

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 general contractor is among the most substantial choices a house owner will make during a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home renovation. The ideal contractor can turn a complicated job into a controlled, well-managed procedure. The incorrect one can leave you with blown budgets, stalled assessments, poor workmanship, and months of tension that might have been avoided with much better vetting.

A home project is not like buying a finished item off a rack. You are working with judgment, coordination, analytical, financial discipline, trade relationships, and accountability. Lumber, tile, windows, plumbing components, allows, and labor all matter, however the person managing those moving parts typically matters more.

I have seen wonderfully created jobs have a hard time since the builder could not manage sequencing. I have actually also seen modest remodels come together easily due to the fact that the remodeling contractor understood how to prepare around unknowns, interact early, and keep trades moving. Price matters, but the most affordable number on a proposal is hardly ever the full story. A general contractor's genuine worth shows up in the areas in between the line products: how they deal with hold-ups, what they observe before it becomes pricey, and whether they treat your home like a jobsite or like somebody's biggest individual investment.

What a general contractor in fact does

A general contractor, typically called a GC, is accountable for handling the construction process from planning through conclusion. On a new home construction project, that implies coordinating excavation, structure, framing, roofing, mechanical systems, insulation, drywall, surfaces, evaluations, and final punch work. On a remodel, the work may include demolition, structural changes, pipes moving, electrical upgrades, kitchen cabinetry, floor covering, tile, paint, and connecting new work into old construction that may not be level, square, or built to modern-day standards.

The general contractor is not always the individual swinging the hammer. Some do self-perform portions of the work, particularly framing, trim, cabinetry, or surface woodworking. Others run primarily as task managers who depend on subcontractors. Neither design is automatically better. What matters is whether the contractor has the best team, the ideal oversight, and a proven system for handling quality.

An excellent GC schedules well the appropriate order, validates materials before they are needed, checks work against plans and codes, interacts with inspectors, manages modification orders, and secures the budget plan as conditions shift. They must understand agreements, insurance, lien releases, security, website defense, and the useful truths of living through construction.

For homeowners, the GC likewise functions as translator. Designers, engineers, developing departments, suppliers, cabinetmakers, electrical experts, plumbers, and tile setters all utilize their own language. An experienced contractor can describe what those information suggest in cost, schedule, and completed appearance. That translation is specifically valuable when decisions should 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 typically concentrates on new construction, either production homes, semi-custom homes, or totally custom homes. A custom home builder usually works from individual plans, adapts to a particular lot, and handles a greater level of owner selection and style complexity. A remodeling contractor concentrates on existing homes, where surprises prevail and everyday household disturbance should be handled carefully.

A new custom home and a major remodel require various impulses. In new home construction, the contractor begins with a reasonably clean slate. Soil conditions, site gain access to, energy connections, weather condition, and style intricacy can still develop obstacles, however the structure is being integrated in sequence from the ground up. A strong custom home builder concentrates about site orientation, drain, framing details, long lead products, and energy efficiency before the first concrete truck arrives.

A remodel is more forensic. The contractor may open a kitchen wall and discover outdated electrical wiring, missing out on insulation, previous water damage, undersized framing, [tax accountant](#) or plumbing that can not stay where the illustrations assumed it would. In a bathroom remodel, a little leakage behind tile can reveal rotten subflooring and mold. In an older home, absolutely nothing may be plumb or square. The remodeling contractor requires perseverance, diagnostic skill, and a practical allowance for unknown conditions.

Some firms are exceptional at both. Others are not. A contractor who constructs stunning new homes might battle with the sequencing and dust control needed in an occupied remodel. A remodeler who thrives in kitchens and baths may not have the staffing, supplier network, or website management systems for a ground-up custom home. Inquire about jobs similar to yours, not simply outstanding jobs in general.

Start with the kind of job you actually have

Before you interview contractors, specify the nature of the work as clearly as possible. A kitchen remodel that keeps the existing layout is really various from one that eliminates a load-bearing wall, transfers pipes, replaces windows, and needs structural engineering. A bathroom remodel might be a cosmetic refresh, or it may include moving drains, adding a curbless shower, upgrading ventilation, and correcting old framing issues.

The very same uses to additions and custom homes. Constructing a 900-square-foot main suite addition over a crawlspace is not the same as including a 2nd story above an occupied home. A rural custom home with a long driveway, well, septic system, and gas tank has various logistics than a city infill job with tight access and stringent noise rules.

