

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 consequential choices a house owner will make throughout a custom home construct, kitchen remodel, bathroom remodel, addition, or whole-home restoration. The right contractor can turn a complex task into a managed, well-managed process. The wrong one can leave you with blown spending plans, stalled inspections, bad workmanship, and months of tension that might have been avoided with much better vetting.

A home task is not like purchasing a finished product off a rack. You are working with judgment, coordination, analytical, financial discipline, trade relationships, and responsibility. Lumber, tile, windows, pipes components, allows, and labor all matter, but the person handling those moving parts often matters more.

I have seen magnificently created tasks struggle because the builder might not manage sequencing. I have actually likewise seen modest remodels come together cleanly due to the fact that the remodeling contractor understood how to plan around unknowns, interact early, and keep trades moving. Rate matters, however the most affordable number on a proposition is hardly ever the complete story. A general contractor's genuine worth shows up in the areas between the line products: how they deal with delays, what they notice before it becomes expensive, and whether they treat your home like **sprinkler installation** a jobsite or like someone's largest individual investment.

What a general contractor really does

A general contractor, frequently called a GC, is accountable for handling the construction procedure from preparing through conclusion. On a new home construction task, that means collaborating excavation, structure, framing, roof, mechanical systems, insulation, drywall, surfaces, examinations, and last punch work. On a remodel, the work might involve demolition, structural modifications, pipes moving, electrical upgrades, kitchen cabinetry, floor covering, tile, paint, and connecting new work into old construction that might not be level, square, or constructed to modern-day standards.

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

A great GC schedules trades in the correct order, verifies products before they are needed, checks work versus strategies and codes, communicates with inspectors, handles change orders, and safeguards the budget plan as conditions shift. They ought to comprehend contracts, insurance, lien releases, security, site protection, and the practical truths of living through construction.

For homeowners, the GC also serves as translator. Designers, engineers, building departments, providers, cabinetmakers, electricians, plumbings, and tile setters all utilize their own language. A knowledgeable contractor can discuss what those details mean in expense, schedule, and ended up look. That translation is particularly valuable when choices need to be made quickly, which they often do once walls are open or teams are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, but they are not similar. A home builder frequently concentrates on new construction, either production homes, semi-custom homes, or fully custom homes. A custom home builder normally works from specific strategies, adapts to a particular lot, and handles a higher level of owner choice and style intricacy. A remodeling contractor specializes in existing homes, where surprises prevail and day-to-day family disturbance must be handled carefully.

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

A remodel is more forensic. The contractor may open a kitchen wall and find outdated circuitry, missing insulation, previous water damage, undersized framing, or plumbing that can not stay where the drawings assumed it would. In a bathroom remodel, a small leak behind tile can reveal rotten subflooring and mold. In an older home, absolutely nothing may be plumb or square. The remodeling contractor requires persistence, diagnostic ability, and a realistic allowance for unidentified conditions.

Some companies are exceptional at both. Others are not. A contractor who constructs gorgeous new homes might have problem with the sequencing and dust control needed in an occupied remodel. A remodeler who grows in kitchens and baths may not have the staffing, provider network, or site management systems for a ground-up custom home. Ask about jobs comparable to yours, not just impressive projects in general.

Start with the kind of job 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 layout is extremely different from one that gets rid of a bearing wall, moves pipes, replaces windows, and requires structural engineering. A bathroom remodel might be a cosmetic refresh, or it may involve moving drains pipes, adding a curbless shower, upgrading ventilation, and remedying old framing issues.

The exact same uses to additions and custom homes. Developing a 900-square-foot primary suite addition over a crawlspace is not the same as adding a 2nd story above an occupied home. A rural custom home with a long driveway, well, septic system, and lp tank has different logistics than a city infill project with tight gain access to and stringent sound rules.

Clear scope does not indicate every tile and faucet must be chosen before the very first conversation. It does mean you ought to be truthful about your goals, constraints, and cravings for disturbance. If you desire a high-end kitchen with inset cabinets, paneled devices, natural stone, and custom lighting, say that. If your top priority is resilient, straightforward, and budget-conscious, state that too. Excellent contractors can work within different budgets, but they can not price precisely when the target keeps moving.

