

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 between a general contractor and a home builder sounds easy till money, allows, illustrations, weather condition, assessments, subcontractors, and reality go into the picture. The title on an organization card does not constantly tell you whether somebody is the ideal fit for your job. An experienced general contractor might be ideal for a kitchen remodel, a bathroom remodel, an addition, or a whole-house restoration. A seasoned home builder might be the better option when you are starting from a vacant lot and preparing new home construction from the ground up.

The confusion is understandable. Both coordinate trades. Both manage schedules. Both deal with inspectors, suppliers, modification orders, and budgets. Both can build something significant. The difference lies in the kind of work they are built to manage, the systems they utilize, the threats they understand best, and the way they guide clients through decisions.

I have seen house owners employ a new home builder for a complicated renovation and discover that working inside an existing structure was more unforeseeable than anybody expected. I have likewise seen individuals work with a remodeling contractor to develop a new custom home, just to discover that site advancement, energy coordination, and long-range sequencing required a various level of new-build experience. Neither specialist was always bad. They were simply running outside their greatest lane.

The right hire depends upon what you are building, how much design work is currently complete, how much control you desire, the number of unknowns the job includes, and how comfortable you are with the process.

What a general contractor actually does

A general contractor is the central supervisor accountable for providing a construction job. On property tasks, that usually indicates hiring and coordinating subcontractors, buying products, scheduling inspections, keeping work moving, managing jobsite conditions, tracking costs, and solving problems as they appear.

An excellent general contractor does not simply "understand a guy" for each trade. They understand the order of operations. They understand why the plumbing professional requires to be roughed in before insulation, why a framing correction can impact cabinet designs 3 months later, and why one missing out on window can hold up siding, drywall, trim, and last painting. They spend much of their time preventing small concerns from ending up being expensive delays.

General contractors are frequently hired for remodeling projects, additions, repair work after damage, basement finishes, structural changes, and specialty upgrades. If you are opening up a wall in between a kitchen and dining-room, converting a tub to a walk-in shower, ending up an attic, or including 600 square feet to the back of a house, a general contractor or remodeling contractor is frequently the natural fit.

The greatest general contractors are especially valuable in existing homes due to the fact that renovations need judgment. Older homes seldom match their illustrations, if illustrations exist at all. A wall that appears non-load-bearing may carry roofing load through an odd framing path. Electrical electrical wiring might have been modified by three previous owners. Flooring framing may run out level by an inch across a room. The contractor needs to diagnose, adapt, file, and keep the task moving without pretending your home is something it is not.

That sort of work requires perseverance and field experience. It is something to install cabinets in a freshly framed kitchen with square walls and a level slab. It is another to install them in a 1940s home where the plaster varies in thickness, the flooring rolls towards the back entrance, and the homeowner desires the finished room to look tidy without tearing the entire home apart.

What a home builder gives the table

A home builder concentrates on building homes, usually from an empty lot or a cleared building site. Some builders specialize in production homes, where buyers choose from set strategies and finish plans in a prepared neighborhood. Others operate as a custom home builder, producing one-of-a-kind homes with designers, designers, engineers, and owners.

For new home construction, a builder's work typically starts before any framing crew arrives. They might help evaluate land, review zoning restrictions, coordinate surveys, set up soil tests, estimate sitework, cost energy connections, and determine allowing requirements. These early actions matter since the cost of preparing land can amaze even skilled homeowners. A lovely wooded lot might need clearing, grading, a long driveway, drain work, septic style, well drilling, or utility extensions before the first footing is poured.

A home builder also comprehends the rhythm of structure from scratch. Excavation causes foundation work. Structure work leads to framing. Framing results in roofing, windows, rough mechanicals, insulation, drywall, trim, surfaces, and final examinations. The series is cleaner than remodeling in some ways because the builder manages the entire structure. However the scale is bigger, and the cash flow, preparations, choices, and coordination needs can be intense.

The overlap, and why it can be misleading

There is genuine overlap between the 2 roles. A general contractor can build a new home if licensed, guaranteed, experienced, and correctly staffed for that work. A home builder might also take on restorations, especially additions or large remodels for past customers. In some markets, people use the terms interchangeably. A company might call itself a builder but do primarily remodels. Another might call itself a *General contractor Vision Building and Renovation* general contractor however focus on custom homes.



