

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 same as employing somebody to replace a backsplash or update a powder space. A whole home project touches structure, energies, finishes, scheduling, allowing, budgeting, family logistics, and frequently the emotional weight of altering a place where people have actually lived for many years. The contractor you choose will affect not just the ended up house, however likewise how foreseeable, safe, and tolerable the process feels from the first site check out to the final punch list.

A strong General contractor can turn a complicated vision into a buildable plan. A weak one can make an excellent design feel disorderly. The difference normally appears early, in how thoroughly they ask concerns, how plainly they explain threat, and how disciplined they have to do with scope, expense, and communication.

Whole home construction beings in a special category. It might include a Kitchen remodel, a Bathroom remodel, bed room reconfiguration, structure work, additions, roofing system changes, window replacement, electrical service upgrades, HVAC redesign, new plumbing, insulation, floor covering, millwork, and exterior improvements. In some cases, it starts to resemble New home construction since so much of the existing house is opened, rebuilt, or reimagined. That is why the hiring process is worthy of more rigor than a basic price comparison.

What "whole home construction" really means

Homeowners typically utilize phrases like "full remodelling," "gut remodel," "major remodel," and "whole home construction" interchangeably, but contractors hear important differences in those words. A cosmetic renovation might leave walls, systems, and layout mostly intact. A gut remodel might eliminate drywall and finishes down to

the studs. Whole home construction typically suggests the whole house ends up being a collaborated task, whether every wall is demolished.

That coordination matters. Moving a kitchen sink might require floor framing modifications, drain line rerouting, electrical panel capacity evaluation, countertop preparation, cabinet shop drawings, and a pipes examination. Broadening a primary bathroom may affect a bed room closet, roof venting, waterproofing details, and tile choice. Opening a wall in between a kitchen and living-room might set off structural engineering, beam installation, new floor covering shifts, and lighting design.

A certified Remodeling contractor looks at these connections before guaranteeing a cost or timeline. Unskilled contractors tend to price the visible work and find the hidden work later. That does not always suggest they are dishonest. Often it indicates they lack the systems needed for larger projects.

The bigger the task, the more the contractor's management ability matters. Craftsmanship is still important, but whole home construction demands sequencing, documentation, trade coordination, expense control, and problem resolving. The individual who can develop a lovely bathroom might not always be prepared to run a full-house remodelling including fifteen subcontractors, three license modifications, and a household 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 house owners are often delegated decode them. A Remodeling contractor normally concentrates on modifying 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 remodellings, that experience is valuable.

A General contractor handles the overall project. They might carry out some work with their own crew and farm out the rest, or they may farm out nearly whatever while coordinating schedule, quality, allows, evaluations, and communication. For a large remodel, the general contractor is typically the main point of accountability.

A Home builder typically concentrates on New home construction, though numerous builders also handle additions and significant remodels. Builders who work mostly from cleared lots may be outstanding at ground-up construction but less knowledgeable about the constraints of working inside an older structure. That does not disqualify them, however it alters the questions you must ask.

A Custom home builder is generally set up for one-of-a-kind homes with tailored designs, greater design involvement, and detailed finish selections. Some custom builders are exceptional options for whole home construction when the remodel is comprehensive enough to resemble constructing a custom home within an existing shell. The very best fit depends less on the label and more on relevant experience, procedure, transparency, and group capacity.

The secret is to hire a contractor who has actually effectively completed jobs comparable to yours in size, complexity, surface level, and building type. A contractor who mainly does small bathrooms might be out of depth on a whole home. A new home builder may be strong on structure and scheduling however undervalue the complexity of maintaining existing trim, tying into old systems, or securing occupied spaces. The ideal contractor has actually endured the type of job you are preparing and can discuss it in practical detail.

Start with scope, not price

Many homeowners start by asking, "Just how much will this cost?" It is a reasonable concern, but it is rarely the best very first question. A whole home task needs scope meaning before pricing has much significance. Without a clear scope, three contractor estimates might appear to explain the very same project while in fact consisting of extremely various assumptions.

One price quote may include new electrical throughout the home, while another includes only visible fixture replacement. One may bring a sensible allowance for custom cabinets, while another assumes stock cabinetry. One might include drywall repair in nearby spaces, paint for the full interior, permit costs, engineering, temporary defense, and debris removal. Another may leave those products unclear or omit them entirely.