The best time to bring in a contractor

Many house owners wait till illustrations are complete before calling a general contractor. That can work, however it typically leaves cash on the table. If you are preparing a custom home, large addition, or significant remodel, think about involving a contractor throughout design. This is sometimes called preconstruction, and it can be among the most important stages of the job.

During preconstruction, the contractor can examine design principles for buildability, recognize long lead products, suggest cost-saving alternatives, and flag details that may complicate permitting or examinations. For example, a kitchen style might reveal a dramatic beam-free opening in between the kitchen and living room. An engineer may make that possible, however the contractor can describe what the steel, temporary shoring, drywall repair work, flooring shifts, and mechanical rerouting may do to the budget.

On a custom home, early contractor participation can form decisions about structure type, roof intricacy, window packages, outside products, and website work. A plan with numerous rooflines, large cantilevers, and extensive glass might be spectacular, but it will price really differently from a simpler form with disciplined detailing. The best custom home builder can help maintain the style intent while removing unneeded expense and complexity.

This does not indicate the contractor needs to change the designer or designer. It means the job advantages when style and construction knowledge meet before the budget is already strained.

Where to discover certified contractors

Referrals stay one of the greatest ways to find a general contractor, but they require context. A next-door neighbor might enjoy the contractor who redesigned their powder room, but that does not show the same company is ideal for a full-house remodelling. An architect might suggest a builder whose craftsmanship is exceptional, but you still require to examine interaction style, pricing structure, and availability.

Look for contractors who have finished tasks comparable in size, complexity, and finish level. Evaluation their portfolio carefully. Take note not just to glamour images, but also to details: cabinet positioning, tile design, trim shifts, exterior flashing, and how old and new spaces connect. An excellent contractor needs to be willing to talk about procedure, not simply show completed images.



Local structure departments, style experts, specialized providers, and property experts may also know which contractors consistently carry out well. Cabinet stores, plumbing showrooms, and lumberyards typically see how contractors operate behind the scenes. They understand who pays costs, plans ahead, treats vendors respectfully, and solves concerns without drama.

Online reviews can help, but they are not enough. Some exceptional contractors have few reviews since they work primarily through referrals. Some mediocre ones have polished marketing. Use online existence as one input, not the choosing factor.

How to veterinarian a general contractor before you request a price

A serious vetting process saves more money than aggressive negotiating. The goal is not to interrogate the contractor. It is to discover how they believe, how they communicate, and whether their business is steady enough to support your project.

Ask direct questions, then listen for specifics. Unclear answers are a warning sign. An experienced general contractor should have the ability to explain how they schedule work, how they manage modification orders, how typically they communicate, what insurance they bring, what kinds of agreements they utilize, and who will be on site day to day.

Use this brief list throughout early conversations:

- Confirm licensing requirements in your state or municipality, and ask the contractor to provide license info if applicable.
- Request proof of general liability insurance coverage and employees' compensation coverage before work begins.
- Ask for current references from jobs similar to yours, not only from the contractor's favorite clients.
- Clarify who handles the project daily, who interacts with you, and how frequently updates are provided.
- Discuss existing workload and reasonable start dates, because a great contractor who is overcommitted can still end up being a problem.

References should have more than a fast "Were you delighted?" Ask former clients what surprised them, how the contractor handled problems, whether the last expense matched expectations, whether the jobsite was organized, and if they would hire the same contractor again. If possible, ask to see a completed project in person.

Photos hide a lot. Door spaces, grout lines, paint quality, flooring transitions, and cabinet exposes inform a more honest story.

Understanding bids, price quotes, and allowances

Homeowners typically ask for 3 bids as if that alone guarantees a reasonable price. It does not. 3 quotes are only helpful when each contractor rates the exact same scope, with the exact same presumptions, 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 pricing bundle might include a dimensioned layout, cabinet specifications, device selections, lighting strategy, pipes component choices, backsplash details, countertop material, floor covering details, and notes about wall elimination or mechanical modifications. Without those information, the contractor needs to either guess or fill the quote with allowances.

Allowances are budget plan placeholders for items not yet selected. They prevail and often needed, however they need to be practical. A \$3,000 home appliance allowance may work for a standard rental kitchen, not for a custom kitchen with a panel-ready refrigerator and professional variety. A \$6-per-square-foot tile allowance will not cover handcrafted tile that costs several times that amount before installation. Low allowances try appearance appealing initially, then create unpleasant cost increases later.

