Business Name: Vision Building and Renovation
Address: St. George, UT
Phone: (435) 669-4133

Vision Building and Renovation

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

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Business Hours

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

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Choosing in between a general contractor and a home builder sounds easy till cash, permits, drawings, weather, evaluations, subcontractors, and real life get in the photo. The title on a company card does not always tell you whether someone is the best fit for your project. An experienced general contractor might be ideal for a kitchen remodel, a bathroom remodel, an addition, or a whole-house remodelling. An experienced home builder may be the much better option when you are beginning with a vacant lot and planning new home construction from the ground up.

The confusion is understandable. Both coordinate trades. Both manage schedules. Both deal with inspectors, suppliers, change orders, and budget plans. Both can build something substantial. The distinction depends on the kind of work they are constructed to handle, the systems they use, the risks they understand best, and the way they direct customers through decisions.

I have seen homeowners work with a new home builder for a complex restoration and discover that working inside an existing structure was more unpredictable than anybody anticipated. I have also seen people hire a remodeling contractor to develop a new custom home, just to discover that site advancement, energy coordination, and long-range sequencing needed a different level of new-build experience. Neither professional was always bad. They were simply running outside their strongest lane.

The right hire depends on what you are building, how much design work is currently total, just how much control you want, the number of unknowns the task includes, and how comfy you are with the process.

What a general contractor in fact does

A general contractor is the central supervisor responsible for providing a construction project. On property tasks, that usually implies hiring and collaborating subcontractors, ordering materials, scheduling examinations, keeping work moving, managing jobsite conditions, tracking expenses, and solving issues as they appear.

A great general contractor does not simply "know a guy" for each trade. They understand the order of operations. They understand why the plumber needs to be roughed in before insulation, why a framing correction can impact cabinet layouts 3 months later on, and why one missing window can hold up siding, drywall, trim, and final painting. They invest much of their time preventing small problems from becoming pricey delays.

General contractors are typically worked with for remodeling jobs, additions, repair work after damage, basement finishes, structural modifications, 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 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 especially important in existing homes because restorations require judgment. Older homes hardly ever match their drawings, if drawings exist at all. A wall that appears non-load-bearing may bring roofing load through a strange framing course. Electrical wiring might have been altered by 3 previous owners. Floor framing may run out level by an inch across a room. The contractor has to detect, adapt, file, and keep the task moving without pretending your home is something it is not.

That type of work requires patience and field experience. It is something to install cabinets in a recently framed kitchen with square walls and a level piece. It is another to install them in a 1940s home where the plaster differs in thickness, the flooring rolls toward the back entrance, and the homeowner wants the finished room to look clean without tearing the whole home apart.

What a home builder brings to the table

A home builder focuses on constructing houses, normally from an Home builder builtbyvbr.com empty lot or a cleared building website. Some builders specialize in production homes, where purchasers choose from set strategies and surface bundles in a prepared neighborhood. Others operate as a custom home builder, creating one-of-a-kind homes with architects, designers, engineers, and owners.

For new home construction, a builder's work typically starts before any framing team gets here. They might assist examine land, evaluation zoning restrictions, coordinate studies, organize soil tests, price quote sitework, rate energy connections, and identify allowing requirements. These early steps matter since the cost of preparing land can surprise even knowledgeable house owners. A beautiful woody lot might need cleaning, grading, a long driveway, drainage work, septic style, well drilling, or utility extensions before the very first footing is poured.

A home builder likewise comprehends the rhythm of structure from scratch. Excavation results in foundation work. Structure work causes framing. Framing results in roofing, windows, rough mechanicals, insulation, drywall, trim, surfaces, and last examinations. The series is cleaner than remodeling in some methods due to the fact that the builder controls the whole structure. But the scale is larger, and the capital, lead times, choices, and coordination demands can be intense.

The overlap, and why it can be misleading

There is real overlap between the 2 roles. A general contractor can develop a new house if licensed, insured, experienced, and effectively staffed for that work. A home builder might likewise handle restorations, especially additions or large remodels for past clients. In some markets, individuals utilize the terms interchangeably. A company may call itself a builder but do primarily remodels. Another may call itself a general contractor but specialize in custom homes.