That is why you need to look beyond the label. Ask what kind of work makes up the majority of their yearly volume. Ask to see projects similar to yours, not just remarkable images. A lovely new farmhouse does not show know-how in remodeling a tight city row home. A spectacular kitchen remodel does not prove the company can manage land development, foundation coordination, and a year-long custom build.

I when strolled a home where the owner had actually employed a builder understood for new homes to complete a significant interior restoration. The builder was capable, honest, and well regarded. But the task dragged since his team was utilized to tidy sequencing, open framing, and foreseeable plans. Your home had actually concealed pipes disputes, unequal floors, and occupants living upstairs throughout construction. A remodeling contractor would have anticipated more of the friction, priced more investigative work upfront, and staged the task differently.

Match the expert to the project type

For most homeowners, the most convenient method to narrow the choice is to begin with the nature of the task instead of the title of the professional. A kitchen remodel, bathroom remodel, space addition, basement renovation, or structural repair generally points toward a general contractor with remodeling experience. A ground-up house generally points towards a home builder, particularly if the style is custom or the website has actually complications.

Here is a useful contrast:

[Project type]	Normally much better fit	[Why]	--	--	--		Kitchen remodel	[General contractor or remodeling contractor]
[Existing conditions, trade sequencing, finish coordination, dust control, and occupancy preparation matter heavily]							Bathroom remodel	[Remodeling contractor]
							Tight spaces, waterproofing information, pipes modifications, tile work, and schedule compression need renovation experience	
							Whole-house remodelling	[General contractor]
							Existing structure, phased work, structural changes, and covert conditions drive the task	
							Space addition	[General contractor or builder]
							The best fit depends upon whether the work is more	

renovation-heavy or new-structure-heavy|| New home construction|Home builder or custom home builder|Sitework, permitting, full-house sequencing, choices, and long-range cost control are central|

This contrast is not a stiff rule. Some big remodeling contractors are outstanding at additions that feel practically like new builds. Some custom builders have in-house remodelling divisions that handle intricate remodels wonderfully. The crucial thing is not the classification. It is relevant experience.

When a general contractor is the smarter hire

A general contractor is typically the smarter employ when the project needs to tie into an existing structure. Existing homes produce unknowns. Even when plans are detailed, the contractor may not understand what is inside a wall up until demolition begins. That unpredictability impacts pricing, scheduling, and communication.



Take a kitchen remodel as an example. On paper, it might consist of cabinet replacement, new countertops, lighting, floor covering, backsplash tile, and home appliance installation. In practice, the task might include relocating plumbing, updating electrical service, repairing subfloor damage near an old dishwashing machine, correcting a sagging ceiling, expanding an opening, and collaborating cabinet shipment so boxes do not sit in a garage for six weeks.

A general contractor who remodels kitchens routinely understands where surprises tend to conceal. They may suggest opening a little section of wall before final pricing. They may ask the cabinet designer for device specifications early due to the fact that a one-inch difference in refrigerator depth can affect adjacent kitchen cabinets. They may flag that moving a sink to an island needs venting choices that need to be confirmed before the design is finalized.

Bathroom remodels are another area where remodeling experience matters. A bathroom is little, but it is mechanically dense. Waterproofing details, framing flatness, drain area, glass clearances, fan ducting, and tile layout all impact the final result. I have seen homeowners focus nearly completely on tile selection while missing out on the more important question: who is responsible for ensuring the shower does not leakage 5 years from now? The response must be clear before work starts.

General contractors also tend to be much better suited for projects where the house owner stays in your house throughout construction. Living through a remodel is hard. Dust barriers, short-term kitchens, restroom access, animal security, parking, everyday clean-up, and working hours become part of the job. Contractors who focus on remodeling understand that securing the existing home is not a courtesy. It becomes part of the scope.

When a home builder is the more powerful choice

A home builder is normally the more powerful choice when the project begins with land, strategies, and a capacity to construct. New home construction needs coordination at a scale that differs from remodeling. The builder needs to handle the entire structure envelope, website drainage, structure accuracy, utility setup, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder ought to ideally be involved before the illustrations are fully total. That does not suggest the builder replaces the designer. It implies prices and constructability feedback can avoid pricey redesign later on. For example, an architect may create a remarkable wall of windows, a complicated roofline, or a cantilevered balcony. Those functions might deserve every dollar, but the owner must understand the expense before authorization drawings are finished.

A custom home builder can also help line up allowances with reality. Allowances are budget plan placeholders for products not yet picked, such as tile, lighting, devices, pipes fixtures, or flooring. If allowances are too low, the contract cost looks appealing at signing however grows painfully throughout choices. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are thinking of expert appliances, wide-plank wood, inset cabinetry, and natural stone, the budget must not carry entry-level allowances.

