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 general contractor is one of the most consequential choices a house owner will make throughout a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home renovation. The ideal contractor can turn a complex task into a managed, well-managed procedure. The incorrect one can leave you with blown budgets, stalled examinations, poor workmanship, and months of stress that might have been avoided with better vetting.

A home task is not like purchasing a completed item off a rack. You are hiring judgment, coordination, analytical, financial discipline, trade relationships, and accountability. Lumber, tile, windows, plumbing components, permits, and labor all matter, but the individual handling those moving parts frequently matters more.

I have seen wonderfully developed projects struggle due to the fact that the builder could not handle sequencing. I have also seen modest remodels come together easily due to the fact that the remodeling contractor comprehended how to plan around unknowns, interact early, and keep trades moving. Rate matters, but the lowest number on a proposal is rarely the full story. A general contractor's genuine value appears in the spaces in between the line items: how they deal with hold-ups, what they see before it becomes pricey, and whether they treat your home like a jobsite or like somebody's largest individual investment.

What a general contractor really does

A general contractor, typically called a GC, is accountable for handling the construction process from planning through completion. On a new home construction project, that suggests coordinating excavation, foundation,

framing, roofing, mechanical systems, insulation, drywall, finishes, assessments, and last punch work. On a remodel, the work might include demolition, structural modifications, pipes relocation, electrical upgrades, kitchen cabinetry, flooring, tile, paint, and tying new work into old construction that might not be level, square, or built to modern standards.

The general contractor is not constantly the person swinging the hammer. Some do self-perform parts of the work, especially framing, trim, kitchen cabinetry, or surface woodworking. Others run mainly as task supervisors who rely on subcontractors. Neither model is immediately better. What matters is whether the contractor has the right group, the best oversight, and a proven system for handling quality.

A great GC schedules trades in the appropriate order, validates materials before they are needed, checks work against strategies and codes, communicates with inspectors, manages modification orders, and safeguards the budget plan as conditions shift. They must understand contracts, insurance, lien releases, safety, site security, and the useful realities of living through construction.

For house owners, the GC likewise functions as translator. Designers, engineers, developing departments, suppliers, cabinetmakers, General contractor electrical experts, plumbing technicians, and tile setters all use their own language. A proficient contractor can discuss what those information indicate in expense, schedule, and finished look. That translation is especially valuable when choices need to be made rapidly, which they frequently do once walls are open or crews are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, but they are not identical. A home builder often focuses on new construction, either production homes, semi-custom homes, or fully custom homes. A custom home builder typically works from private plans, adapts to a particular lot, and handles a greater level of owner selection and design intricacy. A remodeling contractor focuses on existing homes, where surprises prevail and everyday family interruption need to be managed carefully.

A new custom home and a major remodel need different instincts. In new home construction, the contractor starts with a relatively fresh start. Soil conditions, website gain access to, energy connections, weather condition, and style intricacy can still develop difficulties, but the structure is being built in series from the ground up. A strong custom home builder thinks hard about website orientation, drainage, framing information, long lead materials, and energy performance before the very first concrete truck arrives.

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

Some companies are exceptional at both. Others are not. A contractor who builds beautiful new homes might struggle with the sequencing and dust control required in an occupied remodel. A remodeler who grows in kitchens and baths might not have the staffing, supplier network, or website management systems for a ground-up custom home. Inquire about tasks comparable to yours, not just remarkable jobs in general.

Start with the kind of task you truly have

Before you speak with contractors, define the nature of the work as plainly as possible. A kitchen remodel that keeps the existing layout is very various from one that eliminates a bearing wall, transfers pipes, changes

windows, and needs structural engineering. A bathroom remodel may be a cosmetic refresh, or it may include moving drains pipes, including a curbless shower, updating ventilation, and fixing old framing issues.

The very same applies to additions and custom homes. Constructing a 900-square-foot primary suite addition over a crawlspace is not the like adding a second story above an occupied home. A rural custom home with a long driveway, well, septic tank, and gas tank has various logistics than a city infill task with tight access and rigorous noise rules.

Clear scope does not indicate every tile and faucet need to be picked before the first conversation. It does indicate you should be truthful about your goals, constraints, and hunger for interruption. If you want a high-end kitchen with inset cabinets, paneled home appliances, natural stone, and custom lighting, state that. If your priority is long lasting, uncomplicated, and budget-conscious, say that too. Good contractors can work within various budget plans, however they can not price properly when the target keeps moving.

The best time to generate a contractor

Many homeowners wait till illustrations are complete before calling a general contractor. That can work, however it frequently leaves cash on the table. If you are preparing a custom home, big addition, or substantial remodel, think about involving a contractor throughout style. This is often called preconstruction, and it can be one of the most important phases of the job.

