Business Name: Vision Building and Renovation
Address: St. George, UT
Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Hiring a remodeling contractor for whole home construction is not the same as hiring someone to replace a backsplash or update a powder room. A whole home project touches structure, utilities, finishes, scheduling, allowing, budgeting, family logistics, and typically the psychological weight of changing a place where people have lived for several years. The contractor General contractor you select will affect not only the completed house, but also how predictable, safe, and tolerable the process feels from the first website see to the final punch list.

A strong General contractor can turn a complex vision into a buildable strategy. A weak one can make even a great style feel disorderly. The distinction generally appears early, in how carefully they ask concerns, how clearly they describe danger, and how disciplined they have to do with scope, expense, and communication.

Whole home construction sits in a special category. It might consist of a Kitchen remodel, a Bathroom remodel, bed room reconfiguration, foundation work, additions, roofing modifications, window replacement, electrical service upgrades, heating and cooling redesign, new plumbing, insulation, flooring, millwork, and outside enhancements. In some cases, it begins to look like New home construction due to the fact that a lot of the existing home is opened, rebuilt, or reimagined. That is why the hiring procedure is worthy of more rigor than a basic cost comparison.

What "whole home construction" actually means

Homeowners frequently use phrases like "full restoration," "gut remodel," "major remodel," and "whole home construction" interchangeably, but contractors hear essential distinctions in those words. A cosmetic renovation may leave walls, systems, and layout mainly undamaged. A gut remodel might get rid of drywall and ends up down to the studs. Whole home construction frequently suggests the entire home becomes a coordinated task, whether or not every wall is demolished.

That coordination matters. Moving a kitchen sink might need flooring framing modifications, drain line rerouting, electrical panel capacity evaluation, countertop preparation, cabinet store illustrations, and a pipes evaluation. Expanding a primary restroom may affect a bed room closet, roofing venting, waterproofing details, and tile selection. Opening a wall between a kitchen and living-room may set off structural engineering, beam installation, new flooring shifts, and lighting design.

A qualified Remodeling contractor looks at these connections before promising a rate or timeline. Inexperienced contractors tend to price the noticeable work and find the covert work later. That does not constantly mean they are deceitful. In some cases it means they lack the systems needed for larger projects.

The bigger the task, the more the contractor's management ability matters. Workmanship is still vital, however whole home construction demands sequencing, documents, trade coordination, cost control, and problem fixing. The person who can construct a beautiful restroom may not always be prepared to run a full-house renovation including fifteen subcontractors, three permit modifications, and a family trying to move back in before school starts.

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

The construction market uses overlapping titles, and property owners are typically left to decipher them. A Remodeling contractor typically specializes in changing existing homes. They comprehend surprises inside old walls, uneven framing, occupied homes, dust protection, selective demolition, and matching new work to existing conditions. For whole home remodellings, that experience is valuable.

A General contractor handles the total job. They might perform some work with their own crew and subcontract the rest, or they might farm out nearly whatever while coordinating schedule, quality, allows, evaluations, and interaction. For a big remodel, the general contractor is typically the central point of accountability.

A Home builder often focuses on New home construction, though many builders likewise take on additions and major remodels. Builders who work mainly from cleared lots might be excellent at ground-up construction but less familiar with the constraints of working inside an older structure. That does not disqualify them, however it changes the questions you need to ask.

A Custom home builder is generally established for one-of-a-kind homes with tailored layouts, greater style participation, and in-depth surface choices. Some custom builders are outstanding options for whole home construction when the remodel is extensive enough to look like developing a custom home within an existing shell. The best fit depends less on the label and more on relevant experience, process, transparency, and team capacity.

The key is to employ a contractor who has successfully completed projects similar to yours in size, intricacy, finish level, and building type. A contractor who primarily does little bathrooms might run out depth on a whole home. A new home builder might be strong on structure and scheduling but underestimate the intricacy of preserving existing trim, tying into old systems, or protecting occupied spaces. The right contractor has lived through the type of task you are planning and can discuss it in useful detail.

Start with scope, not price

Many property owners begin by asking, "How much will this cost?" It is a reasonable question, but it is hardly ever the very best first question. A whole home project requires scope meaning before rates has much meaning. Without a clear scope, 3 contractor estimates might appear to explain the same task while in fact including extremely different assumptions.

One price quote may consist of new electrical throughout the home, while another consists of just noticeable component replacement. One may carry a sensible allowance for custom cabinets, while another presumes stock cabinets. One might consist of drywall repair in adjacent rooms, paint for the complete interior, license fees, engineering, short-lived protection, and debris elimination. Another may leave those items vague or omit them entirely.