Clear scope does not mean every tile and faucet should be picked before the first conversation. It does imply you must be honest about your goals, restrictions, and hunger for disruption. If you want a high-end kitchen with inset cabinets, paneled appliances, natural stone, and custom lighting, state that. If your concern is long lasting, straightforward, and budget-conscious, state that too. Great contractors can work within various budgets, however they can not price accurately when the target keeps moving.

The best time to bring in a contractor

Many property owners wait till illustrations are total before calling a general contractor. That can work, however it frequently leaves cash on the table. If you are planning a custom home, large addition, or substantial remodel, think about including a contractor throughout design. This is sometimes called preconstruction, and it can be one of the most valuable stages of the job.

During preconstruction, the contractor can review style principles for buildability, recognize long lead products, suggest cost-saving options, and flag details that might make complex permitting or examinations. For instance, a kitchen style may show a significant beam-free opening in between the kitchen and living room. An engineer might make that possible, but the contractor can explain what the steel, short-lived shoring, drywall repair work, floor covering transitions, and mechanical rerouting may do to the budget.

On a custom home, early contractor involvement can form decisions about structure type, roof intricacy, window packages, outside materials, and site work. A strategy with multiple rooflines, large cantilevers, and extensive glass may be sensational, but it will price extremely differently from an easier type with disciplined detailing. The best custom home builder can help protect the style intent while removing unnecessary expense and complexity.

This does not mean the contractor ought to replace the architect or designer. It implies the project benefits when style and construction knowledge satisfy before the budget plan is already strained.

Where to discover qualified contractors

Referrals remain among the strongest methods to discover a general contractor, but they require context. A next-door neighbor may love the contractor who redesigned their powder room, however that does not prove the exact same company is ideal for a full-house restoration. A designer might recommend a builder whose workmanship is outstanding, but you still require to inspect interaction design, rates structure, and availability.

Look for contractors who have finished projects similar in size, intricacy, and finish level. Review their portfolio carefully. Pay attention not only to glamour pictures, but likewise to details: cabinet positioning, tile design, trim transitions, exterior flashing, and how old and new spaces connect. An excellent contractor needs to be willing to go over process, not simply show finished images.

Local structure departments, design professionals, specialized providers, and realty experts may likewise know which contractors regularly perform well. Cabinet shops, plumbing display rooms, and lumberyards often see

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

Online reviews can help, but they are inadequate. Some outstanding contractors have couple of reviews since they work mainly through referrals. Some mediocre ones have actually polished marketing. Use online presence as one input, not the choosing factor.

How to veterinarian a general contractor before you request a price

A major vetting procedure conserves more money than aggressive negotiating. The goal is not to question the contractor. It is to discover how they think, how they communicate, and whether their business is steady enough to support your project.

Ask direct questions, then listen for specifics. Vague responses are an indication. A seasoned general contractor must have the ability to explain how they set up work, how they manage change orders, how often they interact, what insurance they carry, what kinds of agreements they use, and who will be on site day to day.

Use this short checklist throughout early conversations:

- Confirm licensing requirements in your state or municipality, and ask the contractor to offer license details if applicable.
- Request proof of general liability insurance coverage and workers' payment coverage before work begins.
- Ask for current recommendations from jobs similar 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 existing workload and reasonable start dates, since a good contractor who is overcommitted can still end up being a problem.

References deserve more than a fast "Were you pleased?" Ask former customers what surprised them, how the contractor dealt with issues, whether the last expense matched expectations, whether the jobsite was arranged, and if they would work with the same contractor once again. If possible, ask to see a completed job personally. Photos hide a lot. Door spaces, grout lines, paint quality, flooring transitions, and cabinet exposes tell a more sincere story.

Understanding bids, price quotes, and allowances

Homeowners frequently request three quotes as if that alone guarantees a fair price. It does not. 3 bids are only useful when each contractor rates the exact same scope, with the same presumptions, quality level, and documents. If one quote consists of custom cabinets, another presumes stock cabinets, and a 3rd carries a vague cabinet allowance, the numbers can not be compared meaningfully.

A quote is just as good as the files behind it. For a kitchen remodel, a strong prices bundle may include a dimensioned design, cabinet requirements, appliance selections, lighting strategy, plumbing component options, backsplash details, counter top material, flooring information, and notes about wall elimination or mechanical changes. Without those details, the contractor should either think or fill the estimate with allowances.

Allowances are budget plan placeholders for items not yet selected. They are common and often needed, however they need to be practical. A \$3,000 device allowance may work for a fundamental rental kitchen, not for a custom kitchen with a panel-ready refrigerator and professional range. A \$6-per-square-foot tile allowance will not cover handmade tile that costs numerous times that quantity before installation. Low allowances try look appealing initially, then develop agonizing boost later.