That is why you must look beyond the label. Ask what type of work comprises most of their annual volume. Ask to see tasks comparable to yours, not simply impressive photos. A lovely new farmhouse does not prove 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 once strolled a house where the owner had actually worked with a builder understood for new homes to finish a major interior renovation. The builder was capable, truthful, and well regarded. But the job dragged due to the fact that his group was used to tidy sequencing, open framing, and foreseeable plans. Your home had concealed pipes disputes, uneven floors, and occupants living upstairs throughout construction. A remodeling contractor would have prepared for more of the friction, priced more investigative work upfront, and staged the project differently.

Match the expert to the job type

For most house owners, the simplest method to narrow the option is to begin with the nature of the task rather than the title of the expert. A kitchen remodel, bathroom remodel, room addition, basement renovation, or structural repair work normally points towards a general contractor with remodeling experience. A ground-up home typically points toward a home builder, specifically if the style is custom or the site has actually complications.



Here is a useful comparison:

|Job type|Usually better fit|Why||-- |-- |--|| Kitchen remodel|General contractor or remodeling contractor|Existing conditions, trade sequencing, finish coordination, dust control, and tenancy preparation matter heavily|| Bathroom remodel|Remodeling contractor|Tight spaces, waterproofing details, pipes modifications, tile work, and schedule compression require remodelling experience|| Whole-house remodelling|General contractor|Existing structure, phased work, structural modifications, and surprise 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 comparison is not a stiff rule. Some large remodeling contractors are exceptional at additions that feel nearly fresh builds. Some custom builders have in-house restoration divisions that handle complex remodels magnificently. The important thing is not the classification. It matters experience.

When a general contractor is the smarter hire

A general contractor is generally the smarter work with when the job must connect into an existing structure. Existing homes create unknowns. Even when strategies are detailed, the contractor may not understand what is inside a wall till demolition starts. That uncertainty impacts rates, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it might include cabinet replacement, new countertops, lighting, flooring, backsplash tile, and appliance installation. In practice, the job might involve relocating pipes, upgrading electrical service, repairing subfloor damage near an old dishwasher, correcting a sagging ceiling, widening an opening, and collaborating cabinet shipment so boxes do not being in a garage for 6 weeks.

A general contractor who remodels kitchens frequently knows where surprises tend to conceal. They may recommend opening a little area of wall before last pricing. They may ask the cabinet designer for appliance specs early since a one-inch distinction in refrigerator depth can affect surrounding pantry cabinets. They may flag that moving a sink to an island needs venting alternatives that require to be confirmed before the design is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is little, but it is mechanically thick. Waterproofing information, framing flatness, drain area, glass clearances, fan ducting, and tile design all impact the final result. I have seen homeowners focus practically totally on tile choice while missing the more crucial question: who is responsible for making certain the shower does not leakage 5 years from now? The response needs to be clear before work starts.

General contractors also tend to be much better suited for tasks where the homeowner stays in your home during construction. Living through a remodel is challenging. Dust barriers, short-lived kitchens, restroom access, family pet safety, parking, everyday cleanup, and working hours enter into the task. Contractors who focus on remodeling know that protecting the existing home is not a courtesy. It is part of the scope.

When a home builder is the more powerful choice

A home builder is normally the more powerful choice when the job begins with land, plans, and a full house to construct. New home construction needs coordination at a scale that differs from remodeling. The builder needs to manage the entire structure envelope, website drain, structure precision, energy installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder should ideally be involved before the illustrations are completely total. That does not mean the builder replaces the designer. It implies prices and constructability feedback can avoid costly redesign later. For instance, an architect might create a dramatic wall of windows, an intricate roofline, or a cantilevered balcony. Those functions may be worth every dollar, but the owner must understand the expense before permit drawings are finished.

A custom home builder can likewise assist line up allowances with reality. Allowances are budget placeholders for items not yet picked, such as tile, lighting, home appliances, plumbing fixtures, or floor covering. If allowances are too low, the contract rate looks attractive at signing however grows painfully during selections. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are envisioning professional appliances, wide-plank hardwood, inset cabinetry, and natural stone, the budget plan ought to not carry entry-level allowances.

The design question: who leads before construction starts?

Many property owners start by calling contractors before they have adequate details for precise rates. That is not incorrect, however it can lead to frustration. A contractor can not price a kitchen remodel precisely from a

conversation about "opening things up" and "adding more storage." A builder can not offer a trustworthy custom home price from a sketch and a Pinterest board.