There is likewise a distinction in between fixed-price agreements and cost-plus contracts. In a fixed-price plan, the contractor consents to finish a defined scope for a set price, with modifications managed individually. This can offer budget certainty when the scope is well recorded. In a cost-plus plan, the homeowner pays real task expenses *paver patios* plus an agreed contractor cost or markup. This can work well for intricate remodels where unknowns are considerable, but it needs openness, trust, and disciplined reporting.

Neither structure is generally best. A set rate with bad scope is not safe. A cost-plus contract with weak documents is not safe either. The genuine protection originates from clarity, communication, and a contractor who tracks expenses honestly.

The lowest quote should have cautious scrutiny

A low quote might show effectiveness, lean overhead, strong trade relationships, or a contractor who truly desires the work. It may also reflect missed out on scope, impractical allowances, inexperience, or a plan to recuperate revenue through change orders. The obstacle is telling the difference.

When a quote is significantly lower than others, ask the contractor to walk you through it. An expert need to not be offended by this. They ought to have the ability to discuss their assumptions and recognize what is left out. If the job includes structural work, mechanical changes, custom cabinets, or high-end finishes, a large price space generally indicates the bids are not aligned.

I as soon as evaluated competing propositions for a kitchen remodel where one contractor was almost 25 percent lower than the others. The property owner was not surprisingly lured. A closer appearance revealed that the low bid excluded electrical panel work, carried a very little flooring allowance, did not consist of painting nearby rooms, and presumed the existing ceiling would stay unblemished after wall removal. By the time those items were remedied, the "less expensive" bid was no longer cheaper.

Price transparency safeguards both sides. A contractor who rates completely might seem expensive at first, but that number might be closer to the real expense of completing the job properly.

Contracts ought to be plain, specific, and complete

A handshake is not enough for serious construction work. A composed contract ought to define the scope, price structure, payment schedule, change order procedure, approximate timeline, warranty terms, insurance coverage requirements, and conflict resolution technique. It ought to likewise determine exemptions, owner-supplied items, permit obligation, and how unanticipated conditions will be handled.

The agreement does not need to be stuffed with legal language to be useful. In reality, the best construction agreements are typically clear enough for everyone to understand. Obscurity is where conflict grows. If the contractor says painting is included, which spaces and surfaces are included? If flooring is included, does that consist of leveling, transitions, baseboards, and moving furnishings? If a bathroom remodel consists of a new shower, does the cost consist of waterproofing standards, niche framing, glass, ventilation, and tile layout?

Payment schedules ought to represent progress, not approximate dates. For custom homes, payments are typically tied to milestones such as structure, framing, mechanical rough-ins, drywall, and significant completion. For remodels, payments may be staged around mobilization, rough-ins, examinations, cabinet setup, tile completion, and last punch work. A deposit is regular in numerous markets, particularly when products must be purchased, but big upfront payments before any work or products are dedicated are worthy of caution.

Change orders need to be written, priced, and authorized before the work proceeds whenever possible. Remodels sometimes require instant decisions when covert conditions appear, but those decisions should still be recorded. A casual "we'll figure it out later" can become a dispute when the billing arrives.

Permits, codes, and examinations are not optional details

Some house owners see authorizations as red tape. Experienced contractors understand they are part of accountable construction. Allows produce a record that work was examined by the local authority, and examinations offer checkpoints for safety-related systems. Electrical, pipes, structural, mechanical, and energy code requirements exist due to the fact that failures in those locations can be dangerous and expensive.

Not every small cosmetic project requires a license. Painting cabinets, replacing a faucet in the very same area, or switching lighting fixtures may not activate one, depending on local guidelines. But moving walls, altering structure, adding square video, moving pipes, changing electrical circuits, replacing windows, finishing basements, and structure decks typically do. Requirements vary by jurisdiction, so regional knowledge matters.

Be wary of a contractor who motivates preventing authorizations for work that clearly requires them. Unpermitted work can develop problems during resale, insurance claims, refinancing, or future renovations. More importantly, it might hide risky work. A competent general contractor ought to know when permits apply and ought to be comfy working with inspectors.

That stated, inspectors are not quality-control supervisors for every surface information. Passing assessment does not imply the tile layout is appealing, the paint is smooth, or the cabinet doors line up perfectly. Code is the minimum legal standard. Workmanship is a different expectation that must be managed through contractor choice, paperwork, and oversight.