During preconstruction, the contractor can evaluate design ideas for buildability, determine long lead items, recommend cost-saving options, and flag information that may make complex allowing or assessments. For example, a kitchen style might reveal a dramatic beam-free opening in between the kitchen and living-room. An engineer might make that possible, but the contractor can describe what the steel, short-term shoring, drywall repair, flooring shifts, and mechanical rerouting may do to the budget.

On a custom home, early contractor involvement can shape decisions about structure type, roofing system complexity, window packages, outside materials, and website work. A plan with several rooflines, big cantilevers, and substantial glass might be stunning, however it will price very in a different way from a simpler form with disciplined detailing. The best custom home builder can assist protect the style intent while getting rid of unnecessary cost and complexity.

This does not indicate the contractor needs to replace the architect or designer. It suggests the project advantages when design and construction knowledge satisfy before the budget is already strained.

Where to find certified contractors

Referrals stay among the greatest methods to discover a general contractor, but they need context. A neighbor may enjoy the contractor who remodeled their powder room, however that does not show the very same company is right for a full-house renovation. An architect might advise a builder whose craftsmanship is excellent, but you still need to examine interaction design, rates structure, and availability.

Look for contractors who have completed jobs comparable in size, complexity, and surface level. Evaluation their portfolio thoroughly. Focus not only to glamour images, but also to details: cabinet positioning, tile design, trim transitions, outside flashing, and how old and new areas connect. A great contractor must want to discuss procedure, not simply show completed images.

Local structure departments, style experts, specialty suppliers, and real estate specialists may likewise know which contractors consistently carry out well. Cabinet stores, plumbing display rooms, and lumberyards often see how

contractors operate behind the scenes. They know who pays expenses, plans ahead, deals with vendors respectfully, and fixes problems without drama.

Online evaluations can assist, but they are not enough. Some exceptional contractors have few evaluations since they work mainly through recommendations. Some mediocre ones have polished marketing. Usage online existence as one input, not the choosing factor.

How to vet a general contractor before you request a price

A serious vetting procedure saves more cash than aggressive negotiating. The objective is not to interrogate the contractor. It is to find out how they believe, how they interact, and whether their business is steady enough to support your project.

Ask direct questions, then listen for specifics. Unclear responses are an indication. A skilled general contractor needs to be able to explain how they schedule work, how they deal with change orders, how often they communicate, what insurance they carry, what kinds of agreements they use, and who will be on site day to day.

Use this brief list during early discussions:

- Confirm licensing requirements in your state or municipality, and ask the contractor to supply license information if applicable.
- Request evidence of general liability insurance coverage and employees' payment coverage before work begins.
- Ask for recent references from projects comparable to yours, not only from the contractor's preferred clients.
- Clarify who handles the job daily, who communicates with you, and how often updates are provided.
- Discuss present workload and practical start dates, given that an excellent contractor who is overcommitted can still end up being a problem.

References are worthy of more than a fast "Were you pleased?" Ask previous customers what shocked them, how the contractor handled problems, whether the final expense matched expectations, whether the jobsite was organized, and if they would work with the same contractor again. If possible, ask to see a completed project personally. Pictures hide a lot. Door gaps, grout lines, paint quality, floor shifts, and cabinet reveals tell a more truthful story.

Understanding bids, quotes, and allowances

Homeowners typically request 3 quotes as if that alone ensures a fair price. It does not. Three bids are just useful when each contractor costs the same scope, with the same assumptions, quality level, and documentation. If one bid includes custom cabinets, another presumes stock cabinets, and a 3rd carries a vague cabinet allowance, the numbers can not be compared meaningfully.

A bid is just as good as the documents behind it. For a kitchen remodel, a strong prices bundle might include a dimensioned design, cabinet specifications, home appliance choices, lighting plan, pipes component choices, backsplash details, counter top material, flooring info, and notes about wall elimination or mechanical changes. Without those information, the contractor must either think or load the quote with allowances.

Allowances are spending plan placeholders for items not yet chosen. They are common and typically required, however they require to be reasonable. A $3,000 appliance allowance might work for a fundamental rental kitchen, not for a custom kitchen with a panel-ready refrigerator and expert variety. A $6-per-square-foot tile

allowance will not cover handcrafted tile that costs a number of times that amount before setup. Low allowances make a bid look appealing at first, then develop agonizing boost later.

There is likewise a difference between fixed-price agreements and cost-plus contracts. In a fixed-price arrangement, the contractor agrees to finish a specified scope for a set cost, with changes dealt with independently. This can supply budget plan certainty when the scope is well documented. In a cost-plus arrangement, the homeowner pays actual project expenses plus a concurred contractor charge or markup. This can work well for complex remodels where unknowns are significant, however it requires transparency, trust, and disciplined reporting.