A useful early conversation sounds less like "What is your square-foot price?" and more like "Here is what we want to change, here is what we want to maintain, here is where we are versatile, and here is the budget range we are trying to regard." An expert contractor can then react with honest assistance. Sometimes that suggests verifying the job is possible. Often it implies alerting that the wish list is larger than the budget. That early tension is not a bad sign. It is frequently the very first indication that you are dealing with somebody who will not tell you just what you wish to hear.

For example, a family planning a complete first-floor remodel might desire a bigger kitchen, new hardwood floor covering, a rebuilt staircase, powder room relocation, and new windows. On paper, it sounds like one task. In practice, it includes structural work, pipes, electrical, HVAC, floor covering continuity, surface carpentry, and exterior envelope information. If the budget plan is fixed, the contractor's task is not to magically compress truth. Their task is to help determine concerns and phase the work smartly if needed.

The finest contractors ask uncomfortable questions early

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

Some of these concerns feel premature, but they are not. If a family stays in the house throughout a major remodel, the contractor must plan dust barriers, temporary energies, safe pathways, noise expectations, and day-to-day cleanup. If the home is uninhabited, teams may work more efficiently, however security and climate control end up being more crucial. If a kitchen is gotten rid of, the household requires a short-term food plan. If bathrooms are destroyed in series, a minimum of one operating bathroom might require to remain available.

A contractor who skips these conversations might be trying to keep the sales process simple. Simpleness feels enjoyable at the start, then pricey later. Whole home construction rewards realism.

One of the clearest indications of professionalism is when a contractor says, "We need to confirm that before I price it." They might advise opening a little exploratory area of wall, generating a structural engineer, inspecting the sewer line, examining attic gain access to, or validating the electrical panel. These actions cost time and in some cases cash, however they lower uncertainty. In older homes, especially those constructed before contemporary codes or remodeled several times, assumptions are risky.

Licensing, insurance coverage, and monetary stability

Before falling in love with a contractor's portfolio, confirm the basics. Licensing requirements vary by state, county, and municipality, so homeowners must inspect local rules instead of count on generic advice. A genuine contractor ought to want to provide license details, proof of general liability insurance coverage, and workers' compensation coverage where applicable.

Insurance is not a rule. Whole home construction includes demolition, ladders, electrical work, plumbing work, open walls, heavy materials, and several trades. If an employee is injured or a subcontractor damages the residential or commercial property, inadequate coverage can produce severe direct exposure for the homeowner. Request for certificates straight from the insurance service provider when proper, and make certain the protection dates extend through the anticipated job period.

Financial stability likewise matters, though it is more difficult to validate. A contractor who is undercapitalized might depend upon your deposit to end up somebody else's job. Warning signs consist of uncommonly big upfront payment demands, hesitation to provide a composed contract, pressure to begin right away without files, or a cost far listed below other qualified quotes. Competitive prices is welcome. Desperation pricing is dangerous.

A healthy payment schedule ties payments to advance. For big projects, deposits, turning point payments, and last retainage ought to be explained clearly in the agreement. The contractor needs cash flow to purchase materials and pay trades, but the property owner requires security against paying too far ahead of finished work. Great agreements balance both needs.

How to evaluate experience without being charmed by photos

Project pictures are useful, but they can misguide. A refined kitchen photo does not show whether the contractor fulfilled the schedule, handled examinations effectively, protected the remainder of the house, handled change orders relatively, or returned after completion to fix concerns. A portfolio needs to begin the conversation, not end it.

Ask about jobs comparable to yours. If your remodel involves a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, unequal framing, and matching historic information. If your task involves a modern-day open-plan redesign, ask about structural beams, mechanical rerouting, recessed lighting coordination, and floor leveling. If you are considering an addition as part of the remodel, ask how the contractor manages structure tie-ins, roof combination, drain, and exterior material matching.

References need to be current and relevant. A contractor's best customer from 10 years back may not reflect the present crew, subcontractors, or company systems. Talking to previous clients is most helpful when you ask particular questions. Did the contractor communicate before issues ended up being urgent? Were modification orders recorded? Was the site kept fairly clean? Did the final expense align with the approved scope? How did they handle guarantee items?

The most revealing question is typically, "Would you employ them again for a task of the same size?" Lots of clients can forgive small errors if the contractor was honest, responsive, and accountable. Few clients forgive being ignored.

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

Whole home construction normally requires style work before construction begins. The best course depends on task intricacy, allowing requirements, and how clearly you currently understand what you want.

Some property owners hire a designer or domestic designer initially, then bid the finished strategies to contractors. This can work well for intricate structural modifications, additions, historic homes, or jobs requiring

preparation board review. The advantage is design self-reliance and in-depth drawings. The threat is designing beyond the spending plan if construction cost feedback comes too late.

