

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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Choosing a general contractor is among those decisions that looks simple from a range and ends up being more substantial the better you get to signing an agreement. A good contractor can turn drafts, budget plan limits, zoning restrictions, weather hold-ups, and numerous little field choices into a completed home or remodel that feels solid and well thought about. The wrong contractor can make a generous spending plan feel inadequate.

Whether you are preparing new home construction, employing a custom home builder, tackling a kitchen remodel, or upgrading an older restroom, the person or company coordinating the work will shape the entire experience. They will affect expense, schedule, craftsmanship, interaction, inspection results, subcontractor quality, and the variety of surprises you deal with after walls are opened or foundations are poured.

Most property owners know they must "get 3 bids," check licenses, and check out reviews. Those actions matter, but they do not go far enough. The better question is not just, "Who is the cheapest?" and even, "Who has the best pictures?" The much better question is, "Who is the ideal builder for this particular task, on this particular residential or commercial property, with this spending plan, timeline, and level of complexity?"

That takes a more mindful evaluation.

What a general contractor actually does

A general contractor is not just a person with a truck, a phone, and a list of subcontractors. At least, not if the task is being run correctly. The general contractor is the central manager accountable for turning plans and

specifications into finished construction. That includes scheduling trades, purchasing products, coordinating evaluations, solving jobsite conflicts, handling changes, evaluating subcontractor work, keeping safety, and keeping the job lined up with the contract.

On a kitchen remodel, that may indicate collaborating demolition, framing adjustments, electrical upgrades, plumbing movings, drywall, cabinets, countertops, tile, flooring, painting, and appliance setup in the ideal order. If the counter top design template occurs before the cabinets are appropriately secured, the error can ripple through the schedule. If the electrical expert roughs in outlets without evaluating the final cabinet design, you may end up with receptacles hidden behind drawers or too close to a sink.

On new home construction, the duty widens. The contractor should manage excavation, structure work, framing, roof, windows, mechanical systems, insulation, exterior surfaces, interior surfaces, website drainage, utility connections, and final inspections. The very best home builder does not simply put together trades. They anticipate how each decision affects the next one.

A strong contractor is part organizer, part construction professional, part negotiator, and part problem solver. They need to understand drawings and website conditions, but they ought to likewise comprehend people. A jobsite can have a dozen various companies included during a single week. Somebody needs to keep the electrical expert from obstructing the plumber, the tile installer from getting here before waterproofing is total, and the homeowner from authorizing a component that will not fit the framing cavity.

Match the contractor to the type of project

Not every capable contractor is right for each task. A remodeling contractor who stands out at older homes, tight gain access to, and occupied-house work may not be the very best fit for constructing a large custom home from scratch. Also, a production-oriented home builder may be effective with ground-up construction but less comfortable dealing with a complex bathroom remodel in a 70-year-old home where every wall is slightly out of plumb.

For remodels, experience with existing conditions is critical. A kitchen remodel in an older home can discover small wiring, uneven floorings, hidden water damage, abandoned plumbing, or framing that no longer fulfills current code. An experienced remodeling contractor understands how to examine before demolition, price affordable contingencies, and communicate what is unknown. They will not guarantee that every wall will be straight and every pipeline will be precisely where expected.

Bathroom remodels need a different level of precision than lots of house owners expect. Waterproofing, ventilation, slope, drain positioning, tile design, and component clearances all matter. A bathroom can look stunning on the day of completion and still fail if the shower pan was installed improperly or the exhaust fan vents into an attic. When speaking with a contractor for a bathroom remodel, listen for details. Do they talk about waterproofing systems by name? Do they discuss flood screening, substrate preparation, or the difference in between waterproof and water resistant materials? If all they state is, "We do tile all the time," keep asking questions.

Start earlier than you think

Many property owners wait too long to involve a contractor. They meet with a designer or architect, develop strategies, fall for the style, and just then discover that the task costs 30 percent more than they anticipated. That is painful, and it happens often.

For considerable remodels and custom homes, it is typically smart to bring a general contractor into the conversation during design, not after design is complete. This does not suggest the contractor controls the style. It indicates they can supply useful expense feedback, flag construction obstacles, comment on material lead times, and recommend sequencing strategies before strategies end up being expensive to revise.



For example, moving a kitchen sink from one wall to an island may be uncomplicated in a home with open basement gain access to. The very same move in a slab-on-grade house might require cutting concrete, transferring drains, patching flooring, and increasing the budget plan significantly. A designer might comprehend the spatial benefit, while a contractor can describe the construction effect. Good decisions take place when those perspectives satisfy early.

