

Business Name: Vision Building and Renovation

Address: St. George, UT

Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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St. George, UT

Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Choosing a contractor is among the most consequential choices you will make in a new home construction project or a whole home remodelling. The ideal contractor secures your budget, schedule, design intent, and sanity. The incorrect one can turn a promising job into a slow, pricey disagreement that leaves everybody frustrated and your house half-finished.

Most house owners understand they need to "get 3 quotes" and "inspect recommendations." That advice is not wrong, however it is too thin for the size of the choice. A custom home builder or remodeling contractor will be associated with your financial resources, your life, your residential or commercial property, and frequently your family's routine for months. You are not merely purchasing an item. You are employing a group to manage countless details, lots of trades, a changing series of evaluations, weather, preparations, design decisions, and unavoidable surprises behind walls or listed below grade.

The finest [Custom home builder](#) choice is hardly ever the person with the flashiest truck or the most affordable number on the first price quote. It is the contractor who can explain the work plainly, rate it properly, communicate before problems become crises, and produce constant results through a procedure you understand.

Start by knowing what sort of contractor your job in fact needs

A new custom home, a kitchen remodel, a bathroom remodel, and a complete gut restoration all require construction skill, however they do not require the specific very same contractor profile. A company that excels at

ground-up new home construction might not be the best suitable for a securely phased remodelling in an occupied house. A remodeling contractor who is outstanding at kitchens and baths might not have the personnel, systems, or subcontractor depth to handle a big addition with structural steel, website drain, and multiple permit packages.

For a new build, you generally require a home builder or general contractor with strong website management experience. That indicates they understand excavation, foundations, energy coordination, framing, roofing, mechanical rough-ins, insulation, developing envelope details, and last surfaces. A custom home builder ought to also be comfy working with designers, engineers, interior designers, surveyors, and regional inspectors. If the lot has slope, bad gain access to, wetlands, old trees to maintain, or unusual zoning restrictions, the builder's preparation capability matters as much as their carpentry.

For a whole home restoration, especially one involving structural modifications, mechanical upgrades, or an addition, you require a remodeling contractor who understands existing conditions. Restoration work demands a various sort of judgment. Old houses hardly ever reveal all their tricks during the first walkthrough. Framing may not match the illustrations. Electrical work may have been changed by prior owners. Pipes might go through a wall everyone intended to eliminate. A strong renovation contractor knows how to examine early, price allowances truthfully, and safeguard the house owner from preventable modification orders.

For a kitchen remodel or bathroom remodel, the stakes are focused in smaller areas. Bathroom and kitchens involve numerous trades in tight sequence: demolition, framing, plumbing, electrical, HVAC adjustments, drywall, tile, cabinetry, counter tops, glass, painting, and trim. A small mistake in design can affect appliance clearance, shower slope, vanity placement, or lighting symmetry. The right contractor for this work is detail-oriented and comfortable collaborating choices early, since tile, components, cabinets, and counter tops drive both cost and schedule.

The most inexpensive bid frequently costs more later

Low bids develop a strong emotional pull. When one contractor is 15 or 25 percent below the others, it is appealing to believe you found someone effective, starving, or refreshingly reasonable. Often that is true. More frequently, a really low number implies something crucial is missing.

The missing out on item may be obvious, such as painting, permits, demolition, debris elimination, surface hardware, appliance installation, or utility connections. It might be buried in vague language, such as "basic electrical" without a fixture count, "allowance for tile" without a square video footage basis, or "website work by owner" when website work is a major unknown. It might also be a sequencing problem. A contractor might price the noticeable surface work but ignore the time needed for security, short-lived walls, dust control, evaluations, and corrections.

I have actually seen homeowners compare two kitchen remodel quotes where one was almost \$18,000 lower. On review, the lower quote left out cabinet installation, under-cabinet lighting, backsplash tile, and floor patching where a wall was being eliminated. As soon as those products were added, the quotes were almost identical, other than the higher contractor had actually been transparent from the start. That is not a small distinction. Transparency before signing generally predicts fewer arguments after demolition.

An accountable contractor does not require to be the highest-priced alternative. Excellent firms still complete. But a fair cost should show labor, supervision, products, subcontractors, insurance coverage, overhead, earnings, cleanup, and risk. If the price is drastically lower than the rest, ask the contractor to stroll you through precisely how they reached it. A positive expert will not be upset by that question.



Licensing, insurance, and the fundamental checks still matter

Before you fall in love with a portfolio, confirm the principles. Requirements differ by state, county, and municipality, so the specific license type depends upon where the task lies. For larger jobs, the contractor ought to have the ability to supply existing licensing info, general liability insurance coverage, and workers' compensation coverage if they have workers. If they depend on subcontractors, those trades ought to carry proper protection as well.