There is also a distinction between fixed-price agreements and cost-plus agreements. In a fixed-price plan, the contractor accepts complete a defined scope for a set price, with modifications handled individually. This can offer spending plan certainty when the scope is well recorded. In a cost-plus plan, the house owner pays actual task expenses plus a concurred contractor fee or markup. This can work well for complex remodels where unknowns are significant, however it needs openness, trust, and disciplined reporting.

Neither structure is widely best. A fixed cost with poor scope is not safe. A cost-plus agreement with weak documentation is not safe either. The genuine security comes from clearness, interaction, and a contractor who tracks costs honestly.

The most affordable bid deserves cautious scrutiny

A low quote may reflect efficiency, lean overhead, strong trade relationships, or a contractor who really wants the work. It may also reflect missed scope, unrealistic allowances, lack of experience, or a plan to recuperate revenue through change orders. The obstacle is telling the difference.

When a bid is considerably lower than others, ask the contractor to walk you through it. An expert should not be angered by this. They must have the ability to discuss their presumptions and determine what is excluded. If the project involves structural work, mechanical changes, custom cabinetry, or high-end surfaces, a large price space generally implies the bids are not aligned.

I as soon as examined completing proposals for a kitchen remodel where one contractor was almost 25 percent lower than the others. The homeowner was not surprisingly lured. A closer appearance showed that the low quote left out electrical panel work, brought a very little flooring allowance, did not consist of painting surrounding spaces, and presumed the existing ceiling would stay unblemished after wall removal. By the time those products were corrected, the "less expensive" quote was no longer cheaper.

Price openness safeguards both sides. A contractor who rates completely might appear costly in the beginning, but that number might be closer to the real cost of completing the task properly.

Contracts must appear, specific, and complete

A handshake is not enough for major construction work. A composed contract must specify the scope, cost structure, payment schedule, modification order process, approximate timeline, guarantee terms, insurance coverage requirements, and dispute resolution technique. It needs to also determine exclusions, owner-supplied products, permit duty, and how unpredicted conditions will be handled.

The agreement does not require to be packed with legal language to be beneficial. In truth, the very best construction contracts are often clear enough for everybody to comprehend. Uncertainty is where dispute grows. If the contractor states painting is included, which rooms and surface areas are included? If floor covering is consisted of, does that consist of leveling, shifts, baseboards, and moving furniture? If a bathroom remodel consists of a new shower, does the cost consist of waterproofing standards, specific niche framing, glass, ventilation, and tile layout?

Payment schedules should correspond to advance, not arbitrary dates. For custom homes, payments are typically tied to turning points such as foundation, framing, mechanical rough-ins, drywall, and significant completion. For remodels, payments might be staged around mobilization, rough-ins, examinations, cabinet setup, tile conclusion, and final punch work. A deposit is normal in numerous markets, particularly when materials should be purchased, but big upfront payments before any work or materials are devoted deserve caution.

Change orders need to be written, priced, and approved before the work continues whenever possible. Remodels in some cases require immediate decisions when hidden conditions appear, however those decisions must still be recorded. A casual "we'll figure it out later" can become a conflict when the billing arrives.

Permits, codes, and evaluations are not optional details

Some homeowners see authorizations as red tape. Experienced contractors know they are part of responsible construction. Allows produce a record that work was examined by the local authority, and evaluations provide checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist since failures in those locations can be hazardous and expensive.

Not every little cosmetic task needs an authorization. Painting cabinets, replacing a faucet in the same area, or swapping lights may not activate one, depending upon regional guidelines. However moving walls, changing structure, including square video footage, relocating plumbing, altering electrical circuits, changing windows, completing basements, and building decks frequently do. Requirements differ by jurisdiction, so regional understanding matters.

Be careful of a contractor who motivates avoiding licenses for work that clearly requires them. Unpermitted work can create issues throughout resale, insurance coverage claims, refinancing, or future renovations. More notably, it may conceal unsafe work. A qualified general contractor ought to understand when permits use and must be comfy working with inspectors.

That stated, inspectors are not quality-control managers for every finish detail. Passing inspection does not indicate the tile design is appealing, the paint is smooth, or the cabinet doors line up completely. Code is the minimum legal standard. Workmanship is a different expectation that must be handled through contractor selection, documentation, and oversight.