Reputation matters, but read in between the lines

Online reviews can help, but they are not the whole story. A contractor with numerous five-star evaluations might be excellent, or they may simply have a strong evaluation process. A contractor with fewer reviews might do impressive work however rely primarily on recommendations. The compound of the feedback matters more than the ranking alone.

Look for reviews that discuss communication, tidiness, analytical, schedule accuracy, and how the contractor handled problems. Every construction job has friction eventually. Materials arrive damaged. Examinations require corrections. A wall hides an old leak. A house owner modifications their mind after seeing a finish in location. The real test is not whether a contractor avoids every issue. Nobody does. The test is how they respond.

References are still valuable, particularly for bigger tasks. When possible, talk to customers whose projects resemble yours. If you are constructing a custom home, a reference from a little deck repair tells you extremely little bit. If you are preparing a kitchen remodel while living in your home with 2 kids and a pet dog, talk to somebody who lived through a comparable remodel.

Ask what the contractor was like after the agreement was signed. Sales meetings can be polished. The day-to-day experience exposes more. Did crews arrive when expected? Were changes recorded? Did the contractor answer questions directly? Was the final billing constant with the contract and approved modifications? Would the customer employ them again?

The price quote is a test of thinking, not simply pricing

A bid or quote exposes how a contractor believes. A vague one-page number for a six-figure remodel should raise concern. That does not mean every quote must be a book, but it must reveal sufficient information for you to comprehend what is included, what is omitted, and where allowances are being used.

Allowances prevail in construction. They are placeholder amounts for items not yet selected, such as tile, plumbing components, appliances, lighting, or cabinet hardware. Allowances are not immediately bad. They become a problem when they are unrealistically low. A kitchen remodel estimate with a \$2,000 appliance allowance may look attractive until you recognize the fridge alone costs more than that. A bathroom remodel with a low tile allowance can develop immediate excess as soon as you pick the product you really want.

Compare approximates thoroughly, not just by total price. One contractor may include license costs, cleanup, temporary protection, and painting, while another excludes them. One might include custom cabinets with

plywood boxes and soft-close hardware, while another presumes stock cabinets. One might price a proper waterproofing system in a shower, while another lists "tile shower" without explaining the assembly. Those distinctions are not minor.

Questions worth asking before you sign

A formal interview does not require to feel stiff, but you should ask direct concerns. The answers will inform you a great deal about experience, process, and fit.

1. Who will manage my job daily, and how typically will they be on site?
2. What kinds of jobs do you manage most often, and how many like my own have you completed recently?
3. How do you manage modification orders, allowances, and unexpected conditions?
4. What work is performed by your own team, and what work is subcontracted?
5. What does your communication procedure appear like once construction begins?

The first concern is specifically important. In many companies, the person who sells the project is not the individual who handles it. That is not always an issue, however you need to know who your main contact will be. A strong job supervisor can make a complicated job feel organized. A weak handoff from sales to production can develop confusion before demolition even starts.

The change order concern matters since changes are typical. Sometimes the homeowner requests them. In some cases the building inspector requires them. Often hidden conditions make them inescapable. The issue is not whether change orders occur. The issue is whether they are documented, priced, authorized, and incorporated into the schedule before work proceeds.

Licensing, insurance, and permits are not formalities

A contractor should bring the needed license for your state or regional jurisdiction, along with general liability insurance coverage and workers' settlement coverage where suitable. Request for documentation. A professional contractor will not be upset. They are used to the request.

Permits deserve severe attention. Some homeowners are lured to skip licenses to save time or money, specifically for remodels. That can backfire. Unpermitted work may develop issues when offering the home, filing an insurance claim, or remedying a code issue later on. More notably, allows trigger inspections that assist validate life-safety products such as structural work, electrical systems, plumbing, mechanical ventilation, and fire separation.

There are little cosmetic jobs that may not require licenses, depending upon regional guidelines. Painting, flooring replacement, or switching like-for-like fixtures may be treated in a different way than moving walls or changing electrical circuits. A reputable remodeling contractor need to understand the local requirements and describe them clearly. Be cautious if a contractor casually says, "We never ever pull permits for this kind of thing," especially if the work includes structure, electrical wiring, pipes, gas lines, or major design changes.

Insurance is similarly important. If an uninsured worker is hurt on your property, or if a subcontractor damages your home, the consequences can be major. Do not count on verbal assurances. Certificates of insurance coverage are basic business documents.

Communication design can make or break the project

Good communication does not imply continuous chatting. It means prompt, accurate, organized info. A property owner does not require a text each time a carpenter cuts a board. They do require to understand when the water will be shut off, when a choice is due, why a delay happened, and how a budget change impacts the last cost.