Insurance is not documentation for documentation's sake. If someone is injured on website, if a subcontractor damages the residential or commercial property, or if a water line fails during the work, coverage can determine whether the issue gets dealt with expertly or becomes a legal fight. Request for certificates straight from the insurance representative when proper, not just a copy that has actually been sitting in a folder for 3 years.

Permitting is another early test. Some house owners intend to avoid authorizations to save money or accelerate the task. Great contractors are usually mindful about that. License requirements exist for security, resale documentation, and code compliance. There are minor cosmetic jobs that may not need authorizations, but structural changes, electrical work, pipes work, a/c work, additions, and many major renovations usually do. If a contractor suggests skipping a required license, treat that as a major caution sign.

What a severe price quote should include

A price quote does not require to check out like a legal book, however it should be specific enough that both parties understand the same job. Unclear estimates are one of the main reasons for construction conflict. They leave excessive space for various assumptions.

A good quote for a whole home restoration or new home construction task ought to describe the scope, identify significant additions and exemptions, state allowances where last selections are not yet made, and discuss how modifications will be priced. It needs to also clarify payment structure, expected schedule, service warranty terms, and who is responsible for permits, style documents, surveys, engineering, energy charges, and owner-supplied materials.

For example, "install restroom tile" is not enough. A better scope describes the tile locations, waterproofing approach, approximate square video footage, pattern presumptions, grout type if known, niche or bench information, and whether tile material is included as an allowance or supplied by the owner. This level of information might feel laborious before the task begins, however it prevents pricey misunderstandings later.

Allowances deserve unique attention. An allowance is a placeholder quantity for something not yet chosen, such as tile, lighting, pipes components, devices, or kitchen cabinetry hardware. Allowances are not inherently bad. They are typically required early in style. The problem comes when allowances are unrealistically low. A \$3 per square foot tile allowance might make a bathroom remodel appearance budget-friendly on paper, however many property owners choose tile well above that number. The exact same uses to devices, countertops, windows, doors, and lighting.

Ask whether the allowances match the quality level shown in the contractor's portfolio or discussed during your conferences. If you are preparing a high-end kitchen remodel with inset cabinetry, panel-ready devices, stone counter tops, and comprehensive lighting, the allowances ought to reflect that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales meeting is useful, but construction is not performed in the sales conference. The genuine test is how the contractor believes. Ask concerns that reveal procedure, not just personality.

Here is a concise set of questions worth asking before you sign:

1. Who will manage the task everyday, and how typically will that individual be on site?
2. How do you deal with modification orders, unexpected conditions, and owner-requested upgrades?
3. What parts of the work are carried out by your staff members, and what parts are subcontracted?
4. How do you interact schedule updates, choices needed, and delays?
5. Can you show me a just recently completed job comparable in size and complexity to mine?

The responses need to be practical and particular. If you inquire about unpredicted conditions in a renovation and the contractor says, "We never ever have problems," that is not reassuring. Every knowledgeable remodeling contractor has found rotten subflooring, small framing, hidden junction boxes, deserted pipes, or out-of-level floorings. The expert response **Custom home builder** is not that surprises never happen. The expert response describes how surprises are recorded, priced, authorized, and incorporated into the schedule.

Communication design matters more than lots of property owners expect. Some contractors use project management software with day-to-day logs, photos, and choice tracking. Others choose call, emails, and weekly site conferences. Either can work if the system is clear. What does not work is a property owner texting five different trades while the contractor assumes decisions are being made elsewhere. For a big project, interaction requires a chain of command.

References are useful just if you ask the best questions

Most contractors can provide pleased references. That does not make reference checks pointless, but it does suggest you require to go deeper than "Were you satisfied?" Individuals can be pleased and still expose valuable details.

Ask past clients whether the last expense was close to the contracted quantity, leaving out modifications they asked for. Ask how the contractor handled issues. Ask whether the site was organized. Ask if employees appeared regularly. Ask how responsive the contractor was after the last payment. The post-completion concern is particularly revealing. A contractor who returns to adjust a door, troubleshoot a fixture, or correct a punch list item after last payment is showing long-lasting professionalism.

If possible, go to a finished job or an active task website. A completed home programs finish quality. An active task websites shows habits. Look for affordable tidiness, safeguarded floorings, organized materials, posted

licenses where required, and proof that the work is being sequenced attentively. Construction sites are not showrooms, but there is a visible distinction in between active work and chaos.

