

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 in between a general contractor and a home builder sounds basic till cash, allows, illustrations, weather, inspections, subcontractors, and real life enter the photo. The title on a company card does not constantly inform you whether somebody is the best suitable for your job. An experienced general contractor may be perfect for a kitchen remodel, a bathroom remodel, an addition, or a whole-house remodelling. A skilled home builder might be the better option when you are starting from a vacant lot and planning new home construction from the ground up.

The confusion is reasonable. Both coordinate trades. Both manage schedules. Both deal with inspectors, providers, modification orders, and spending plans. Both can build something significant. The distinction depends on the kind of work they are constructed to handle, the systems they utilize, the threats they comprehend best, and the way they assist clients through decisions.

I have actually seen house owners hire a new home builder for a complex remodelling and find that working inside an existing structure was more unforeseeable than anybody anticipated. I have actually likewise seen individuals work with a remodeling contractor to build 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 necessarily bad. They were simply operating outside their strongest lane.

The right hire depends on what you are constructing, just how much design work is currently total, just how much control you desire, the number of unknowns the project includes, and how comfortable you are with the process.

What a general contractor in fact does

A general contractor is the main manager accountable for delivering a construction task. On residential tasks, that generally means hiring and collaborating subcontractors, ordering materials, scheduling examinations, keeping work moving, handling jobsite conditions, tracking costs, and solving problems as they appear.

A good general contractor does not just "know a guy" for each trade. They understand the order of operations. They know why the plumbing requires to be roughed in before insulation, why a framing correction can impact cabinet designs three months later, and why one missing out on window can hold up siding, drywall, trim, and final painting. They spend much of their time avoiding little issues from ending up being pricey delays.

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

The greatest general contractors are particularly valuable in existing homes due to the fact that renovations require judgment. Older houses hardly ever match their illustrations, if drawings exist at all. A wall that appears non-load-bearing may bring roof load through a weird framing course. Electrical electrical wiring may have been changed by three previous owners. Flooring framing may be out of level by an inch across a room. The contractor has to diagnose, adapt, document, and keep the task moving without pretending your home is something it is not.

That sort of work calls for patience and field experience. It is something to install cabinets in a recently 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 door, and the homeowner desires the finished space to look clean without tearing the whole home apart.

What a home builder brings to the table

A home builder focuses on constructing houses, generally from an empty lot or a cleared building site. Some builders concentrate on production homes, where buyers select from set strategies and finish packages in a planned community. Others operate as a custom home builder, creating unique homes with designers, designers, engineers, and owners.

For new home construction, a builder's work frequently begins before any framing team gets here. They may assist evaluate land, review zoning limitations, coordinate studies, organize soil tests, price quote sitework, rate energy connections, and determine allowing requirements. These early actions matter since the cost of preparing land can shock even skilled house owners. A lovely wooded lot might need clearing, grading, a long driveway, drain work, septic style, well drilling, or energy extensions before the very first footing is poured.

A home builder likewise understands the rhythm of structure from scratch. Excavation leads to foundation work. Structure work results in framing. Framing causes roof, windows, rough mechanicals, insulation, drywall, trim, finishes, and final assessments. The sequence is cleaner than remodeling in some methods since the builder manages the whole structure. But the scale is bigger, and the cash flow, lead times, selections, 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 develop a new home if licensed, insured, experienced, and correctly staffed for that work. A home builder might also handle restorations, specifically additions or large remodels for past customers. In some markets, individuals use the terms interchangeably. A company might call itself a builder however do primarily remodels. Another might call itself a general contractor but concentrate on custom homes.

That is why you must look beyond the label. Ask what type of work makes up most of their annual volume. Ask to see tasks comparable to yours, not simply impressive pictures. A lovely new farmhouse does not show proficiency in remodeling a tight city row home. A sensational kitchen remodel does not show the company can deal with land advancement, structure coordination, and a year-long custom build.

I as soon as strolled a home where the owner had actually employed a builder known for new homes to complete a significant interior restoration. The builder was capable, truthful, and well concerned. However the project dragged due to the fact that his team was used to clean sequencing, open framing, and foreseeable strategies. Your house had hidden plumbing disputes, uneven floors, and occupants living upstairs during construction. A remodeling contractor would have expected more of the friction, priced more investigative work upfront, and staged the task differently.