The style course affects whom you hire and when. For remodels, some general contractors provide design-build services, suggesting they manage design and construction under one roofing system or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house renovations when the property owner wants a guided process and a single point of duty. The advantage is connection. The designer, estimator, and field group pursue the same budget plan. The compromise is that you might not be competitively bidding a fully ended up strategy to several contractors.

For custom homes, numerous owners hire an architect initially, then generate a custom home builder throughout design advancement. Others work with a design-build home builder with internal or partner architectural services. Both techniques can succeed. The danger comes when style and budget plan establish independently. If the plans are completed without cost input, the first builder estimate might go beyond the spending plan by 20 percent, 40 percent, or more, depending on the market and intricacy. At that point, the owner spends for redesign or starts cutting functions under pressure.

Good professionals welcome early budget discussions. They may not give a repaired cost without drawings, but they can recognize expense motorists. They can say, "That second-story addition will likely need structural upgrades below," or "A 500-foot energy run will not price like a standard neighborhood connection," or "If you want large-format tile because shower, we require flatter walls and a better substrate plan."

Licensing, insurance coverage, and regional rules

Licensing guidelines vary by state, province, county, and town. Some locations require a general contractor license for any substantial residential work. Others accredit particular trades however have looser requirements for the person collaborating the job. New home builders may need registration with a state home builder board, warranty program, or local building authority. Because rules vary, house owners ought to verify requirements locally instead of depending on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder need to carry general liability insurance coverage and, if they have employees, employees' compensation coverage. If subcontractors are used, the prime contractor needs to have a procedure for collecting certificates of insurance. This is not documents for documents's sake. If somebody is injured on the home or a subcontractor triggers damage, unclear protection can become a major problem.

Permitting is another dry run. A qualified professional needs to have the ability to describe what permits are required, who will get them, what assessments are anticipated, and how authorization costs are dealt with. Beware if someone suggests skipping licenses for work that clearly requires them. Unpermitted structural, electrical, plumbing, or mechanical work can produce security issues and complicate resale.

How rates differs in between remodels and new builds

Pricing approaches vary, but domestic construction typically falls under fixed-price contracts, cost-plus contracts, or hybrids with allowances and modification orders. The best technique depends upon how total the strategies are and how many unknowns exist.

A fixed-price contract provides the owner a specified price for a defined scope. It works finest when illustrations, specs, selections, and site conditions are clear. In remodeling, fixed pricing can still include exclusions for surprise

conditions, such as hidden rot, out-of-date wiring, or structural problems discovered throughout demolition. That is affordable if the exclusions specify and the modification order process is clear.

Cost-plus agreements bill the owner for real expenses plus a contractor fee, either a percentage or repaired fee. This technique can make good sense for custom homes or intricate restorations where the scope can not be fully understood at the start. The owner gets flexibility and transparency, but likewise brings more expense threat. Strong reporting is necessary. Without routine expense updates, cost-plus can become stressful quickly.

Allowances should have cautious attention. An agreement might include a $4,000 home appliance allowance, however the range you desire may cost $7,500 by itself. A bathroom remodel might consist of a tile allowance that covers fundamental ceramic however not handmade tile or natural stone. Low allowances are one of the easiest methods for an estimate to appear competitive while downplaying the true task cost.

Contingency is likewise different between task types. For a relatively uncomplicated new home on a ready lot with complete strategies, contingency might be lower than for a significant remodelling in an older house. For remodels, numerous experts recommend owners to keep a reserve, typically in the variety of 10 to 20 percent depending upon age, intricacy, and just how much examination has actually been done. That is not a license for careless rates. It is acknowledgment that existing structures can conceal expensive surprises.

The concerns that expose fit

Interviews frequently reveal more than sites. You are not only purchasing labor and products. You are hiring judgment, interaction, and analytical under pressure. A sleek portfolio is useful, however the discussion needs to get specific.

Ask these questions before you decide:

1. How lots of jobs like mine have you finished in the last 2 years?
2. Who will supervise the task everyday, and how frequently will they be onsite?
3. How do you handle change orders, covert conditions, and allowance overages?
4. Can you provide current references for comparable work, not just your favorite projects?
5. What parts of this job worry you most from an expense, schedule, or constructability standpoint?

The last concern is specifically revealing. A weak contractor states, "Absolutely nothing, it all looks easy." A strong one stops briefly and gives a genuine response. Maybe the issue is gain access to for excavation equipment. Possibly it is matching existing brick. Possibly it is long lead times for custom windows. Perhaps it is keeping an operating bathroom offered while the other one is under construction. Professionals who can identify risk early are most likely to manage it well.