A beneficial early conversation sounds less like "What is your square-foot price?" and more like "Here is what we want to alter, here is what we want to preserve, here is where we are flexible, and here is the budget plan range we are attempting to regard." An expert contractor can then respond with truthful guidance. In some cases that means confirming the project is practical. In some cases it suggests warning 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 handling somebody who will not inform you just what you wish to hear.

For example, a family planning a complete first-floor remodel might want a larger kitchen, new hardwood floor covering, a rebuilt staircase, powder space moving, and new windows. On paper, it seems like one project. In practice, it includes structural work, pipes, electrical, A/C, flooring connection, finish woodworking, and outside envelope details. If the spending plan is repaired, the contractor's task is not to magically compress truth. Their job is to help identify concerns and stage the work intelligently if needed.

The best contractors ask uneasy questions early

An experienced contractor understands that stunning renderings do not avoid budget overruns or schedule hold-ups. They ask about gain access to, parking, animals, kids, work-from-home needs, decision-making authority, financing, storage, long-lead products, and whether the household prepares to live in the home throughout construction.

Some of these concerns feel early, however they are not. If a family stays in your house during a significant remodel, the contractor must plan dust barriers, short-lived utilities, safe paths, sound expectations, and day-to-day clean-up. If the home is uninhabited, teams may work more efficiently, but security and environment control become more important. If a kitchen is removed, the household requires a momentary food plan. If bathrooms are demolished in sequence, at least one working bathroom may need to remain available.

A contractor who avoids these conversations might be attempting to keep the sales procedure simple. Simplicity feels enjoyable at the beginning, then costly later. Whole home construction rewards realism.

One of the clearest signs of professionalism is when a contractor says, "We require to confirm that before I price it." They might suggest opening a little exploratory area of wall, generating a structural engineer, checking the drain line, examining attic gain access to, or confirming the electrical panel. These actions cost time and sometimes cash, but they lower uncertainty. In older homes, especially those built before modern codes or remodeled numerous times, assumptions are risky.

Licensing, insurance, and financial stability

Before falling for a contractor's portfolio, confirm the basics. Licensing requirements differ by state, county, and municipality, so homeowners ought to check regional rules rather than depend on generic recommendations. A

legitimate contractor should be willing to provide license details, evidence of general liability insurance, and workers' settlement protection 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 hurt or a subcontractor damages the residential or commercial property, insufficient coverage can produce major direct exposure for the homeowner. Ask for certificates directly from the insurance provider when proper, and make sure the coverage dates extend through the expected job period.

Financial stability likewise matters, though it is more difficult to validate. A contractor who is undercapitalized may depend upon your deposit to end up another person's task. Indication consist of uncommonly big in advance payment demands, hesitation to provide a composed agreement, pressure to start instantly without documents, or a price far listed below other competent quotes. Competitive rates is welcome. Desperation prices is dangerous.

A healthy payment schedule ties payments to progress. For big tasks, deposits, milestone payments, and final retainage needs to be explained plainly in the contract. The contractor needs cash flow to purchase materials and pay trades, however the house owner needs defense versus paying too far ahead of finished work. Good contracts balance both needs.

How to examine experience without being impressed by photos

Project photos are useful, however they can deceive. A polished kitchen photo does disappoint whether the contractor satisfied the schedule, managed examinations properly, safeguarded the remainder of the house, handled change orders relatively, or returned after completion to fix issues. A portfolio should begin the conversation, not end it.

Ask about projects comparable to yours. If your remodel includes a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, uneven framing, and matching historical details. If your task includes a contemporary open-plan redesign, ask 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 manages structure tie-ins, roofing integration, drainage, and exterior product matching.

References should be recent and relevant. A contractor's best client from 10 years ago might not show the present team, subcontractors, or company systems. Consulting with past customers is most helpful when you ask specific concerns. Did the contractor interact before issues ended up being immediate? Were change orders documented? Was the site kept fairly clean? Did the last expense line up with the approved scope? How did they deal with service warranty items?

The most revealing question is typically, "Would you employ them again for a project of the very same size?" Numerous customers can forgive little errors if the contractor was truthful, responsive, and liable. Couple of customers forgive being ignored.

The design question: contractor first, architect initially, or design-build?

Whole home construction normally needs style work before construction begins. The ideal course depends upon project intricacy, allowing requirements, and how clearly you currently know what you want.

Some property owners work with an architect or domestic designer first, then bid the completed strategies to contractors. This can work well for complex structural modifications, additions, historical homes, or projects needing preparation board evaluation. The advantage is design self-reliance and in-depth drawings. The risk is developing beyond the budget plan if construction cost feedback comes too late.