Neither structure is universally best. A fixed rate with bad scope is not safe. A cost-plus contract with weak documentation is not safe either. The real security comes from clarity, interaction, and a contractor who tracks costs honestly.

The least expensive quote deserves cautious scrutiny

A low bid might reflect efficiency, lean overhead, strong trade relationships, or a contractor who truly wants the work. It might also reflect missed out on scope, unrealistic allowances, inexperience, or a strategy to recuperate revenue through change orders. The challenge is informing the difference.

When a bid is substantially lower than others, ask the contractor to walk you through it. A professional ought to not be upset by this. They ought to be able to explain their assumptions and identify what is excluded. If the project includes structural work, mechanical modifications, custom cabinetry, or high-end finishes, a large cost space usually implies the bids are not aligned.

I when reviewed competing propositions for a kitchen remodel where one contractor was nearly 25 percent lower than the others. The homeowner was understandably lured. A closer appearance showed that the low quote omitted electrical panel work, carried a minimal floor covering allowance, did not consist of painting surrounding rooms, and presumed the existing ceiling would stay untouched after wall removal. By the time those items were remedied, the "less expensive" quote was no longer cheaper.

Price openness safeguards both sides. A contractor who rates thoroughly might seem pricey initially, but that number might be closer to the actual expense of completing the job properly.

Contracts need to be plain, particular, and complete

A handshake is not enough for severe construction work. A composed agreement needs to specify the scope, rate structure, payment schedule, modification order process, approximate timeline, service warranty terms, insurance coverage requirements, and dispute resolution approach. It needs to also recognize exclusions, owner-supplied products, allow obligation, and how unanticipated conditions will be handled.

The agreement does not need to be stuffed with legal language to be beneficial. In truth, the very best construction agreements are frequently clear enough for everybody to comprehend. Uncertainty is where dispute grows. If the contractor says painting is included, which spaces and surfaces are included? If floor covering is included, does that consist of leveling, shifts, baseboards, and moving furniture? If a bathroom remodel consists of a new shower, does the price include waterproofing requirements, specific niche framing, glass, ventilation, and tile layout?

Payment schedules must represent advance, not approximate dates. For custom homes, payments are frequently tied to turning points such as structure, framing, mechanical rough-ins, drywall, and considerable completion. For remodels, payments might be staged around mobilization, rough-ins, examinations, cabinet installation, tile

conclusion, and final punch work. A deposit is regular in many markets, especially when materials must be ordered, but large in advance payments before any work or materials are dedicated deserve caution.

Change orders need to be written, priced, and approved before the work continues whenever possible. Remodels often require instant decisions when concealed conditions appear, but those decisions must still be recorded. A casual "we'll figure it out later on" can become a conflict when the invoice arrives.

Permits, codes, and assessments are not optional details

Some homeowners view authorizations as bureaucracy. Experienced contractors understand they are part of responsible construction. Permits develop a record that work was reviewed by the local authority, and inspections supply checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist since failures in those areas can be hazardous and expensive.

Not every small cosmetic project needs a permit. Painting cabinets, changing a faucet in the very same place, or switching lighting fixtures might not trigger one, depending upon regional guidelines. But moving walls, changing structure, including square video footage, relocating pipes, altering electrical circuits, changing windows, finishing basements, and building decks often do. Requirements vary by jurisdiction, so regional knowledge matters.

Be careful of a contractor who motivates avoiding permits for work that plainly requires them. Unpermitted work can develop issues throughout resale, insurance claims, refinancing, or future restorations. More significantly, it might hide unsafe work. A competent general contractor ought to understand when permits apply and must be comfy working with inspectors.

That stated, inspectors are not quality-control managers for every single surface information. Passing inspection does not imply the tile design is attractive, the paint is smooth, or the cabinet doors line up completely. Code is the minimum legal requirement. Craftsmanship is a separate expectation that must be managed through contractor choice, documentation, and oversight.

Communication determines the house owner experience

Most construction issues are interaction problems before they end up being construction issues. A delayed window is discouraging. A postponed window that no one informs you about up until the crew vanishes for two weeks seems like betrayal. A surprise cost is unpleasant. A surprise cost described early, with options and documentation, is much easier to manage.

Before hiring, ask how the contractor communicates. Some use project management software application with schedules, photos, everyday logs, selections, and change orders. Others count on email, texts, telephone call, and weekly website conferences. The tool matters less than consistency. House owners need to know who to contact, when decisions are needed, and what has actually changed considering that the last update.

For inhabited remodels, interaction becomes even more important. If your kitchen is under construction, you require to understand when water or power will be shut off, when noisy work will occur, where employees will park, how dust will be included, and whether pets require to be secured. A thoughtful remodeling contractor will go over short-term kitchens, gain access to paths, flooring defense, restroom usage, debris elimination, and everyday cleanup before demolition begins.