Pay attention to interaction throughout the estimating stage. Does the contractor follow up when guaranteed? Do they answer the real question you asked? Do they put crucial details in composing? Are they going to state, "I need to look at that," rather of guessing? Early habits generally anticipates later behavior.

The finest contractors also set boundaries. That might sound surprising, but it is a great sign. A contractor who explains office hours, conference schedules, approval treatments, and decision deadlines is building a structure for the task. Without that structure, construction becomes a stream of spread texts, hallway conversations, and assumptions.

For inhabited remodels, communication becomes much more important. If you are enduring a kitchen remodel, you require to know how dust will be controlled, where temporary cooking area might be established, when teams will show up, and which areas are off-limits. If a bathroom remodel leaves you without a working shower, the schedule is not an abstract matter. It impacts your everyday life.

Price matters, but the most affordable bid can be the most expensive choice

Budgets are real. Many house owners can not simply pick the most expensive contractor and wish for the best. Still, the lowest bid deserves cautious analysis, particularly if it is far lower than the others.

Sometimes a lower cost reflects effectiveness, lean overhead, or a contractor who really comprehends a much better way to build the project. Other times it shows missing scope, impractical allowances, underpriced labor, lack of insurance coverage, or a plan to recover money through change orders. The difference may not be apparent till work begins.

A contractor who underbids might become hurried, defensive, or absent once the numbers no longer work. Subcontractors might be pressed to cut corners. Materials may be devalued. Schedule might stretch because the contractor focuses on more successful jobs. None of this is guaranteed, however it takes place typically adequate to take seriously.

A much better method is to establish a practical budget variety and ask contractors how they would construct within it. Experienced builders can frequently suggest compromises. Possibly you keep the existing kitchen footprint and purchase much better cabinets. Possibly you streamline a roofline in a custom home to maintain money for windows and insulation. Maybe you phase an exterior living area for later instead of damaging the primary build.

Good contractors are not just rate providers. They are cost advisors.

Understand the contract before work begins

A construction agreement must define the scope of work, rate structure, payment schedule, start conditions, approximate timeline, change order process, service warranty terms, insurance requirements, and conflict treatments. For larger projects, it might also reference illustrations, specifications, choices, allowances, and exclusions.

There are different prices models. A fixed-price contract gives a set rate for a defined scope, based on approved modifications. Cost-plus contracts expense real costs plus a contractor fee or percentage. Time-and-material

plans might be proper for smaller sized or unsure work, however they need trust and transparency.

No prices model is ideal. Repaired price can offer spending plan certainty, however just if the scope is complete. If plans are unclear, the fixed rate might include presumptions that later become disagreements. Cost-plus can be fair for custom homes or complex remodels with evolving details, however it needs clear reporting and disciplined decision-making. Time-and-material can work well for repair work where the full scope is unknowable, however it is less comfy for property owners who require a firm cap.

The payment schedule should line up with progress. Big deposits beyond what is popular or lawfully allowed your location should have care. Contractors do need funds to arrange work, order materials, and activate crews, however payments need to typically correspond to completed milestones or saved materials. Prevent paying too far ahead of the work.



Read the exemptions. They are not just small print. Exemptions inform you what the contractor has not consisted of. Landscaping, window treatments, energy charges, home appliance installation, design charges, engineering, allow costs, and surface painting might or might not be part of the agreement. If you assume something is consisted of and the contractor assumes it is not, the relationship starts to strain.

Visit finished work if possible

Photos are useful, however they hide a lot. Lighting, angles, filters, and staging can make average work look outstanding. If a contractor can set up a check out to a finished project or an active jobsite, take the opportunity.

On a completed task, look closely at trim joints, tile alignment, cabinet reveals, paint shifts, floor covering information, exterior flashing, and how products meet one another. Perfection is not sensible in handcrafted work, but quality has a feel. Doors must operate efficiently. Grout lines should correspond. Caulk must be neat. Floors need to not bounce or squeak excessively. Outside information must shed water instead of trap it.

An active jobsite tells you a lot more. Is the site fairly arranged? Are products protected from weather? Are paths safe? Is dust control being used in remodel areas? Are employees respectful of the residential or commercial property? An untidy site does not constantly suggest bad workmanship, but chronic condition frequently signals weak management.

For new home construction, take a look at framing if you can. Clean framing, straight lines, correct ports, secured openings, and orderly mechanical rough-ins recommend a builder who takes note before finishes cover everything. For remodels, take a look at how the contractor safeguards existing floorings, doors, landscaping, and nearby rooms. Remodeling needs care because the home is already somebody's ended up space.

