching new work to existing conditions. For whole home renovations, that experience is valuable.

A General contractor handles the general job. They may perform some deal with their own team and subcontract the rest, or they may subcontract nearly everything while coordinating schedule, quality, permits, evaluations, and communication. For a big remodel, the general contractor is normally the central point of accountability.



A Home builder often focuses on New home construction, though numerous builders also take on additions and significant remodels. Builders who work mainly from cleared lots may be exceptional at ground-up construction however less familiar with the restrictions of working inside an older structure. That does not disqualify them, but it changes the concerns you must ask.

A Custom home builder is usually established for unique homes with tailored layouts, greater design involvement, and detailed finish choices. Some custom builders are outstanding options for whole home construction when the remodel is comprehensive enough to resemble building a custom home within an existing shell. The very best fit depends less on the label and more on relevant experience, procedure, openness, and team capacity.

The secret is to employ a contractor who has effectively completed projects comparable to yours in size, complexity, surface level, and building type. A contractor who mostly does small bathrooms may be out of depth on an entire home. A new home builder might be strong on structure and scheduling but ignore the intricacy of maintaining existing trim, tying into old systems, or safeguarding occupied spaces. The best contractor has actually lived through the type of project you are preparing and can discuss it in practical detail.

Start with scope, not price

Many homeowners start by asking, "How much will this cost?" It is a sensible concern, however it is rarely the very best very first concern. A whole home job requires scope meaning before prices has much significance. Without a clear scope, 3 contractor price quotes might appear to describe the same task while actually consisting of really different assumptions.

One price quote may consist of new electrical throughout the home, while another includes only visible fixture replacement. One may carry a sensible allowance for custom cabinets, while another assumes stock kitchen cabinetry. One may consist of drywall repair in surrounding spaces, paint for the full interior, authorization charges, engineering, short-term security, and particles elimination. Another may 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 maintain, here is where we are flexible, and here is the budget variety we are attempting to respect." A professional contractor can then react with honest guidance. Sometimes that indicates confirming the project is feasible. Often it implies warning that the desire list is bigger than the budget plan. That early tension is not a bad indication. It is often the very first sign that you are handling someone who will not tell you just what you want to hear.

For example, a family preparing a full first-floor remodel might desire a larger kitchen, new hardwood flooring, a rebuilt staircase, powder room relocation, and new windows. On paper, it sounds like one project. In practice, it includes structural work, plumbing, electrical, HEATING AND COOLING, floor covering connection, finish carpentry, and outside envelope information. If [Bathroom remodel builtbyvbr.com](https://builtbyvbr.com) the spending plan is fixed, the contractor's job is not to amazingly compress truth. Their task is to assist determine concerns and stage the work smartly if needed.

The best contractors ask uneasy concerns early

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

Some of these concerns feel early, but they are not. If a household stays in your house during a major remodel, the contractor must prepare dust barriers, short-lived utilities, safe paths, sound expectations, and daily cleanup. If the home is uninhabited, crews might work more effectively, but security and climate control become more crucial. If a kitchen is eliminated, the household needs a short-lived food strategy. If bathrooms are demolished in sequence, at least one working bathroom might need to stay available.

A contractor who avoids these discussions might be trying to keep the sales procedure simple. Simplicity feels pleasant at the start, then costly later on. Whole home construction rewards realism.

One of the clearest indications of professionalism is when a contractor states, "We need to verify that before I price it." They might advise opening a small exploratory section of wall, generating a structural engineer, checking the drain line, evaluating attic access, or validating the electrical panel. These actions cost time and in some cases money, however they decrease uncertainty. In older homes, particularly those constructed before contemporary codes or renovated numerous times, assumptions are risky.

Licensing, insurance, and monetary stability

Before falling for a contractor's portfolio, validate the fundamentals. Licensing requirements differ by state, county, and municipality, so homeowners should check local rules instead of count on generic suggestions. A genuine contractor needs to want to provide license information, proof of general liability insurance coverage, and employees' settlement protection where applicable.

Insurance is not a procedure. Whole home construction includes demolition, ladders, electrical work, plumbing work, open walls, heavy materials, and numerous trades. If a worker is injured or a subcontractor damages the property, insufficient protection can produce serious direct exposure for the house owner. Ask for certificates straight from the insurance provider when appropriate, and ensure the coverage dates extend through the anticipated project period.

Financial stability also matters, though it is harder to validate. A contractor who is undercapitalized may depend on your deposit to finish someone else's project. Warning signs include abnormally big in advance payment needs, unwillingness to provide a written contract, pressure to start instantly without documents, or a cost far listed below other certified bids. Competitive prices is welcome. Desperation rates is dangerous.



A healthy payment schedule ties payments to progress. For large tasks, deposits, turning point payments, and last retainage needs to be described plainly in the contract. The contractor needs capital to buy materials and pay

trades, but the homeowner requires defense versus paying too far ahead of completed work. Excellent agreements balance both needs.

How to evaluate experience without being charmed by photos

Project images work, but they can misinform. A refined kitchen picture does not show whether the contractor met the schedule, managed assessments properly, protected the remainder of the house, managed modification orders relatively, or returned after completion to solve problems. A portfolio should begin the conversation, not end it.

