

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 substantial decisions a house owner will make during a custom home construct, kitchen remodel, bathroom remodel, addition, or whole-home remodelling. The ideal contractor can turn a complex job into a managed, well-managed procedure. The incorrect one can leave you with blown spending plans, stalled assessments, bad workmanship, and months of tension that might have been avoided with better vetting.

A home job is not like buying an ended up product off a rack. You are employing judgment, coordination, analytical, monetary discipline, trade relationships, and accountability. Lumber, tile, windows, plumbing components, permits, and labor all matter, but the person handling those moving parts frequently matters more.

I have seen beautifully created tasks struggle since the builder could not handle sequencing. I have also seen modest remodels come together cleanly due to the fact that the remodeling contractor understood how to prepare around unknowns, interact early, and keep trades moving. Price matters, but the lowest number on a proposal is hardly ever the complete story. A general contractor's genuine value shows up in the areas between the line items: how they manage hold-ups, what they see before it ends up being pricey, and whether they treat your home like a jobsite or like somebody's biggest personal investment.

What a general contractor really does

A general contractor, typically called a GC, is accountable for managing the construction procedure from planning through completion. On a new home construction task, that indicates collaborating excavation,

foundation, framing, roofing, mechanical systems, insulation, drywall, surfaces, evaluations, and last punch work. On a remodel, the work might involve demolition, structural modifications, pipes moving, electrical upgrades, cabinetry, flooring, tile, paint, and connecting new work into old construction that may not be level, square, or built to contemporary standards.

The general contractor is not always the person swinging the hammer. Some do self-perform portions of the work, specifically framing, trim, cabinetry, or surface carpentry. Others run mainly as project supervisors who rely on subcontractors. Neither design is automatically much better. What matters is whether the contractor has the best team, the right oversight, and a proven system for managing quality.

A good GC schedules trades in the right order, confirms materials before they are needed, checks work versus plans and codes, interacts with inspectors, manages modification orders, and protects the budget as conditions shift. They should understand contracts, insurance, lien releases, security, website defense, and the practical truths of living through construction.

For property owners, the GC likewise serves as translator. Designers, engineers, constructing departments, providers, cabinetmakers, electrical contractors, plumbers, and tile setters all use their own language. A skilled contractor can describe what those details imply in expense, schedule, and ended up appearance. That translation is specifically valuable when decisions need to be made quickly, which they typically do as soon as 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 frequently focuses on new construction, either production homes, semi-custom homes, or completely custom homes. A custom home builder generally works from specific strategies, adapts to a specific lot, and manages a higher level of owner choice and style complexity. A remodeling contractor focuses on existing homes, where surprises prevail and everyday home disruption must be handled carefully.

A new custom home and a significant remodel need various instincts. In new home construction, the contractor begins with a relatively clean slate. Soil conditions, site gain access to, utility connections, weather condition, and design complexity can still create difficulties, but the structure is being integrated in sequence from the ground up. A strong custom home builder concentrates about site orientation, drainage, framing information, long lead materials, and energy performance before the first concrete truck arrives.

A remodel is more forensic. The contractor may open a kitchen wall and discover out-of-date circuitry, missing out on insulation, previous water damage, undersized framing, or pipes that can not remain where the illustrations assumed it would. In a bathroom remodel, a little leakage behind tile can expose rotten subflooring and mold. In an older home, absolutely nothing may be plumb or square. The remodeling contractor requires patience, diagnostic skill, and a reasonable allowance for unknown conditions.

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

Start with the type of job you truly have

Before you interview contractors, specify the nature of the work as clearly as possible. A kitchen remodel that keeps the existing design is extremely different from one that eliminates a bearing wall, moves plumbing,

replaces windows, and needs structural engineering. A bathroom remodel might be a cosmetic refresh, or it may involve moving drains, including a curbless shower, updating ventilation, and remedying old framing issues.

The exact same applies to additions and custom homes. Constructing a 900-square-foot main 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 system, and gas tank has different logistics than a city infill project with tight gain access to and rigorous sound rules.

Clear scope does not indicate every tile and faucet should be picked before the very first conversation. It does suggest you must be truthful about your objectives, restrictions, and hunger for interruption. If you want a high-end kitchen with inset cabinets, paneled home appliances, natural stone, and custom lighting, say that. If your concern is long lasting, straightforward, and budget-conscious, state that too. Good contractors can work within different budgets, however they can not price properly when the target keeps moving.