Match the expert to the project type

For most property owners, the simplest way to narrow the option is to start with the nature of the job rather than the title of the expert. A kitchen remodel, bathroom remodel, space addition, basement remodelling, or structural repair normally points toward a general contractor with remodeling experience. A ground-up house generally points towards a home builder, especially if the design is custom or the site has actually complications.

Here is a practical contrast:

Job type	Normally much better fit	Why
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, finish coordination, dust control, and tenancy planning matter greatly
Bathroom remodel	Remodeling contractor	Tight spaces, waterproofing details, pipes changes, tile work, and schedule compression require renovation experience
Whole-house remodelling	General contractor	Existing structure, phased work, structural modifications, and surprise conditions drive the job
Room addition	General contractor or builder	The very 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 expense control are main

This comparison is not a rigid guideline. Some big remodeling contractors are excellent at additions that feel almost like new builds. Some custom builders have in-house renovation departments that deal with complex remodels beautifully. The crucial thing is not the category. It matters experience.



CUSTOM WALL PANELING



When a general contractor is the smarter hire

A general contractor is usually the smarter employ when the task should connect into an existing structure. Existing homes produce unknowns. Even when strategies are detailed, the contractor might not understand what is inside a wall until demolition begins. That uncertainty affects rates, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may consist of cabinet replacement, new countertops, lighting, floor covering, backsplash tile, and device setup. In practice, the task may involve moving pipes, upgrading electrical service, fixing subfloor damage near an old dishwashing machine, correcting a drooping ceiling, expanding an opening, and collaborating cabinet delivery so boxes do not being in a garage for six weeks.

A general contractor who remodels kitchens frequently understands where surprises tend to conceal. They might suggest opening a little section of wall before last rates. They may ask the cabinet designer for home appliance requirements early since a one-inch distinction in refrigerator depth can affect nearby pantry cabinets. They may flag that moving a sink to an island requires venting alternatives that need to be confirmed before the style is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is small, however it is mechanically thick. Waterproofing information, framing flatness, drain area, glass clearances, fan ducting, and tile layout all impact the outcome. I have seen homeowners focus nearly completely on tile choice while missing out on the more crucial concern: who is responsible for making certain the shower does not leak 5 years from now? The response needs to be clear before work starts.

General contractors also tend to be much better matched for tasks where the property owner remains in your house throughout construction. Living through a remodel is difficult. Dust barriers, short-term kitchens, restroom access, pet security, parking, daily cleanup, and working hours become part of the job. Contractors who concentrate on remodeling understand that securing the existing home is not a courtesy. It belongs to the scope.

When a home builder is the stronger choice

A home builder is normally the stronger option when the task begins with land, strategies, and a capacity to construct. New home construction needs coordination at a scale that differs from remodeling. The builder must handle the entire building envelope, website drain, foundation accuracy, energy installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder needs to preferably be involved before the drawings are fully complete. That does not imply the builder changes the designer. It suggests rates and constructability feedback can prevent costly redesign later. For instance, an architect might create a remarkable wall of windows, an intricate roofline, or a cantilevered veranda. Those features may be worth every dollar, however the owner must comprehend the cost before permit drawings are finished.



A custom home builder can likewise help align allowances with reality. Allowances are budget plan placeholders for items not yet picked, such as tile, lighting, appliances, pipes components, or flooring. If allowances are too low, the agreement price looks appealing at signing however grows painfully during selections. A builder with transparent allowance practices will tell you whether the numbers match your expectations. If you are thinking of expert devices, wide-plank hardwood, inset cabinetry, and natural stone, the budget ought to not carry entry-level allowances.

The design concern: who leads before construction starts?

Many property owners start by calling contractors before they have adequate information for precise rates. That is not wrong, however it can lead to disappointment. A contractor can not price a kitchen remodel precisely from a discussion about "opening things up" and "including more storage." A builder can not offer a reliable custom home rate from a sketch and a Pinterest board.