Other house owners work with a design-build remodeling contractor, where style and construction live under one roof or within one coordinated group. This can streamline communication and bring cost feedback into the style process previously. The risk is that rates might be less competitive if the house owner does not look for outside contrast, so openness and trust are essential.

A third technique is early contractor involvement, where a designer or designer leads the style while a contractor supplies preconstruction input. This is often the most balanced method for whole home construction. The contractor can flag cost issues, sequencing issues, and constructability problems while the drawings are still flexible.



No method is best. What matters is that style, budget, and construction truth fulfill before the task is totally dedicated. A gorgeous strategy that can not be constructed for the readily available budget plan is not a plan. It is a pricey disappointment.

Understanding quotes, allowances, and change orders

A whole home price quote ought to be detailed enough to show what is included, what is excluded, and where assumptions stay. It does not need to list every screw, but it should break down significant classifications such as demolition, framing, pipes, electrical, HEATING AND COOLING, drywall, insulation, cabinetry, counter tops, tile, flooring, painting, components, allows, and cleanup.

Allowances deserve unique attention. An allowance is a placeholder quantity for a product not yet chosen, such as tile, lighting, devices, pipes fixtures, or cabinets. Allowances are not inherently bad. They are often needed early in the process. Problems occur when allowances are unrealistically low. A \$3,000 device allowance might work for a modest kitchen, but not for a premium kitchen with a panel-ready fridge, range, ventilation insert, dishwashing machine, and beverage cooler.

Change orders are another regular part of remodeling. Existing homes include unknowns. Rot appears after siding is eliminated. Old plumbing stops working once disrupted. A wall believed to be non-load-bearing ends up to bring roofing system load. The concern is not whether change orders take place, but how they are handled.

A professional contractor documents the modification, describes why it is needed, prices it clearly, and gets approval before proceeding unless there is an urgent security issue. Property owners should expect some contingency. For significant remodeling, a contingency of roughly 10 to 20 percent is commonly discussed, with older or more intricate homes leaning greater. That cash is not a contractor bonus offer. It is a monetary buffer for unpredictability and owner-driven upgrades.

A short list for comparing contractor proposals

Use this checklist 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 complete story.

1. Confirm that major scope categories are consisted of, especially demolition, allows, mechanical systems, surfaces, clean-up, and project management.
2. Compare allowances for cabinets, components, home appliances, tile, flooring, lighting, and hardware against the quality level you in fact want.
3. Review exemptions thoroughly, because a low quote may merely move expenses outside the contract.
4. Ask how modifications are priced, approved, and arranged when construction begins.
5. Evaluate communication quality, not just overall cost, since unclear communication normally ends up being expensive.

A proposal that is 8 percent higher but total may be less costly than a lower proposal filled with spaces. The objective is not to pick the most pricey contractor. The goal is to pick the most trustworthy number from a certified team.

Timeline: why whole home tasks take longer than house owners expect

Television restoration timelines have misshaped expectations. A whole home remodel rarely moves from demolition to completion in a couple of tidy weeks. Even when crews are effective, real jobs depend upon permit review, inspections, product lead times, trade accessibility, weather condition, design decisions, and unforeseen conditions.

A large Kitchen remodel alone can take a number of months from style to completion when cabinets, counter tops, electrical, plumbing, flooring, and inspections are consisted of. A Bathroom remodel may take weeks as soon as construction begins, but specialty tile, custom glass, pipes components, and waterproofing assessments add time. Multiply that throughout a whole home and sequencing ends up being a severe planning exercise.

Cabinets are a common schedule driver. Semi-custom or custom kitchen cabinetry can take several weeks or longer depending on the store and season. Windows and doors can likewise carry long lead times, especially for custom sizes or specific surfaces. Specialty tile, imported fixtures, high-end home appliances, and custom millwork ought to be chosen early.

Permits vary extensively by location. Some jurisdictions issue easy interior remodel allows quickly. Others need strategy review, engineering, energy compliance paperwork, zoning evaluation, or historical approval. A contractor acquainted with your regional building department can frequently prepare for requirements, but they can not control every review timeline.