The best time to bring in a contractor

Many homeowners wait until drawings are complete before calling a general contractor. That can work, but it typically leaves cash on the table. If you are preparing a custom home, big addition, or substantial remodel, think about including a contractor during design. This is sometimes called preconstruction, and it can be among the most valuable stages of the job.

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

On a custom home, early contractor involvement can shape decisions about structure type, roof intricacy, window packages, exterior products, and website work. A plan with several rooflines, big cantilevers, and extensive glass might be spectacular, however it will price very in a different way from a simpler form with disciplined detailing. The ideal custom home builder can help maintain the design intent while removing unneeded cost and complexity.

This does not imply the contractor needs to change the architect or designer. It indicates the task benefits when style and construction knowledge satisfy before the budget plan is currently strained.

Where to find certified contractors

Referrals remain one of the strongest methods to find a general contractor, however they need context. A next-door neighbor may like the contractor who redesigned their powder space, however that does not prove the exact same company is best for a full-house restoration. A designer may recommend a builder whose craftsmanship is exceptional, but you still require to inspect interaction style, prices structure, and availability.

Look for contractors who have actually finished tasks comparable in size, intricacy, and surface level. Evaluation their portfolio thoroughly. Focus not only to glamour images, but likewise to details: cabinet positioning, tile design, trim shifts, outside flashing, and how old and new spaces link. An excellent contractor needs to want to discuss process, not simply show completed images.

Local building departments, style professionals, specialty providers, and realty experts may likewise know which contractors consistently perform well. Cabinet stores, plumbing display rooms, and lumberyards typically see how

contractors operate behind the scenes. They understand who pays bills, plans ahead, deals with suppliers respectfully, and solves problems without drama.

Online reviews can help, but they are inadequate. Some excellent contractors have couple of reviews since they work mostly through recommendations. Some mediocre ones have polished marketing. Usage online existence as one input, not the deciding factor.



How to vet a general contractor before you request a price

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

Ask direct questions, then listen for specifics. Unclear answers are an indication. An experienced general contractor should have the ability to explain how they schedule work, how they deal with modification orders, how frequently they interact, what insurance coverage they bring, what types of agreements they use, and who will be on site day to day.

Use this short checklist throughout early conversations:

- Confirm licensing requirements in your state or municipality, and ask the contractor to supply license details if applicable.
- Request proof of general liability insurance coverage and employees' settlement coverage before work begins.
- Ask for recent recommendations from projects comparable 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 current work and practical start dates, given that a good contractor who is overcommitted can still end up being a problem.

References should have more than a quick "Were you pleased?" Ask former customers what shocked them, how the contractor managed problems, whether the final expense matched expectations, whether the jobsite was arranged, and if they would employ the exact same contractor once again. If possible, ask to see a completed task in person. Photos conceal a lot. Door gaps, grout lines, paint quality, flooring shifts, and cabinet exposes tell a more sincere story.

Understanding quotes, quotes, and allowances

Homeowners often ask for three quotes as if that alone ensures a reasonable price. It does not. Three bids are only useful when each contractor prices the exact same scope, with the exact same assumptions, quality level, and documentation. If one bid includes custom cabinets, another presumes stock cabinets, and a third carries a vague cabinet allowance, the numbers can not be compared meaningfully.

A quote is just as great as the files behind it. For a kitchen remodel, a strong rates plan might include a dimensioned design, cabinet specs, home appliance choices, lighting plan, plumbing fixture choices, backsplash details, counter top material, floor covering info, and keeps in mind about wall elimination or mechanical changes. Without those details, the contractor must either guess or pack the price quote with allowances.

Allowances are spending plan placeholders for items not yet selected. They prevail and frequently essential, however they need to be reasonable. A \$3,000 appliance allowance might work for a basic rental kitchen, not for a custom kitchen with a panel-ready fridge and expert range. A \$6-per-square-foot tile allowance will not cover handcrafted tile that costs numerous times that quantity before installation. Low allowances try look appealing initially, then produce uncomfortable boost later.