Ask about jobs comparable to yours. If your remodel involves a 1920s home with plaster walls, inquire about plaster, knob-and-tube replacement, unequal framing, and matching historic details. If your task involves a modern-day open-plan redesign, inquire 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 handles structure tie-ins, roofing system combination, drain, and exterior material matching.

References need to be recent and relevant. A contractor's best customer from ten years back might not show the current team, subcontractors, or service systems. Talking to previous clients is most beneficial when you ask specific concerns. Did the contractor interact before issues became immediate? Were modification orders recorded? Was the site kept fairly tidy? Did the last cost line up with the approved scope? How did they manage service warranty items?



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The most revealing question is frequently, "Would you hire them once again for a task of the exact same size?" Many clients can forgive small mistakes if the contractor was truthful, responsive, and accountable. Few customers forgive being ignored.

The design concern: contractor first, designer first, or design-build?

Whole home construction typically requires design work before construction starts. The right course depends on task complexity, permitting requirements, and how clearly you currently know what you want.

Some property owners work with an architect or property designer first, then bid the completed plans to contractors. This can work well for complex structural changes, additions, historical homes, or jobs requiring preparation board review. The advantage is style self-reliance and in-depth drawings. The danger is creating beyond the budget if construction cost feedback comes too late.

Other homeowners employ a design-build remodeling contractor, where style and construction live under one roofing system or within one collaborated group. This can enhance communication and bring cost feedback into the design process previously. The danger is that prices might be less competitive if the property owner does not look for outside comparison, so transparency and trust are essential.

A third method is early contractor involvement, where an architect or designer leads the style while a contractor offers preconstruction input. This is often the most balanced method for whole home construction. The contractor can flag expense issues, sequencing concerns, and constructability problems while the illustrations are still flexible.

No method is best. What matters is that design, budget plan, and construction reality meet before the job is completely dedicated. A beautiful strategy that can not be developed for the available spending plan is not a plan. It is an expensive disappointment.

Understanding price quotes, allowances, and alter orders

A whole home price quote need to be detailed enough to show what is consisted of, what is left out, and where assumptions remain. It does not need to note every screw, but it should break down major categories such as demolition, framing, pipes, electrical, HEATING AND COOLING, drywall, insulation, kitchen cabinetry, countertops, tile, flooring, painting, fixtures, allows, and cleanup.

Allowances should have special attention. An allowance is a placeholder quantity for an item not yet chosen, such as tile, lighting, home appliances, pipes fixtures, or cabinets. Allowances are not naturally bad. They are often needed early in the process. Issues arise when allowances are unrealistically low. A \$3,000 home appliance allowance might work for a modest kitchen, however not for a premium kitchen with a panel-ready refrigerator, variety, ventilation insert, dishwasher, and drink cooler.

Change orders are another normal part of remodeling. Existing homes include unknowns. Rot appears after siding is eliminated. Old plumbing fails as soon as interrupted. A wall believed to be non-load-bearing turns out to bring roof load. The problem is not whether modification orders happen, but how they are handled.

A professional contractor files the modification, describes why it is needed, costs it plainly, and gets approval before continuing unless there is an immediate safety issue. Property owners ought to anticipate some contingency. For significant remodeling, a contingency of roughly 10 to 20 percent is commonly talked about, with older or more complicated homes leaning higher. That money is not a contractor bonus. It is a monetary buffer for uncertainty and owner-driven upgrades.

A short checklist for comparing contractor proposals

Use this list only after you have actually verified that each contractor is pricing the very same general scope. If the strategies or assumptions differ, the numbers will not inform the full story.

1. Confirm that significant scope categories are included, particularly demolition, permits, mechanical systems, surfaces, clean-up, and project management.
2. Compare allowances for cabinets, components, devices, tile, floor covering, lighting, and hardware against the quality level you in fact want.
3. Review exemptions thoroughly, because a low bid may just move costs outside the contract.
4. Ask how modifications are priced, approved, and arranged as soon as construction begins.
5. Evaluate communication quality, not simply total expense, due to the fact that unclear communication generally becomes expensive.

A proposition that is 8 percent higher but complete might be less costly than a lower proposal filled with gaps. The goal is not to select the most expensive contractor. The goal is to select the most trusted number from a certified team.

Timeline: why whole home jobs take longer than homeowners expect

Television restoration timelines have misshaped expectations. A whole home remodel rarely moves from demolition to completion in a couple of neat weeks. Even when crews are efficient, genuine tasks depend on authorization review, inspections, product lead times, trade accessibility, weather condition, style decisions, and unforeseen conditions.

A large Kitchen remodel alone can take a number of months from design to conclusion when cabinets, countertops, electrical, pipes, flooring, and assessments are included. A Bathroom remodel may take weeks when construction begins, however specialty tile, custom glass, plumbing fixtures, and waterproofing inspections add time. Multiply that throughout an entire home and sequencing ends up being a serious planning exercise.