On custom homes, interaction often centers on choices and schedule. Property owners undervalue how many choices they will make: windows, doors, roofing, siding, stone, flooring, grout, hardware, lighting, pipes fixtures, paint colors, closet systems, appliances, counter tops, mirrors, shower glass, trim profiles, and more. Late choices

cause delays and rush charges. A strong home builder will supply a selection schedule so choices are made before they hold up the work.



Quality appears before the finishes

Many house owners judge quality by noticeable finishes, but quality starts much earlier. A straight frame makes drywall, cabinets, tile, and cut better. Proper flashing secures walls long after the siding looks new. Good waterproofing behind shower tile matters more than the tile itself. Appropriate mechanical layout affects comfort and serviceability for decades.

During contractor interviews, ask about the parts of construction you will not see when the task is completed. How do they deal with waterproofing in showers? What is their approach to air sealing in new home construction? How do they safeguard existing floors during a remodel? How do they confirm cabinet dimensions before purchasing? How do they handle wetness before installing wood flooring?

The answers reveal whether the contractor thinks like a builder or a salesperson. A sleek presentation is great. Technical skills is much better. The best contractors can discuss concealed work without making it sound mysterious. They take pride in details that safeguard the home after everybody has stopped appreciating the backsplash.

For kitchen remodel projects, quality may depend on cabinet installation, appliance clearances, ventilation, lighting placement, and how counter tops fulfill walls that are not perfectly straight. For a bathroom remodel, it may depend on slope to drains pipes, waterproof membranes, obstructing for glass doors and grab bars, fan sizing, and tile substrate. For a custom home, quality might depend on structure drainage, framing tolerances, roofing system assemblies, window installation, insulation continuity, and heating and cooling design.

Living through a remodel needs planning

Remodeling an occupied home is disruptive even with an excellent contractor. Dust journeys. Pet dogs bark. Kids wonder. Work begins early. Choices come at bothersome times. A kitchen remodel affects meals, meals, coffee,

school lunches, and household regimens. A bathroom remodel can strain a household if it eliminates a key shower or toilet for several weeks.

The contractor should help set expectations, however property owners likewise need a practical plan. Decide where you will keep furniture and personal products. Eliminate valuables before crews arrive. Set up a temporary cooking location if the kitchen is affected. Talk about parking and gain access to with next-door neighbors if the street is tight. If someone works from home, talk honestly about sound and schedule.

A good contractor will use dust barriers, floor security, unfavorable air makers or air scrubbers when appropriate, and everyday clean-up routines. Still, no dust-control system is perfect. If someone in the home has asthma, immune issues, or major allergies, raise that before the contract is signed. The approach might require to change.

Pets likewise are worthy of attention. Construction employees can not be accountable for keeping an anxious pet dog from slipping through an open gate. Develop a pet plan that keeps animals safe and teams productive.

Red flags that ought to slow you down

Homeowners often pick up problem before they can call it. A contractor who is hard to reach throughout the sales procedure might not end up being more responsive after receiving a deposit. A proposal that is thin on information may result in arguments later on. Pressure strategies, vague credentials, and reluctance to supply documents must all be taken seriously.

Watch for these indication:

- The contractor requests a very large cash payment before providing a detailed contract or buying documented materials.
- They can not provide proof of insurance coverage, appropriate license info, or current references.
- Their proposition includes broad phrases such as "complete remodel" without particular scope, materials, exclusions, or allowances.
- They discourage licenses for work that likely requires them.
- They assure an unusually quick schedule without explaining labor availability, preparations, assessments, or possible constraints.

One warning does not always indicate you must walk away, however it should prompt more questions. Construction requires trust, and trust is built through clarity.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels
Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah
Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins
Vision Building & Renovation provides new home construction managed from foundation to final walkthrough
Vision Building & Renovation is locally owned and operated in Southern Utah
Vision Building & Renovation has been building since 2008 with over 15 years of experience
Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail
Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home
Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501
Vision Building and Renovation has a phone number of (435) 669-4133
Vision Building and Renovation has an address of St. George, UT 84770
Vision Building and Renovation has a website https://builtbyvbr.com/
Vision Building and Renovation has Google Maps listing https://maps.app.goo.gl/m7piVPHdMREuVy6B6
Vision Building and Renovation has Instagram page https://www.instagram.com/vbrconstruction
Vision Building and Renovation earned Best Customer Service Award 2026
Vision Building and Renovation earned Top Builder 2026
Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

Vision Building & Renovation is based in St. George, Utah and serves Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins.

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on Google Maps or call at (435) 669-4133 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 a hike through Pioneer Park Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.