There is likewise a distinction between fixed-price contracts and cost-plus agreements. In a fixed-price plan, the contractor consents to complete a specified scope for a set price, with changes dealt with independently. This can supply budget plan certainty when the scope is well recorded. In a cost-plus plan, the homeowner pays real project costs plus an agreed contractor fee or markup. This can work well for complicated remodels where unknowns are substantial, however it needs openness, trust, and disciplined reporting.

Neither structure is widely best. A fixed price with poor scope is not safe. A cost-plus agreement with weak documentation is not safe either. The genuine defense originates from clearness, communication, and a contractor who tracks costs honestly.

The lowest bid should have mindful scrutiny

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

When a quote is substantially lower than others, ask the contractor to walk you through it. An expert ought to not be angered by this. They must be able to describe their presumptions and determine what is left out. If the task involves structural work, mechanical changes, custom cabinetry, or high-end finishes, a large cost gap generally suggests the quotes are not aligned.

I as soon as reviewed competing propositions for a kitchen remodel where one contractor was nearly 25 percent lower than the others. The house owner was not surprisingly lured. A closer appearance showed that the low quote excluded electrical panel work, carried a very little flooring allowance, did not include painting surrounding spaces, and presumed the existing ceiling would stay untouched after wall removal. By the time those products were remedied, the "cheaper" bid was no longer cheaper.

Price transparency safeguards both sides. A contractor who costs completely may appear expensive initially, but that number might be closer to the actual cost of completing the job properly.

Contracts should be plain, specific, and complete

A handshake is not enough for serious construction work. A composed agreement must specify the scope, price structure, payment schedule, change order procedure, approximate timeline, warranty terms, insurance coverage requirements, and disagreement resolution approach. It must likewise identify exclusions, owner-supplied items, allow duty, and how unforeseen conditions will be handled.

The contract does not require to be packed with legal language to be beneficial. In reality, the best construction agreements are often clear enough for everybody to understand. Obscurity is where conflict grows. If the contractor states painting is included, which spaces and surface areas are consisted of? If flooring is included, does that consist of leveling, shifts, baseboards, and moving furniture? If a bathroom remodel consists of a new shower, does the rate include waterproofing standards, niche framing, glass, ventilation, and tile layout?

Payment schedules ought to represent progress, not approximate dates. For custom homes, payments are frequently connected to turning points such as structure, framing, mechanical rough-ins, drywall, and substantial

completion. For remodels, payments might be staged around mobilization, rough-ins, inspections, cabinet setup, tile conclusion, and last punch work. A deposit is normal in many markets, specifically when products must be bought, however large upfront payments before any work or products are committed are worthy of caution.

Change orders ought to be composed, priced, and approved before the work continues whenever possible. Remodels sometimes require instant choices when covert conditions appear, however those choices should still be recorded. A casual "we'll figure it out later on" can end up being a conflict when the billing arrives.

Permits, codes, and inspections are not optional details

Some house owners view authorizations as bureaucracy. Experienced contractors know they become part of accountable construction. Permits produce a record that work was evaluated by the local authority, and evaluations offer checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist due to the fact that failures in those areas can be dangerous and expensive.

Not every small cosmetic task requires an authorization. Painting cabinets, changing a faucet in the same place, or swapping light fixtures may not activate one, depending upon regional rules. However moving walls, modifying structure, adding square footage, transferring pipes, changing electrical circuits, replacing windows, completing basements, and structure decks frequently do. Requirements vary by jurisdiction, so regional understanding matters.

Be careful of a contractor who encourages avoiding permits for work that plainly requires them. Unpermitted work can develop problems during resale, insurance claims, refinancing, or future remodellings. More importantly, it might hide hazardous work. A competent general contractor ought to understand when allows use and should be comfy working with inspectors.

That stated, inspectors are not quality-control managers for every single finish detail. Passing evaluation does not suggest the tile layout is appealing, the paint is smooth, or the cabinet doors align perfectly. Code is the minimum legal standard. Workmanship is a separate expectation that must be handled through contractor selection, documentation, and oversight.

Communication figures out the property owner experience

Most construction problems are communication problems before they end up being construction problems. A postponed window is aggravating. A delayed window that nobody informs you about till the team disappears for 2 weeks seems like betrayal. A surprise expense is unpleasant. A surprise cost described early, with alternatives and documents, is simpler to manage.