Red flags that need to slow you down

A low cost can be genuine, however it needs to make good sense. If three price quotes for a bathroom remodel cluster around $38,000 to $45,000 and one is available in at $24,000, you need to understand why. Possibly the low bidder misconstrued the scope. Perhaps they omitted pipes components, glass, electrical upgrades, or permits. Maybe they plan to utilize lower-cost materials. Or maybe they are underpricing the task and hoping to recuperate through change orders.

Be cautious with vague scopes. "Renovate kitchen" is not a scope. An appropriate proposition must explain demolition, framing, electrical, plumbing, HVAC changes if any, drywall, flooring, cabinets, countertops,

backsplash, painting, permits, cleanup, and exclusions. It must clarify who supplies devices, components, tile, lighting, cabinet hardware, and other finish items.



Communication during estimating likewise predicts interaction throughout construction. If somebody misses out on consultations, takes weeks to address fundamental concerns, or prevents written information before you sign, that pattern typically does not enhance after a deposit is paid. Busy specialists can still interact clearly. Silence is not the like remaining in demand.

Another red flag is pressure. A contractor or builder may have valid scheduling restraints, but you must not feel hurried into a significant agreement without time to examine it. Residential construction includes too much cash and disturbance for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms are worthy of unique reference because they are common projects and simple to underestimate. They combine design, energy systems, finish workmanship, and everyday home disturbance. A kitchen remodel may affect how a family consumes for two months. A bathroom remodel might need mindful preparation if it is the just complete bath in the house.

A remodeling contractor who does these tasks frequently brings practical practices that do not always display in images. They understand to validate home appliance requirements before rough electrical. They know a shower specific niche need to be set out with the tile pattern, not framed arbitrarily and regretted later on. They understand the vanity drawer need to clear the supply lines. They know recessed medicine cabinets can conflict with plumbing 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 helps with schedule realism. A five-by-eight hall bathroom is not immediately a one-week project if it involves complete demolition, pipes moving, electrical work, assessments, waterproofing, tile, glass measurement, and finish setup. Drying times, assessment windows, and custom materials matter. An expert schedule represent those actions rather than promising magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction planning sets the tone for the entire build. The builder should help turn illustrations and selections into a buildable, priced, scheduled task. That consists of evaluating structural requirements, energy code details, doors and window lead times, outside materials, mechanical systems, and site logistics.

One typical error is picking a builder too late. By the time strategies are finished, owners might feel emotionally committed to a style that does not fit the spending plan. Bringing a home builder into the conversation previously can maintain the design intent while adjusting pricey information before they become expensive modifications. A simpler roofline, a somewhat smaller sized footprint, or a different foundation method can in some cases conserve significant money without damaging how the home lives.

Another error is focusing only on cost per square foot. Expense per square foot can be a rough referral, however it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a larger, simpler house. Sitework, porches, garages, ceiling heights, window bundles, cabinets, mechanical systems, and architectural intricacy all misshape the number. A builder who offers a casual square-foot cost without comprehending the plans and website is guessing.

Where additions fit

Additions sit between remodeling and new construction. They involve new structure, framing, roof, and exterior work, however they likewise connect to an existing home. That connection is typically the hardest part. The new floor must satisfy the old floor. The roofline should incorporate without leaks. The exterior needs to look intentional rather than tacked on. Heating and cooling capacity may require review. Electrical service might require updating. The family might reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be proper. The choosing factor is experience with tie-ins and inhabited restorations. A builder who mostly works on uninhabited lots may undervalue the difficulty of protecting an existing home and lessening interruption. A remodeler who seldom deals with foundations and big structural framing might need more powerful assistance from engineers and sitework trades. The very best choice is the expert 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

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People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

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

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

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

How long has Vision Building & Renovation been in business?

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

Does Vision Building & Renovation build custom homes?

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

What kinds of remodels does Vision Building & Renovation do?

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

Does Vision Building & Renovation build outdoor living spaces?

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

Who owns Vision Building & Renovation?

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

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

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

Why choose Vision Building & Renovation as your general contractor?

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

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on Google Maps or call at (435) 669-4133 Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: (435) 669-4133, visit their website at https://builtbyvbr.com/ or connect on social media via Instagram

After a fun day at St. George Children's Museum local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.