Other property owners employ a design-build remodeling contractor, where design and construction live under one roofing or within one collaborated team. This can streamline interaction and bring cost feedback into the style procedure previously. The risk is that rates might be less competitive if the homeowner does not look for outside contrast, so transparency and trust are essential.

A 3rd technique is early contractor involvement, where an architect or designer leads the design while a contractor offers preconstruction input. This is frequently the most well balanced approach for whole home construction. The contractor can flag cost concerns, sequencing issues, and constructability problems while the drawings are still flexible.



No technique is ideal. What matters is that design, spending plan, and construction truth fulfill before the task is fully dedicated. A lovely strategy that can not be developed for the readily available budget is not a strategy. It is a pricey disappointment.

Understanding estimates, allowances, and alter orders

A whole home estimate should be detailed enough to reveal what is consisted of, what is left out, and where presumptions remain. It does not need to note every screw, however it ought to break down major categories such as demolition, framing, pipes, electrical, HVAC, drywall, insulation, cabinets, countertops, tile, floor covering, painting, fixtures, allows, and cleanup.

Allowances deserve unique attention. An allowance is a placeholder quantity for an item not yet picked, such as tile, lighting, devices, plumbing fixtures, or cabinets. Allowances are not inherently bad. They are often necessary early at the same time. Problems emerge when allowances are unrealistically low. A $3,000 device allowance might work for a modest kitchen, however not for a premium kitchen with a panel-ready fridge, variety, ventilation insert, dishwashing machine, and drink cooler.

Change orders are another typical part of remodeling. Existing homes contain unknowns. Rot appears after siding is gotten rid of. Old plumbing fails once interrupted. A wall believed to be non-load-bearing turns out to bring

roof load. The concern is not whether modification orders take place, however how they are handled.

An expert contractor files the change, discusses why it is required, prices it clearly, and gets approval before proceeding unless there is an immediate safety problem. Property owners should anticipate some contingency. For significant remodeling, a contingency of roughly 10 to 20 percent is typically discussed, with older or more intricate homes leaning greater. That money is not a contractor perk. It is a monetary buffer for unpredictability and owner-driven upgrades.

A short list for comparing contractor proposals

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

1. Confirm that major scope categories are consisted of, especially demolition, permits, mechanical systems, finishes, clean-up, and project management.
2. Compare allowances for cabinets, fixtures, appliances, tile, floor covering, lighting, and hardware against the quality level you really want.
3. Review exemptions carefully, given that a low quote might just move expenses outside the contract.
4. Ask how modifications are priced, approved, and set up once construction begins.
5. Evaluate interaction quality, not just overall expense, since uncertain communication normally ends up being expensive.

A proposition that is 8 percent greater however complete might be less expensive than a lower proposition filled with spaces. The objective is not to choose the most costly contractor. The goal is to select the most trustworthy number from a qualified team.

Timeline: why whole home tasks take longer than homeowners expect

Television renovation timelines have actually distorted expectations. A whole home remodel hardly ever moves from demolition to completion in a few tidy weeks. Even when crews are efficient, real tasks depend upon permit review, assessments, product lead times, trade schedule, weather condition, design choices, and unforeseen conditions.

A large Kitchen remodel alone can take numerous months from design to conclusion when cabinets, counter tops, electrical, plumbing, floor covering, and inspections are consisted of. A Bathroom remodel might take weeks when construction starts, however specialty tile, custom glass, plumbing components, and waterproofing assessments add time. Multiply that across a whole home and sequencing becomes a major preparation exercise.

Cabinets are a common schedule driver. Semi-custom or custom kitchen cabinetry can take several weeks or longer depending upon the store and season. Windows and doors can also bring long lead times, particularly for custom sizes or specific surfaces. Specialized tile, imported fixtures, high-end appliances, and custom millwork must be chosen early.

Permits differ extensively by place. Some jurisdictions concern easy interior remodel permits rapidly. Others need plan review, engineering, energy compliance paperwork, zoning review, or historical approval. A contractor acquainted with your regional structure department can frequently expect requirements, however they can not control every evaluation timeline.

Good contractors construct schedules with dependencies in mind. Rough plumbing should happen before insulation. Assessments should happen before drywall. Cabinet setup depends on completed walls and floors in

many cases, while flooring may require to wait for unpleasant work to end up. Counter tops can not be fabricated up until cabinets are installed and templated. Shower glass can not be determined precisely until tile is complete. These are not excuses. They are the physics of construction.

Living in your house during construction

Some property owners remain through a whole home remodel to conserve rental costs. Sometimes it works. Often the savings vanish in tension, delays, and reduced productivity. The decision depends upon the scope, the home, and the contractor's ability to phase work safely.