Cabinets are a typical schedule motorist. Semi-custom or custom cabinetry can take a number of weeks or longer depending on the shop and season. Windows and doors can also carry long preparations, especially for custom sizes or particular finishes. Specialty tile, imported fixtures, high-end devices, and custom millwork must be picked early.

Permits differ widely by area. Some jurisdictions concern simple interior remodel permits rapidly. Others need plan evaluation, engineering, energy compliance documents, zoning evaluation, or historic approval. A contractor familiar with your regional structure department can typically anticipate requirements, however they can not manage every evaluation timeline.

Good contractors develop schedules with dependences in mind. Rough pipes must occur before insulation. Assessments need to happen before drywall. Cabinet setup depends on completed walls and floorings sometimes, while flooring might need to await untidy work to end up. Counter tops can not be produced until cabinets are installed and templated. Shower glass can not be measured properly till tile is total. These are not excuses. They are the physics of construction.

Living in your house during construction

Some property owners stay through a whole home remodel to conserve rental costs. In some cases it works. In some cases the cost savings vanish in tension, delays, and lowered productivity. The choice depends on the scope, the family, and the contractor's capability to stage work safely.

If the task affects every bathroom, the kitchen, the HVAC system, or the electrical service, vacating may be the smarter option. Living without a kitchen is troublesome. Living without reputable power, heat, safe exits, or sanitary centers can become unreasonable. Families with kids, elderly family members, breathing issues, or demanding work-from-home schedules ought to be particularly cautious.

When property owners remain, phasing ends up being important. The contractor may keep one restroom active while another is remodeled, produce momentary partitions, preserve a short-term kitchen space, and schedule utility shutoffs in advance. This includes coordination time and sometimes cost. Teams also work in a different way in an occupied home. They invest more time securing surface areas, cleaning, securing tools, and handling daily access.

There is no universal right answer. A vacant home typically allows much faster, cleaner production. An occupied home might protect the budget plan from rental cost. The sincere comparison needs to include not just rent, however likewise job period, tension, safety, and the contractor's ability to preserve momentum.

Contract information that secure both sides

A professional contract must read like a working file, not a vague guarantee. It should identify the celebrations, home address, scope of work, agreement price or prices method, allowances, payment schedule, approximated timeline, change order procedure, insurance coverage requirements, service warranty terms, conflict procedure, and conditions for termination.

The scope must specify enough that both celebrations can point to the exact same language later on and comprehend what was planned. "Remodel kitchen" is not enough. "Install owner-selected tile" is insufficient unless it clarifies whether the contractor includes substrate preparation, waterproofing where required, trim pieces, grout, sealing if relevant, and pattern intricacy. Information prevent conflict.

Payment terms must be tied to recognizable turning points. A contractor might ask for a deposit to book the schedule and begin procurement. Later payments may correspond to demolition conclusion, rough-in conclusion, drywall conclusion, cabinet installation, substantial conclusion, and last conclusion. The exact structure varies by jurisdiction and project type, however the concept remains: cash should follow recorded progress.

Warranty language need to be clear. Many contractors offer workmanship warranties for a specified duration, separate from maker warranties on appliances, components, windows, roofing, or other items. Homeowners should comprehend who to call if a cabinet hinge stops working, a faucet leaks, grout cracks, or a window seal stops working. Not every concern is the contractor's obligation, but an excellent contractor assists clarify the path to resolution.

The hidden worth of preconstruction planning

Preconstruction is where many projects are won or lost. It is the duration before demolition when strategies are refined, budget plans are reconciled, selections are made, authorizations are sent, trade partners evaluate the work, and long-lead products are ordered.

Homeowners in some cases withstand paying for preconstruction services because they view "real work" as the activity on site. Experienced builders know otherwise. A day invested dealing with cabinet measurements before framing can avoid weeks of delay later on. A plumbing walk-through before demolition can expose venting challenges. A lighting strategy examined before drywall can avoid awkward switch places and pricey rework.

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

Value engineering is often misunderstood. It should not imply removing quality blindly. Succeeded, it indicates finding smarter methods to achieve the goal. Perhaps moving a restroom wall 18 inches produces significant pipes cost, while a smaller sized layout modification provides the majority of the advantage for less money. Possibly custom built-ins in every room can be phased later on, while electrical blocking and outlets are installed now. Possibly the project keeps existing window openings to prevent exterior masonry work. Excellent contractors bring these choices forward without making the property owner feel silly for dreaming big.

Red flags that deserve attention

Not every indication suggests you should walk away right away, however patterns matter. A contractor who is slow to return a first call may just be hectic. A contractor who is vague, evasive, uninsured, undocumented, and

pressing you for a deposit is showing you the future.

Be cautious when a contractor offers a firm cost after a brief walkthrough for a complex whole home project with no illustrations. Be cautious when the bid is dramatically lower than others and the explanation is "we simply work quicker." Beware when they dismiss authorizations as unnecessary without a sound legal basis. Beware when they decline to put pledges in writing or prevent you from talking to current clients.

Also pay attention to how they speak about prior clients, inspectors, designers, and subcontractors. Construction needs collaboration. A contractor who blames everyone else for every previous problem may eventually discuss you the very same method. The very best contractors are candid about difficulties without sounding reckless 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](#) 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.