Online evaluations can help, however read them with context. A single angry evaluation may not inform the entire story. A pattern of grievances about communication, billing surprises, incomplete punch lists, or missed out on schedules is more meaningful. Likewise pay attention to how the contractor responds. Defensive, insulting replies to criticism can reveal how conflict may feel when cash is on the line.

Match the contractor to the style team and job shipment method

Some house owners hire an architect initially, total illustrations, then bid the job to several builders. Others bring in a contractor early throughout design to supply budget feedback. Some use [General contractor](#) design-build companies that deal with both style and construction under one roofing system. Each method can work, but the contractor must fit the structure.

For custom homes, early builder involvement can conserve cash if the architect and builder work together well. A home might be lovely on paper however costly to construct because of window sizes, roof complexity, structural periods, finish presumptions, or site access. A skilled custom home builder can flag cost chauffeurs before the illustrations are complete. That feedback is most helpful when it comes early, not after authorization drawings are completed and the owner is mentally attached to every detail.

For whole home renovations, early contractor input is typically much more important. Existing houses do not always work together with clean design ideas. Moving a kitchen to the opposite side of your house might require structural work, new drain routing, electrical service upgrades, and a/c redesign. Eliminating a wall may be simple or may involve beams, posts, footings, and second-floor load paths. An experienced general contractor can help the style group test these presumptions before the spending plan is exhausted.

Design-build can reduce finger-pointing since one group owns the procedure. Traditional architect-led projects can provide strong design advocacy and competitive pricing. Neither is instantly better. The key is clearness. Know who is responsible for illustrations, engineering, choices, allow submissions, pricing updates, and field decisions.

Look closely at scheduling promises

Every house owner wants a clear completion date. Contractors need to provide schedules, however construction schedules are projections, not assurances versus weather, evaluation hold-ups, energy delays, product backorders, disease, or owner choice delays. The problem is not whether a schedule ever changes. The issue is whether the initial schedule was realistic and whether updates are handled professionally.

A bathroom remodel may take 3 to six weeks depending upon scope, inspections, tile complexity, and material schedule. A kitchen remodel often runs six to twelve weeks when demolition starts, often longer if walls move, cabinetry is custom, or significant mechanical work is included. A whole home remodelling can take a number of months to more than a year. New home construction differs extensively by size, website conditions, jurisdiction, style complexity, and builder capacity.

Be careful of guarantees that sound too simple. If every other contractor estimates 8 months and one states four, request for a comprehensive schedule showing how that will occur. In some cases a shorter schedule is possible since the contractor has devoted teams, strong trade relationships, and a job opening that fits completely. In some cases it is simply a sales tactic.

Homeowner choices also impact timing. Cabinets can not be purchased without last designs. Pipes rough-ins depend on component requirements. Electrical walk-throughs depend upon lighting strategies. Tile installation depends upon chosen product, pattern, and trim information. A contractor who presses you to make choices early is not being hard. They are securing the schedule.

Understand the payment structure before work begins

Payment terms differ by region and job type, however they should be tied to clear milestones or development. Large deposits before any work or material buying can be dangerous. On the other hand, contractors need to not be expected to finance a project for months. A fair payment schedule balances both sides.

For new construction, payments might align with turning points such **Bathroom remodel** as structure, framing, rough mechanicals, insulation, drywall, finishes, and conclusion. For renovations, payments might be tied to mobilization, demolition, rough-in completion, inspections, drywall, kitchen cabinetry, tile, and significant completion. The specific structure matters less than the clearness and proportionality.

Avoid money arrangements that bypass documentation. They may look more affordable in the beginning, however they leave the house owner exposed if there is a conflict, injury, lien claim, or warranty issue. Composed agreements, documented payments, signed modification orders, and lien releases where suitable are part of an expert project.

Lien laws vary by jurisdiction, but the basic principle is essential: subcontractors and suppliers may have rights if they are not paid for work or products used on your residential or commercial property. For larger jobs, ask how the contractor handles lien waivers or releases. A reputable general contractor will understand the question and have a process.

The agreement need to safeguard the relationship, not just the contractor

An agreement is not a sign of mistrust. It is a working file that keeps expectations lined up when the project gets busy. The very best agreements are clear enough that you seldom require to argue about what they mean.

At minimum, the agreement ought to identify the celebrations, home address, scope of work, agreement price or prices approach, payment schedule, modification order procedure, insurance requirements, start and completion expectations, guarantee terms, dispute procedure, and termination conditions. It must reference illustrations, specifications, allowances, and exemptions. If something is essential to you, it belongs in writing.

Pay special attention to exemptions. Exemptions are not necessarily red flags. They are frequently signs of honesty. A contractor may leave out harmful product removal, energy company costs, landscaping repair work, window treatments, appliances, or style costs. That is acceptable if you know it before signing. It is a problem just when exemptions are discovered after the budget is committed.