The design concern: who leads before construction starts?

Many homeowners start by calling contractors before they have enough info for precise pricing. That is not wrong, but it can lead to aggravation. A contractor can not price a kitchen remodel exactly from a conversation about "opening things up" and "including more storage." A builder can not offer a trusted custom home cost from a sketch and a Pinterest board.

The design course affects whom you work with and when. For remodels, some general contractors offer design-build services, indicating they handle style and construction under one roofing system or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the house owner desires a directed process and a single point of duty. The advantage is connection. The designer, estimator, and field group work toward the exact same budget plan. The compromise is that you may not be competitively bidding a totally finished plan to several contractors.

For custom homes, numerous owners work with a designer initially, then generate a custom home builder throughout design advancement. Others hire a design-build home builder with internal or partner architectural services. Both methods can prosper. The danger comes when design and spending plan develop separately. If the plans are finished without expense input, the very first builder price quote might go beyond the budget plan by 20 percent, 40 percent, or more, depending on the marketplace and complexity. At that point, the owner spends for redesign or begins cutting features under pressure.

Good professionals welcome early budget conversations. They might not give a repaired price without illustrations, however they can identify cost chauffeurs. They can say, "That second-story addition will likely require structural upgrades below," or "A 500-foot energy run will not price like a standard subdivision connection," or "If you want large-format tile because shower, we require flatter walls and a much better substrate strategy."

Licensing, insurance coverage, and local rules

Licensing guidelines differ by state, province, county, and municipality. Some areas need a general contractor license for any considerable property work. Others certify specific trades but have looser requirements for the individual collaborating the job. New home builders might require registration with a state home builder board, warranty program, or local structure authority. Since guidelines vary, property owners should verify requirements locally instead of relying on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder ought to carry general liability insurance coverage and, if they have staff members, workers' compensation protection. If subcontractors are utilized, the prime contractor must have a process for collecting certificates of insurance coverage. This is not paperwork for documentation's sake. If somebody is injured on the home or a subcontractor causes damage, unclear protection can end up being a severe problem.

Permitting is another practical test. A certified professional needs to be able to explain what permits are needed, who will get them, what inspections are expected, and how license expenses are handled. Beware if someone suggests skipping permits for work that plainly needs them. Unpermitted structural, electrical, pipes, or mechanical work can develop security issues and complicate resale.

How prices varies in between remodels and new builds

Pricing techniques vary, but domestic construction commonly falls under fixed-price contracts, cost-plus contracts, or hybrids with allowances and change orders. The very best technique depends upon how complete the strategies are and the number of unknowns exist.

A fixed-price contract gives the owner a defined rate for a defined scope. It works best when illustrations, specifications, selections, and site conditions are clear. In remodeling, fixed pricing can still consist of exclusions for surprise conditions, such as concealed rot, out-of-date electrical wiring, or structural problems found during demolition. That is reasonable if the exclusions specify and the change order process is clear.

Cost-plus agreements bill the owner for real expenses plus a contractor cost, either a percentage or fixed fee. This technique can make good sense for custom homes or complex remodellings where the scope can not be fully understood at the start. The owner gets versatility and openness, however likewise brings more expense risk. Strong reporting is vital. Without regular cost updates, cost-plus can become demanding quickly.

Allowances should have careful [Bathroom remodel](#) attention. A contract might include a \$4,000 appliance allowance, but the range you want might cost \$7,500 by itself. A bathroom remodel might consist of a tile

allowance that covers standard ceramic but not handmade tile or natural stone. Low allowances are among the simplest ways for an estimate to appear competitive while understating the true job cost.

Contingency is also different in between project types. For a relatively straightforward new home on a ready lot with complete strategies, contingency may be lower than for a significant renovation in an older house. For remodels, lots of professionals recommend owners to keep a reserve, often in the range of 10 to 20 percent depending on age, intricacy, and how much investigation has been done. That is not a license for sloppy rates. It is recognition that existing structures can conceal expensive surprises.

The concerns that reveal fit

Interviews often expose more than sites. You are not only purchasing labor and products. You are working with judgment, interaction, and problem-solving under pressure. A polished portfolio is useful, but the conversation must get specific.