Communication figures out the property owner experience

Most construction problems are interaction problems before they end up being construction problems. A postponed [yard rehabilitation](#) window is frustrating. A delayed window that no one informs you about until the

crew vanishes for 2 weeks feels like betrayal. A surprise cost is unpleasant. A surprise cost discussed early, with options and documentation, is simpler to manage.

Before hiring, ask how the contractor interacts. Some utilize task management software application with schedules, pictures, everyday logs, choices, and modification orders. Others count on email, texts, telephone call, and weekly site meetings. The tool matters less than consistency. Homeowners need to know who to call, when decisions are required, and what has changed given that the last update.

For inhabited remodels, communication becomes even more important. If your kitchen is under construction, you require to know when water or power will be shut off, when noisy work will happen, where employees will park, how dust will be contained, and whether family pets require to be protected. A thoughtful remodeling contractor will discuss short-term kitchens, access courses, floor defense, toilet usage, debris elimination, and daily cleanup before demolition begins.

On custom homes, communication frequently fixates choices and schedule. Property owners underestimate the number of decisions they will make: windows, doors, roof, siding, stone, floor covering, grout, hardware, lighting, plumbing fixtures, paint colors, closet systems, appliances, counter tops, mirrors, shower glass, trim profiles, and more. Late choices cause hold-ups and rush charges. A strong home builder will provide a selection 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, but quality begins much earlier. A straight frame makes drywall, cabinetry, tile, and trim much better. Correct flashing secures walls long after the siding looks new. Excellent waterproofing behind shower tile matters more than the tile itself. Proper mechanical design affects comfort and serviceability for decades.

During contractor interviews, inquire about the parts of construction you will not see when the project is ended up. How do they deal with waterproofing in showers? What is their method to air sealing in new home construction? How do they safeguard existing floors throughout a remodel? How do they validate cabinet dimensions before purchasing? How do they handle moisture before installing hardwood flooring?

The responses reveal whether the contractor thinks like a builder or a sales representative. A refined presentation is good. Technical proficiency is much better. The very best contractors can talk about covert work without making it sound mystical. They take pride in information that protect the home after everybody has actually stopped admiring the backsplash.

For kitchen remodel projects, quality may depend on cabinet setup, appliance clearances, ventilation, lighting positioning, and how countertops meet walls that are not perfectly straight. For a bathroom remodel, it might depend upon slope to drains pipes, waterproof membranes, blocking for glass doors and get bars, fan sizing, and tile substrate. For a custom home, quality might depend upon foundation drain, framing tolerances, roof assemblies, window installation, insulation connection, and HVAC design.

Living through a remodel needs planning

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

The contractor ought to assist set expectations, however house owners likewise need a practical strategy. Decide where you will save furnishings and personal products. Eliminate prized possessions before crews arrive. Establish a temporary cooking location if the kitchen is affected. Go over parking and gain access to with next-door neighbors if the street is tight. If someone works from home, talk truthfully about noise and schedule.

A good contractor will use dust barriers, flooring security, negative air machines or air scrubbers when suitable, and day-to-day clean-up practices. Still, no dust-control system is best. If someone in the home has asthma, immune concerns, or serious allergies, raise that before the contract is signed. The technique may require to change.

Pets likewise are worthy of attention. Construction workers can not be responsible for keeping a worried pet dog from slipping through an open gate. Produce a pet strategy that keeps animals safe and crews productive.

Red flags that should slow you down

Homeowners typically sense difficulty before they can name it. A contractor who is tough to reach during the sales procedure might not become more responsive after receiving a deposit. A proposal that is thin on detail might result in arguments later on. Pressure methods, unclear credentials, and unwillingness to provide paperwork [yard installation](#) needs to all be taken seriously.

Watch for these warning signs:

- The contractor asks for a large cash payment before providing an in-depth contract or ordering recorded materials.
- They can not supply proof of insurance, relevant license details, or recent references.
- Their proposal includes broad expressions such as "total remodel" without particular scope, products, exemptions, or allowances.
- They discourage authorizations for work that likely needs them.
- They promise an unusually fast schedule without explaining labor schedule, lead times, examinations, or possible constraints.

One warning does not always mean you must walk away, however it needs to trigger more concerns. Construction requires trust, and trust is constructed 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](tel:4356694133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After a hike through [Pioneer Park](#) Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.