Change orders should likewise be defined. A modification order can result from owner upgrades, style modifications, hidden conditions, code requirements, or scope information. It must explain the added or credited expense and any schedule effect. Verbal changes threaten. A fast conversation on website can become a \$6,000 misunderstanding 3 weeks later.

Pay attention to how the contractor handles your budget

Budget conversations reveal character. Some contractors prevent direct answers since they do not wish to frighten a customer. Others throw away rough numbers without enough info. The much better contractors speak plainly about ranges, presumptions, and expense drivers.

If you are early in planning, a contractor may not be able to give a repaired price. That is sensible. But they must be able to discuss whether your goals are usually lined up with your budget plan. If you want a 3,500-square-foot custom home with premium windows, comprehensive millwork, a complex roofline, and extensive site work, the builder ought to not pretend it can be priced like a basic production home. If you desire a complete kitchen remodel with wall removal, custom cabinets, new hardwood floor covering, updated electrical, and high-end appliances, the contractor needs to help you comprehend the most likely variety before you invest months designing beyond your means.

Value engineering is not the same as cheapening a job. Excellent value engineering protects the design intent while decreasing unnecessary cost. That may mean streamlining a roof type, selecting a various window series, resizing an island to use basic slab dimensions, keeping pipes closer to existing areas, or selecting a tile pattern that minimizes labor. Poor worth engineering strips out the details that made the project worthwhile.

Red flags that deserve your attention

Some indication are apparent, such as no license where one is needed, no insurance coverage, or pressure to pay a big money deposit right away. Other signs are subtler. A contractor who is sluggish to react during the sales process might not end up being more responsive after signing. A contractor who declines to provide a composed scope might be establishing future conflicts. A contractor who speaks terribly about every designer, inspector, trade, or previous client may bring that same dispute into your project.

Watch for these specific issues:

1. The quote is significantly lower than comparable bids and lacks detail.
2. The contractor resists permits, written change orders, or evidence of insurance.
3. References are unavailable, vague, or just from very old projects.
4. The payment schedule is front-loaded beyond the worth of work performed or materials ordered.
5. Communication feels rushed, dismissive, or confusing before the agreement is signed.

One warning does not always suggest you need to walk away. A small contractor may have an informal quote format but exceptional workmanship and referrals. A busy builder may take a couple of days to call back due to the fact that they are on site resolving real issues. Use judgment. Patterns matter more than isolated imperfections.

Small contractors, big firms, and the middle ground

Homeowners often ask whether they must hire a large company or a smaller sized independent contractor. There is no universal response. Big companies might offer more formal systems, much deeper staffing, established trade relationships, and stronger administrative support. They might likewise carry higher overhead, which appears in the cost. Smaller contractors might use direct owner involvement, versatility, and competitive prices. They might likewise have restricted capacity if numerous projects demand attention at once.

For a complex custom home, a builder with dedicated job management, estimating assistance, and proven subcontractor capability can be worth the expense. For a carefully developed bathroom remodel or kitchen remodel, a smaller remodeling contractor with exceptional field supervision might be ideal. For an occupied

whole home restoration, the most essential aspect may be not company size, but discipline: dust control, communication, sequencing, everyday clean-up, and respect for the household.

Ask who will in fact be on your job. The company owner might offer the job, however a superintendent, task supervisor, lead carpenter, or supervisor may run it. Meet that individual if possible. A strong task supervisor can make an excellent company feel exceptional. A weak one can make a trustworthy firm feel disorganized.

Occupied remodellings require a different level of planning

Living through a remodelling is not like viewing renovation television. Dust moves farther than anticipated. Momentary kitchens get old rapidly. Animals discover gaps in barriers. Kids are interested by tools. Workdays begin early. Water or power may be shut off for portions of the day. A contractor experienced in occupied renovations plans for these realities.

If you are refurbishing while residing in the home, discuss work zones, dust security, momentary facilities, gain access to, parking, security, cleanup, and communication. For a kitchen remodel, ask the length of time you will be without a working sink, variety, fridge, or dishwashing machine. For a bathroom remodel, validate whether another restroom will remain readily available. For a whole home renovation, it might be more cost-efficient and less stressful to vacate momentarily, specifically if floors are being refinished, ceilings opened, HVAC replaced, or hazardous products remediated.

There is a genuine trade-off here. Vacating costs cash, however it can speed the task and decrease everyday friction. Staying put saves temporary housing expenses, but the contractor may require more time for defense, phasing, and everyday clean-up. Neither option is incorrect. The ideal answer depends on the job scope, household tolerance, budget, and schedule.

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: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 spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.