Good contractors construct schedules with reliances in mind. Rough pipes should take place before insulation. Assessments need to take place before drywall. Cabinet installation depends upon ended up walls and floorings sometimes, while flooring may need to wait for untidy work to end up. Countertops can not be made until cabinets are installed and templated. Shower glass can not be measured accurately up until 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 expenses. In some cases it works. Sometimes the savings vanish in stress, delays, and minimized performance. The choice depends upon the scope, the family, and the contractor's ability to stage work safely.

If the project impacts every bathroom, the kitchen, the HVAC system, or the electrical service, vacating may be the smarter option. Living without a kitchen [New home construction](#) is troublesome. Living without reputable power, heat, safe exits, or hygienic centers can become unreasonable. Families with kids, elderly relatives, breathing concerns, or requiring work-from-home schedules ought to be especially cautious.

When homeowners remain, phasing ends up being critical. The contractor may keep one bathroom active while another is renovated, produce short-term partitions, preserve a temporary kitchenette, and schedule energy shutoffs beforehand. This adds coordination time and in some cases cost. Teams also work in a different way in an occupied home. They invest more time securing surface areas, cleaning, securing tools, and managing day-to-day access.

There is no universal right response. A vacant house typically allows much faster, cleaner production. An occupied house may secure the budget plan from rental expense. The truthful comparison ought to include not just lease, however also task duration, tension, safety, and the contractor's ability to keep momentum.

Contract details that secure both sides

A professional contract should read like a working document, not an unclear promise. It must identify the celebrations, property address, scope of work, contract cost or rates approach, allowances, payment schedule, approximated timeline, modification order treatment, insurance coverage requirements, warranty terms, dispute process, and conditions for termination.

The scope ought to specify enough that both celebrations can indicate the very same language later and understand what was planned. "Remodel kitchen" is inadequate. "Set up owner-selected tile" is incomplete unless

it clarifies whether the contractor consists of substrate preparation, waterproofing where needed, trim pieces, grout, sealing if relevant, and pattern intricacy. Details avoid conflict.

Payment terms ought to be tied to identifiable milestones. A contractor may ask for a deposit to reserve the schedule and begin procurement. Later payments might correspond to demolition completion, rough-in completion, drywall completion, cabinet setup, substantial conclusion, and last completion. The precise structure differs by jurisdiction and project type, however the principle remains: cash ought to follow recorded progress.

Warranty language should be clear. Many contractors provide craftsmanship guarantees for a defined period, different from maker warranties on home appliances, fixtures, windows, roofing, or other products. House owners need to 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 responsibility, however an excellent contractor assists clarify the path to resolution.

The concealed worth of preconstruction planning

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

Homeowners sometimes withstand paying for preconstruction services since they see "real work" as the activity on site. Experienced builders understand otherwise. A day spent fixing cabinet dimensions before framing can prevent weeks of hold-up later. A plumbing walk-through before demolition can expose venting obstacles. A lighting plan examined before drywall can prevent awkward switch areas and pricey rework.

For whole home construction, preconstruction might consist of site measurements, exploratory demolition, engineering coordination, estimating updates, schedule planning, worth engineering, selection tracking, and allow preparation. The contractor may charge a preconstruction charge, especially for intricate tasks needing significant time before a construction contract is finalized. That cost can be worthwhile if it produces a more precise budget plan and smoother build.

Value engineering is frequently misconstrued. It ought to not imply removing quality blindly. Done well, it means finding smarter methods to achieve the objective. Possibly moving a restroom wall 18 inches produces significant pipes cost, while a smaller layout change provides most of the advantage for less money. Perhaps custom built-ins in every space can be phased later on, while electrical stopping and outlets are set up now. Perhaps the job keeps existing window openings to avoid exterior masonry work. Good contractors bring these options forward without making the property owner feel absurd for dreaming big.

Red flags that deserve attention

Not every indication suggests you must walk away right away, however patterns matter. A contractor who is sluggish to return a first call might just be busy. A contractor who is vague, evasive, uninsured, undocumented, and pushing you for a deposit is showing you the future.

Be careful when a contractor supplies a firm cost after a quick walkthrough for a complicated whole home project without any illustrations. Beware when the quote is considerably lower than others and the description is "we just work quicker." Beware when they dismiss licenses as unneeded without a sound legal basis. Be cautious when they refuse to put guarantees in composing or discourage you from consulting with current clients.

Also take note of how they talk about prior customers, inspectors, designers, and subcontractors. Construction needs collaboration. A contractor who blames everybody else for each past problem might ultimately speak

about you the exact same way. The very best contractors are honest about obstacles without sounding careless 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](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 a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.