Pay attention to the subcontractor network

Most general contractors depend on subcontractors for specialized trades: electrical, plumbing, HEATING AND COOLING, roofing, drywall, tile, floor covering, kitchen cabinetry, masonry, and more. The quality of those relationships matters. A contractor with a steady subcontractor network can arrange more reliably and preserve consistent standards. A contractor scrambling for whoever is available next week might have irregular results.

Ask for how long they have actually dealt with their key trades. Long relationships are not a warranty, however they are a positive sign. Subcontractors tend to focus on contractors who pay on time, communicate clearly, and run orderly tasks. If a contractor has excellent trades ready to appear for them, that states something.

The reverse is also true. Talented subcontractors often prevent disorderly general contractors. They do not desire missing out on materials, unclear plans, postponed payments, or house owners making unapproved modifications in the field. When you work with a general contractor, you are also hiring their expert network.

Remodeling while living in the home needs a different standard

A contractor might be technically proficient and still not fit to inhabited remodels. Operating in somebody's home requires respect for privacy, routines, animals, children, security, and cleanliness. It likewise needs reasonable planning.

Dust is a [General contractor](#) major concern. A kitchen remodel or bathroom remodel can send fine particles through a home if protection is weak. Plastic walls, zipper doors, floor coverings, unfavorable air machines, and everyday clean-up may not be attractive, however they matter. Ask particularly how the contractor controls dust and secures completed surfaces.

Noise and access are also part of the experience. If you work from home, have a baby, look after an elderly moms and dad, or need a functioning kitchen for medical dietary factors, state so early. An excellent remodeling contractor can typically plan around constraints, but just if they understand about them. There might be days when water, power, or a/c needs to be disrupted. Knowing in advance makes those days manageable.

Pets should have mention. Numerous teams are careful, but doors open constantly throughout construction. If you have a dog that bolts or a cat that conceals in walls, create a strategy before demolition begins.

New home construction needs disciplined decisions

Building a new home feels large initially. There is time to select everything, or so it seems. Then framing starts, rough-ins move quickly, and unexpectedly the electrician requires fixture locations, the plumbing technician requires valve choices, the cabinet maker needs appliance specifications, and the window supplier needs last grille patterns.

A custom home builder need to direct you through selections in a rational order. Some choices impact structure and rough-ins, while others can wait. Windows, outside doors, roofing, pipes valves, tubs, appliances, cabinet layouts, and lighting strategies frequently need attention early since they affect framing, mechanical systems, and lead times. Paint colors and cabinet hardware typically come later.

Indecision can become costly. If a house owner changes window sizes after framing, the expense is not limited to the window. It might affect headers, exterior sheathing, siding, interior drywall, electrical places, and schedule. If appliances are chosen late, cabinets may need modification. If tile gets here late, the job can stall near the surface line.

The best builders produce a decision calendar and keep it noticeable. They do not expect homeowners to know every due date intuitively. They discuss which choices are immediate, which are versatile, and which changes will carry a cost.

Red flags that are worthy of caution

Some indication are obvious, such as no license, no insurance coverage, or pressure to pay in cash. Others are subtler. A contractor who prevents composed details might be disorganized or might choose uncertainty. A contractor who criticizes every other contractor might be tough to deal with. A contractor who guarantees an unrealistically fast schedule during a hectic season may be informing you what you want to hear.

Watch for these particular concerns:

1. The bid is considerably lower than others, with little explanation or detail.
2. The contractor resists permits, agreements, insurance paperwork, or written change orders.
3. Communication is sluggish, vague, or irregular before the job starts.
4. References are unavailable, out-of-date, or unrelated to your kind of project.
5. The contractor asks for large in advance payments without a clear payment schedule tied to progress.

None of these instantly shows bad intent, but each deserves follow-up. Construction includes enough inescapable threat. You do not need to include preventable danger by ignoring early signals.

The right fit is partly technical and partly personal

A contractor can have outstanding qualifications and still not be the ideal fit for you. Some house owners want regular updates and comprehensive spending plan tracking. Others prefer fewer meetings and a structured procedure. Some projects require a high-touch custom home builder who delights in collaboration with architects and designers. Others need a remodeling contractor who can move effectively through a defined scope with very little disruption.

Personality matters due to the fact that construction lasts. A bathroom remodel may run numerous weeks. A kitchen remodel may take 2 to four months depending upon scope, cabinetry, assessments, and lead times. New home construction can take lots of months, in some cases longer when design complexity, weather, allowing, or product delays enter the photo. You do not need to end up being buddies with your contractor, but you do need shared regard and a convenient interaction rhythm.

Trust your instincts, but do not count on impulses alone. A captivating contractor with weak documents is still a risk. A quieter contractor with exceptional systems may provide a much better experience. Look for the mix: competence, openness, appropriate experience, financial clarity, and communication you can live with.



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 catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.