The design course impacts whom you hire and when. For remodels, some general contractors offer design-build services, suggesting they handle design and construction under one roofing system or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house remodellings when the homeowner wants a directed process and a single point of obligation. The advantage is connection. The designer, estimator, and field group work toward the very same budget. The compromise is that you might not be competitively bidding a fully ended up strategy to multiple contractors.



For custom homes, many owners work with an architect first, then bring in a custom home builder throughout design development. Others work with a design-build home builder with internal or partner architectural services. Both techniques can be successful. The threat comes when style and spending plan develop individually. If the plans are completed without expense input, the first builder quote may surpass the budget by 20 percent, 40 percent, or more, depending upon the marketplace and intricacy. At that point, the owner spends for redesign or starts cutting features under pressure.

Good specialists welcome early spending plan conversations. They may not give a repaired rate without drawings, but they can identify cost motorists. They can state, "That second-story addition will likely require structural upgrades below," or "A 500-foot utility run will not price like a standard subdivision connection," or "If you desire large-format tile because shower, we need flatter walls and a much better substrate strategy."

Licensing, insurance, and local rules

Licensing rules differ by state, province, county, and municipality. Some locations require a general contractor license for any significant property work. Others accredit particular trades but have looser requirements for the individual collaborating the task. New home builders may require registration with a state home builder board, warranty program, or local building authority. Since rules differ, homeowners must confirm requirements in your area instead of depending on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder should bring general liability insurance and, if they have employees, employees' compensation coverage. If subcontractors are utilized, the prime contractor must have a procedure for collecting certificates of insurance. This is not documents for documentation's sake. If someone is hurt on the home or a subcontractor causes damage, unclear protection can end up being a major problem.

Permitting is another practical test. A competent professional must have the ability to discuss what licenses are needed, who will acquire them, what inspections are anticipated, and how authorization expenses are handled. Beware if someone recommends skipping authorizations for work that clearly requires them. Unpermitted structural, electrical, pipes, or mechanical work can develop safety problems and make complex resale.

How pricing varies between remodels and new builds

Pricing approaches differ, however property construction frequently falls under fixed-price agreements, cost-plus contracts, or hybrids with allowances and modification orders. The very best approach depends upon how complete the strategies are and the number of unknowns exist.

A fixed-price contract gives the owner a specified price for a specified scope. It works finest when drawings, requirements, selections, and site conditions are clear. In remodeling, fixed rates can still consist of exemptions for concealed conditions, such as concealed rot, out-of-date electrical wiring, or structural defects discovered throughout demolition. That is affordable if the exemptions are specific and the change order process is clear.

Cost-plus agreements bill the owner for actual expenses plus a contractor charge, either a portion or fixed cost. This approach can make good sense for custom homes or complex remodellings where the scope can not be completely known at the start. The owner gets flexibility and openness, however likewise brings more cost risk. Strong reporting is essential. Without regular cost updates, cost-plus can become demanding quickly.

Allowances deserve careful attention. A contract might consist of a \$4,000 appliance allowance, however the variety you want might cost \$7,500 by itself. A bathroom remodel might include a tile allowance that covers basic ceramic however not handmade tile or natural stone. Low allowances are among the easiest ways for an estimate to appear competitive while understating the true task cost.

Contingency is also different between job types. For a fairly straightforward new home on a prepared lot with total plans, contingency might be lower than for a major renovation in an older house. For remodels, many specialists recommend owners to keep a reserve, frequently in the range of 10 to 20 percent depending on age, intricacy, and just how much investigation has been done. That is not a license for careless prices. It is acknowledgment that existing structures can hide costly surprises.

The questions that expose fit

Interviews typically expose more than websites. You are not only purchasing labor and materials. You are hiring judgment, communication, and problem-solving under pressure. A sleek portfolio is useful, but the conversation needs to get specific.

Ask these concerns before you decide:

1. How lots of tasks like mine have you finished in the last two years?
2. Who will monitor the job everyday, 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 an expense, schedule, or constructability standpoint?

The last question is particularly exposing. A weak contractor states, "Nothing, all of it looks easy." A strong one pauses and offers a real answer. Maybe the issue is access for excavation devices. Perhaps it is matching existing brick. Maybe it is long lead times for custom windows. Maybe it is keeping a working restroom offered while the other one is under construction. Professionals who can determine danger early are more likely to handle it well.