Communication determines the homeowner experience

Most construction problems are interaction issues before they become construction problems. A delayed window is discouraging. A postponed window that nobody informs you about till the crew vanishes for two weeks seems like betrayal. A surprise cost is unpleasant. A surprise expense discussed early, with options and documentation, is simpler to manage.

Before hiring, ask how the contractor interacts. Some use project management software with schedules, photos, daily logs, selections, and modification orders. Others depend on email, texts, phone calls, and weekly site meetings. The tool matters less than consistency. Property owners must know who to contact, when choices are needed, and what has actually altered because the last update.



For occupied remodels, interaction becomes a lot more crucial. If your kitchen is under construction, you need to know when water or power will be turned off, when noisy work will occur, where employees will park, how dust will be included, and whether family pets require to be secured. A thoughtful remodeling contractor will go over temporary kitchens, gain access to paths, flooring defense, restroom usage, debris removal, and day-to-day clean-up before demolition begins.

On custom homes, interaction frequently centers on choices and schedule. Homeowners ignore how many decisions they will make: windows, doors, roof, siding, stone, flooring, grout, hardware, lighting, pipes fixtures, paint colors, closet systems, devices, counter tops, mirrors, shower glass, trim profiles, and more. Late selections trigger hold-ups and rush charges. A strong home builder will provide a selection schedule so decisions are made before they hold up the work.

Quality appears before the finishes

Many house owners evaluate quality by visible surfaces, however quality begins much earlier. A straight frame makes drywall, kitchen cabinetry, tile, and trim much better. Proper flashing safeguards walls long after the siding looks new. Good waterproofing behind shower tile matters more than the tile itself. Correct mechanical layout impacts comfort and serviceability for decades.

During contractor interviews, inquire about the parts of construction you will not see when the task is finished. How do they handle waterproofing in showers? What is their technique to air sealing in new home construction? How do they protect existing floorings during a remodel? How do they validate cabinet measurements before buying? How do they handle wetness before installing hardwood flooring?

The answers reveal whether the contractor believes like a builder or a salesperson. A refined presentation is good. Technical proficiency is much better. The best contractors can talk about covert work without making it sound strange. They take pride in details that safeguard the home after everyone has actually stopped admiring the backslash.

For kitchen remodel jobs, quality may depend on cabinet setup, home appliance clearances, ventilation, lighting placement, and how countertops meet walls that are not perfectly straight. For a bathroom remodel, it might depend upon slope to drains pipes, water resistant membranes, blocking for glass doors and get bars, fan sizing, and tile substrate. For a custom home, quality may depend upon foundation drain, framing tolerances, roofing assemblies, window installation, insulation connection, and a/c design.

Living through a remodel needs planning

Remodeling an occupied home is disruptive even with an outstanding contractor. Dust travels. Dogs bark. Kids are curious. Work starts early. Decisions come at troublesome times. A kitchen remodel affects meals, meals, coffee, school lunches, and family routines. A bathroom remodel can strain a family if it eliminates a key shower or toilet for a number of weeks.

The contractor should assist set expectations, but house owners also need a useful strategy. Decide where you will store furnishings and personal products. Get rid of prized possessions before crews show up. Set up a short-lived cooking area if the kitchen is impacted. Go over parking and access with next-door neighbors if the street is tight. If someone works from home, talk honestly about noise and schedule.

A great contractor will utilize dust barriers, flooring defense, unfavorable air devices or air scrubbers when appropriate, and everyday clean-up practices. Still, no dust-control system is ideal. If somebody in the home has asthma, immune concerns, or serious allergic reactions, raise that before the contract is signed. The method might require to change.

Pets likewise deserve attention. Construction workers can not be accountable for keeping an anxious canine from slipping through an open gate. Create an animal plan that keeps animals safe and teams productive.

Red flags that need to slow you down

Homeowners frequently pick up problem before they can name it. A contractor who is challenging to reach throughout the sales procedure may not end up being more responsive after getting a deposit. A proposal that is thin on detail might cause arguments later. Pressure tactics, unclear credentials, and unwillingness to supply documents must all be taken seriously.

Watch for these warning signs:

- The contractor requests for a large cash payment before providing an in-depth contract or ordering recorded materials.
- They can not supply proof of insurance, appropriate license details, or recent references.
- Their proposal consists of broad expressions such as "complete remodel" without particular scope, materials, exemptions, or allowances.
- They discourage licenses for work that most likely needs them.
- They guarantee an uncommonly quick schedule without explaining labor schedule, preparations, inspections, or possible constraints.

One red flag does not always suggest you should leave, however it needs to trigger more questions. Construction needs 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/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](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.