Ask these questions before you decide:

1. How numerous tasks like mine have you finished in the last 2 years?
2. Who will monitor the task day to day, and how often will they be onsite?
3. How do you handle change orders, hidden conditions, and allowance overages?
4. Can you supply recent recommendations for similar work, not simply your favorite projects?
5. What parts of this task fret you most from a cost, schedule, or constructability standpoint?

The last question is particularly exposing. A weak contractor says, "Nothing, all of it looks simple." A strong one pauses and provides a real answer. Possibly the concern is gain access to for excavation [Remodeling contractor](#) equipment. Perhaps it is matching existing brick. Perhaps it is long preparation for custom windows. Perhaps it is keeping a functioning restroom available while the other one is under construction. Professionals who can recognize threat early are more likely to handle it well.

Red flags that need to slow you down

A low cost can be legitimate, but it ought to make good sense. If 3 quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one comes in at \$24,000, you require to understand why. Maybe the low bidder misconstrued the scope. Maybe they left out plumbing fixtures, glass, electrical upgrades, or licenses. Perhaps they prepare to use lower-cost products. Or maybe they are underpricing the task and intending to recuperate through modification orders.

Be mindful with unclear scopes. "Renovate kitchen" is not a scope. An appropriate proposal needs to describe demolition, framing, electrical, plumbing, HVAC changes if any, drywall, floor covering, cabinets, counter tops, backsplash, painting, permits, clean-up, and exemptions. It needs to clarify who provides devices, fixtures, tile, lighting, cabinet hardware, and other finish items.

Communication throughout estimating likewise predicts interaction throughout construction. If someone misses out on visits, takes weeks to answer standard concerns, or prevents written details before you sign, that pattern normally does not improve after a deposit is paid. Busy professionals can still interact plainly. Silence is not the same as being in demand.

Another red flag is pressure. A contractor or builder may have valid scheduling constraints, but you should not feel rushed into a significant agreement without time to review it. Residential construction includes too much cash and interruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the worth of specialization

Kitchens and bathrooms deserve unique mention due to the fact that they prevail tasks and easy to undervalue. They combine design, energy systems, surface workmanship, and everyday household disturbance. A kitchen remodel might affect how a household eats for two months. A bathroom remodel may need cautious preparation if it is the only complete bath in the house.

A remodeling contractor who does these projects regularly brings useful routines that do not constantly show in images. They know to confirm appliance requirements before rough electrical. They know a shower specific niche need to be set out with the tile pattern, not framed randomly and regretted later. They understand the vanity drawer should clear the supply lines. They understand recessed medication cabinets can conflict with plumbing vents in the wall. They know that a floor that looks "close adequate" before tile might look awful after large-format tile is installed.

Specialization also aids with schedule realism. A five-by-eight hall restroom is not automatically a one-week project if it includes full demolition, pipes relocation, electrical work, examinations, waterproofing, tile, glass measurement, and finish setup. Drying times, evaluation windows, and custom materials matter. An expert schedule accounts for those steps rather than promising magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the whole develop. The builder ought to assist turn drawings and choices into a buildable, priced, set up job. That includes reviewing structural requirements, energy code details, window and door lead times, outside products, mechanical systems, and site logistics.

One typical error is selecting a builder too late. By the time plans are finished, owners might feel emotionally dedicated to a design that does not fit the budget. Bringing a home builder into the discussion earlier can maintain the design intent while adjusting pricey information before they end up being expensive revisions. An easier roofline, a somewhat smaller footprint, or a different structure method can often save meaningful money without damaging how the home lives.

Another mistake is focusing only on cost per square foot. Cost per square foot can be a rough recommendation, however it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a bigger, easier home. Sitework, porches, garages, ceiling heights, window plans, kitchen cabinetry, mechanical systems, and architectural complexity all misshape the number. A builder who offers a casual square-foot rate without understanding the plans and site is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They involve new foundation, framing, roofing, and exterior work, however they also link to an existing house. That connection is typically the hardest part. The new floor must meet the old floor. The roofline should tie in without leaks. The exterior should look deliberate instead of tacked on. Heating and cooling capacity may need review. Electrical service might need upgrading. The household might reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be appropriate. The deciding aspect is experience with tie-ins and occupied remodellings. A builder who mainly deals with vacant lots might undervalue the problem of securing an existing home and reducing interruption. A remodeler who hardly ever handles structures and big structural framing might need more powerful assistance from engineers and sitework trades.

The very best option is the professional who can show completed additions comparable in size and complexity to yours.



CUSTOM WALL PANELING



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/m7piVPdMREuVy6B6>

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](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

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