Red flags that should slow you down

A low cost can be legitimate, however it must make good sense. If 3 quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one can be found in at \$24,000, you need to know why. Maybe the low bidder misinterpreted the scope. Possibly they omitted pipes fixtures, glass, electrical upgrades, or authorizations.

Perhaps they prepare to utilize lower-cost materials. Or perhaps they are underpricing the task and hoping to recover through change orders.

Be mindful with vague scopes. "Refurbish kitchen" is not a scope. An appropriate proposal must explain demolition, framing, electrical, plumbing, a/c adjustments if any, drywall, floor covering, kitchen cabinetry, counter tops, backsplash, painting, allows, clean-up, and exemptions. It ought to clarify who provides devices, fixtures, tile, lighting, cabinet hardware, and other surface items.

Communication during estimating also anticipates interaction throughout construction. If someone misses visits, takes weeks to answer standard questions, or avoids composed details before you sign, that pattern generally does not improve after a deposit is paid. Busy experts can still interact clearly. Silence is not the like remaining in demand.

Another red flag is pressure. A contractor or builder may have legitimate scheduling restrictions, but you [Remodeling contractor](#) must not feel hurried into a major contract without time to evaluate it. Residential construction involves too much money and disruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the worth of specialization

Kitchens and bathrooms should have special mention because they prevail tasks and simple to undervalue. They integrate design, energy systems, finish craftsmanship, and daily home interruption. A kitchen remodel might affect how a family eats for two months. A bathroom remodel may need careful planning if it is the only complete bath in the house.

A remodeling contractor who does these tasks regularly brings useful habits that do not constantly show in images. They understand to validate appliance specifications before rough electrical. They know a shower niche must be set out with the tile pattern, not framed arbitrarily and been sorry for later on. They know the vanity drawer need to clear the supply lines. They understand recessed medicine cabinets can contravene pipes vents in the wall. They understand that a flooring that looks "close enough" before tile may look awful after large-format tile is installed.

Specialization likewise assists with schedule realism. A five-by-eight hall restroom is not immediately a one-week project if it involves complete demolition, plumbing relocation, electrical work, evaluations, waterproofing, tile, glass measurement, and finish setup. Drying times, assessment windows, and custom materials matter. A professional schedule accounts for those actions instead of appealing magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the whole build. The builder must assist turn illustrations and selections into a buildable, priced, arranged job. That includes evaluating structural requirements, energy code details, doors and window lead times, exterior materials, mechanical systems, and site logistics.

One typical mistake is picking a builder too late. By the time strategies are ended up, owners might feel emotionally devoted to a style that does not fit the budget. Bringing a home builder into the discussion previously can maintain the design intent while changing costly information before they end up being pricey revisions. A simpler roofline, a somewhat smaller sized footprint, or a various structure approach can often save meaningful cash without damaging how the home lives.

Another mistake is focusing just on cost per square foot. Expense per square foot can be a rough reference, however it is a blunt instrument. A compact custom home with high-end finishes can cost more per square foot than a larger, easier home. Sitework, decks, garages, ceiling heights, window bundles, kitchen cabinetry, mechanical systems, and architectural complexity all distort the number. A builder who gives a casual square-foot rate without comprehending the plans and website is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They involve new foundation, framing, roof, and outside work, but they also link to an existing home. That connection is frequently the hardest part. The new floor needs to meet the old flooring. The roofline needs to incorporate without leaks. The exterior must look intentional rather than tacked on. Heating and cooling capability might need review. Electrical service may need upgrading. The household may live 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 element is experience with tie-ins and occupied restorations. A builder who mainly deals with vacant lots might underestimate the trouble of protecting an existing home and decreasing disruption. A remodeler who seldom handles foundations and large structural framing might need stronger support from engineers and sitework trades. The best choice is the professional who can show finished additions similar in size and complexity to yours.

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:4356694133) 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 grabbing a bite at [Lotus of St George](#) nearby residents often reach out to Vision Building & Renovation to start a new custom home build in St. George.