Before hiring, ask how the contractor communicates. Some utilize job management software with schedules, pictures, day-to-day logs, selections, and change orders. Others count on email, texts, phone calls, and weekly website conferences. The tool matters less than consistency. Homeowners should know who to get in touch with, when decisions are required, and what has altered given that the last update.

For inhabited remodels, interaction ends up being much more crucial. If your kitchen is under construction, you require to understand when water or power will be shut down, when loud work will take place, where workers will park, how dust will be consisted of, and whether family pets need to be secured. A thoughtful remodeling contractor will talk about temporary kitchens, access courses, flooring defense, toilet usage, debris elimination, and daily cleanup before demolition begins.

On custom homes, interaction frequently centers on choices and schedule. House owners underestimate the number of decisions they will make: windows, doors, roof, siding, stone, flooring, grout, hardware, lighting,

plumbing components, paint colors, closet systems, home appliances, counter tops, mirrors, shower glass, trim profiles, and more. Late selections trigger hold-ups and rush charges. A strong home builder will offer a choice schedule so decisions are made before they hold up the work.

Quality shows up before the finishes

Many property owners judge quality by noticeable finishes, however quality begins much earlier. A straight frame makes drywall, cabinets, tile, and trim much better. Proper flashing safeguards walls long after the siding looks new. Good waterproofing behind shower tile matters more than the tile itself. Right mechanical layout impacts comfort and serviceability for decades.

During contractor interviews, ask about the parts of construction you will not see when the job is ended up. How do they deal with waterproofing in showers? What is their approach to air sealing in new home construction? How do they protect existing floorings during a remodel? How do they verify cabinet dimensions before buying? How do they handle moisture before installing hardwood flooring?

The answers reveal whether the contractor thinks like a builder or a salesperson. A refined discussion is good. Technical competence is better. The very best contractors can speak about hidden work without making [small business accountant](#) it sound mystical. They take pride in information that protect the home after everyone has stopped admiring the backsplash.

For kitchen remodel jobs, quality might depend on cabinet setup, home appliance clearances, ventilation, lighting placement, and how counter tops meet walls that are not completely straight. For a bathroom remodel, it may depend upon slope to drains, waterproof membranes, blocking for glass doors and get bars, fan sizing, and tile substrate. For a custom home, quality might depend upon foundation drainage, framing tolerances, roofing assemblies, window installation, insulation connection, and heating and cooling design.

Living through a remodel requires planning

Remodeling an occupied home is disruptive even with an exceptional contractor. Dust journeys. Dogs bark. Kids wonder. Work starts early. Decisions come at inconvenient times. A kitchen remodel affects meals, dishes, coffee, school lunches, and household routines. A bathroom remodel can strain a household if it eliminates an essential shower or toilet for a number of weeks.



The contractor should help set expectations, but house owners also need a practical plan. Decide where you will store furniture and personal items. Eliminate belongings before crews arrive. Set up a temporary cooking area if the kitchen is impacted. Go over parking and access with next-door neighbors if the street is tight. If somebody works from home, talk honestly about noise and schedule.

An excellent contractor will utilize dust barriers, flooring security, unfavorable air makers or air scrubbers when suitable, and everyday clean-up routines. Still, no dust-control system is ideal. If somebody in the home has asthma, immune concerns, or severe allergies, raise that before the contract is signed. The technique may require to change.

Pets also deserve attention. Construction employees can not be accountable for keeping a nervous pet dog from slipping through an open gate. Develop an animal strategy that keeps animals safe and teams productive.

Red flags that need to slow you down

Homeowners frequently sense trouble before they can call it. A contractor who is difficult to reach throughout the sales procedure might not become more responsive after getting a deposit. A proposition that is thin on detail might cause arguments later on. Pressure strategies, unclear qualifications, and unwillingness to supply documents ought to all be taken seriously.

Watch for these warning signs:

- The contractor requests a large cash payment before supplying a detailed contract or purchasing recorded materials.
- They can not supply proof of insurance coverage, pertinent license info, or recent references.
- Their proposal includes broad phrases such as "complete remodel" without particular scope, materials, exclusions, or allowances.
- They prevent authorizations for work that most likely needs them.
- They promise an uncommonly fast schedule without describing labor schedule, preparations, evaluations, or possible constraints.

One red flag does not always imply you should walk away, but it ought to trigger more concerns. Construction needs trust, and trust is developed 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:435-669-4133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:435-669-4133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.