If the task impacts every bathroom, the kitchen, the a/c system, or the electrical service, leaving might be the better choice. Living without a kitchen is inconvenient. Living without trustworthy power, heat, safe exits, or hygienic centers can become unreasonable. Households with children, senior family members, breathing concerns, or requiring work-from-home schedules must be specifically cautious.

When property owners stay, phasing becomes important. The contractor might keep one bathroom active while another is remodeled, produce momentary partitions, keep a momentary kitchen space, and schedule utility shutoffs in advance. This includes coordination time and sometimes cost. Teams likewise work differently in an occupied home. They spend more time protecting surface areas, cleansing, securing tools, and handling day-to-day access.

There is no universal right response. An uninhabited home generally enables quicker, cleaner production. An occupied home may safeguard the budget plan from rental cost. The sincere contrast must consist of not just rent, however also task period, stress, security, and the contractor's ability to keep momentum.

Contract information that secure both sides

An expert agreement ought to read like a working document, not an unclear guarantee. It needs to determine the celebrations, residential or commercial property address, scope of work, contract price or prices method, allowances, payment schedule, approximated timeline, modification order treatment, insurance coverage requirements, guarantee terms, conflict process, and conditions for termination.

The scope must be specific enough that both celebrations can indicate the exact same language later on and understand what was intended. "Remodel kitchen" is inadequate. "Install owner-selected tile" is insufficient unless it clarifies whether the contractor includes substrate preparation, waterproofing where needed, trim pieces, grout, sealing if appropriate, and pattern intricacy. Details prevent conflict.

Payment terms should be tied to identifiable turning points. A contractor might request a deposit to book the schedule and start procurement. Later on payments may correspond to demolition conclusion, rough-in completion, drywall conclusion, cabinet setup, substantial conclusion, and final completion. The precise structure differs by jurisdiction and task type, however the principle remains: money must follow documented progress.

Warranty language must be clear. Numerous contractors provide craftsmanship guarantees for a defined duration, separate from producer service warranties on devices, components, windows, roofing, or other products. Homeowners must understand who to call if a cabinet hinge fails, a faucet leaks, grout cracks, or a window seal fails. Not every concern is the contractor's responsibility, however an excellent contractor helps clarify the path to resolution.

The hidden value of preconstruction planning

Preconstruction is where lots of projects are won or lost. It is the period before demolition when strategies are refined, budgets are reconciled, choices are made, licenses are submitted, trade partners review the work, and long-lead products are ordered.

Homeowners in some cases resist paying for preconstruction services due to the fact that they view "genuine work" as the activity on website. Experienced builders know otherwise. A day spent dealing with cabinet measurements before framing can prevent weeks of hold-up later on. A plumbing walk-through before demolition can expose venting challenges. A lighting strategy examined before drywall can prevent awkward switch areas and costly rework.

For whole home construction, preconstruction might consist of website measurements, exploratory demolition, engineering coordination, approximating updates, schedule planning, worth engineering, selection tracking, and permit preparation. The contractor might charge a preconstruction cost, specifically for intricate projects requiring significant time before a construction contract is settled. That cost can be worthwhile if it produces a more precise spending plan and smoother build.

Value engineering is frequently misconstrued. It needs to not mean stripping quality blindly. Succeeded, it indicates finding smarter ways to achieve the goal. Perhaps moving a bathroom wall 18 inches produces significant pipes cost, while a smaller sized design adjustment provides the majority of the advantage for less money. Maybe custom built-ins in every space can be phased later, while electrical stopping and outlets are installed now. Perhaps the job keeps existing window openings to avoid exterior masonry work. Excellent contractors bring these choices forward without making the property owner feel silly for dreaming big.

Red flags that are worthy of attention

Not every warning sign indicates you need to walk away immediately, however patterns matter. A contractor who is sluggish to return a very first call might just be hectic. A contractor who is unclear, evasive, uninsured, undocumented, and pressing you for a deposit is showing you the future.

Be cautious when a contractor supplies a firm rate after a brief walkthrough for a complex whole home task with no drawings. Be cautious when the bid is considerably lower than others and the description is "we simply work much faster." Be cautious when they dismiss authorizations as unnecessary without a sound legal basis. Be cautious when they decline to put promises in writing or discourage you from speaking to current clients.

Also take notice of how they speak about prior customers, inspectors, designers, and subcontractors. Construction requires collaboration. A contractor who blames everybody else for every previous problem might eventually speak about you the very same method. The very best contractors are honest about challenges 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
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Vision Building and Renovation has Google Maps listing https://maps.app.goo.gl/m7piVPHdMREuVy6B6
Vision Building and Renovation has Instagram page https://www.instagram.com/vbrconstruction
Vision Building and Renovation earned Best Customer Service Award 2026
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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 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.