

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 consequential choices a property owner will make during a custom home construct, kitchen remodel, bathroom remodel, addition, or whole-home restoration. The right contractor can turn a complex job into a managed, well-managed process. The incorrect one can leave you with blown budget plans, stalled evaluations, poor craftsmanship, and months of stress that might have been avoided with much better vetting.

A home job is not like purchasing an ended up product off a rack. You are employing judgment, coordination, problem-solving, monetary discipline, trade relationships, and responsibility. Lumber, tile, windows, pipes components, permits, and labor all matter, however the person managing those moving parts frequently matters more.

I have actually seen perfectly developed projects struggle due to the fact that the builder might not manage sequencing. I have actually likewise seen modest remodels come together easily since the remodeling contractor understood how to prepare around unknowns, interact early, and keep trades moving. Price matters, however the most affordable number on a proposal is hardly ever the full story. A general contractor's real worth shows up in the spaces in between the line items: how they manage delays, what they discover before it becomes expensive, and whether they treat your home like a jobsite or like someone's largest individual investment.

What a general contractor actually does

A general contractor, often called a GC, is responsible for handling the construction process from preparing through completion. On a new home construction job, that implies collaborating excavation, structure, framing, roof, mechanical systems, insulation, drywall, finishes, assessments, and final punch work. On a remodel, the work may include demolition, structural modifications, pipes moving, electrical upgrades, cabinets, floor covering, tile, paint, and connecting new work into old construction that might not be level, square, or built to modern standards.

The general contractor is not constantly the person swinging the hammer. Some do self-perform portions of the work, specifically framing, trim, cabinets, or finish woodworking. Others run mostly as project supervisors who depend on subcontractors. Neither model is instantly better. What matters is whether the contractor has the best team, the best oversight, and a tested system for managing quality.

A good GC schedules trades in the correct order, verifies products before they are required, checks work versus strategies and codes, communicates with inspectors, handles modification orders, and safeguards the spending plan as conditions shift. They should comprehend agreements, insurance coverage, lien releases, security, site security, and the practical truths of living through construction.

For homeowners, the GC also functions as translator. Designers, engineers, constructing departments, suppliers, cabinetmakers, electricians, plumbing technicians, and tile setters all use their own language. A proficient contractor can describe what those details mean in expense, schedule, and finished appearance. That translation is particularly important when choices need to be made quickly, which they typically do when walls are open or crews are on site.

Home builder, custom home builder, or remodeling contractor?

The terms overlap, but they are not similar. A home builder typically concentrates on new construction, either production homes, semi-custom homes, or fully custom homes. A custom home builder normally works from individual plans, adapts to a particular lot, and manages a greater level of owner selection and style intricacy. A remodeling contractor concentrates on existing homes, where surprises prevail and daily home interruption need to be managed carefully.

A new custom home and a significant remodel require different impulses. In new home construction, the contractor starts with a reasonably fresh start. Soil conditions, website gain access to, energy connections, weather condition, and design complexity can still create challenges, however the structure is being built in sequence from the ground up. A strong custom home builder thinks hard about website orientation, drainage, framing details, long lead products, and energy efficiency before the very first concrete truck arrives.

A remodel is more forensic. The contractor may open a kitchen wall and find outdated circuitry, missing insulation, previous water damage, undersized framing, or plumbing that can not stay where the drawings assumed it would. In a bathroom remodel, a little leakage behind tile can expose rotten subflooring and mold. In an older home, nothing might be plumb or square. The remodeling contractor requires persistence, diagnostic skill, and a practical allowance for unidentified conditions.

Some companies are outstanding at both. Others are not. A contractor who develops gorgeous new homes may battle with the sequencing and dust control required in an occupied remodel. A remodeler who thrives in kitchens and baths might not have the staffing, supplier network, or website management systems for a ground-up custom home. Inquire about projects similar to yours, not just excellent projects in general.

Start with the type of project you really have

Before you interview contractors, define the nature of the work as clearly as possible. A kitchen remodel that keeps the existing design is really various from one that eliminates a bearing wall, moves pipes, replaces windows, and requires structural engineering. A bathroom remodel might be a cosmetic refresh, or it might include moving drains, including a curbless shower, upgrading ventilation, and remedying old framing issues.

The very same uses to additions and custom homes. Building a 900-square-foot main suite addition over a crawlspace is not the like adding a second story above [tax help](#) an occupied home. A rural custom home with a long driveway, well, septic tank, and gas tank has various logistics than a city infill project with tight gain access to and strict sound rules.

Clear scope does not imply every tile and faucet need to be picked before the first conversation. It does suggest you need to be sincere about your goals, restraints, and cravings for disruption. If you desire a high-end kitchen with inset cabinets, paneled appliances, natural stone, and custom lighting, say that. If your priority is durable, simple, and budget-conscious, say that too. Great contractors can work within various budgets, but they can not price properly when the target keeps moving.

The finest time to generate a contractor

Many property owners wait up until drawings are complete before calling a general contractor. That can work, but it typically leaves money on the table. If you are preparing a custom home, large addition, or substantial remodel, think about including a contractor throughout style. This is often called preconstruction, and it can be one of the most valuable phases of the job.

During preconstruction, the contractor can evaluate design concepts for buildability, determine long lead products, recommend cost-saving alternatives, and flag information that might make complex permitting or assessments. For instance, a kitchen style might show a dramatic beam-free opening in between the kitchen and living room. An engineer may make that possible, however the contractor can discuss what the steel, temporary shoring, drywall repair work, floor covering transitions, and mechanical rerouting might do to the budget.



On a custom home, early contractor participation can form choices about foundation type, roofing complexity, window packages, exterior products, and site work. A plan with multiple rooflines, large cantilevers, and extensive glass might be stunning, but it will price extremely differently from a simpler form with disciplined detailing. The ideal custom home builder can assist protect the design intent while eliminating unnecessary cost and complexity.

This does not mean the contractor needs to replace the designer or designer. It indicates the project benefits when style and construction knowledge meet before the budget plan is already strained.

Where to discover qualified contractors

Referrals remain one of the strongest ways to find a general contractor, however they need context. A next-door neighbor might love the contractor who redesigned their powder space, but that does not prove the same company is best for a full-house restoration. An architect may recommend a builder whose craftsmanship is excellent, but you still need to check communication style, pricing structure, and availability.

Look for contractors who have actually completed projects similar in size, intricacy, and finish level. Evaluation their portfolio thoroughly. Focus not just to glamour pictures, but likewise to information: cabinet positioning, tile

layout, trim shifts, outside flashing, and how old and new areas connect. A great contractor should want to discuss process, not just show finished images.

Local structure departments, style specialists, specialized providers, and real estate professionals might also know which contractors regularly perform well. Cabinet stores, plumbing display rooms, and lumberyards typically see how contractors operate behind the scenes. They understand who pays bills, plans ahead, treats vendors respectfully, and resolves problems without drama.

Online reviews can help, however they are inadequate. Some outstanding contractors have couple of evaluations due to the fact that they work primarily through recommendations. Some average ones have polished marketing. Use online existence as one input, not the deciding factor.

How to veterinarian a general contractor before you request a price

A severe vetting procedure saves more money than aggressive negotiating. The objective is not to interrogate the contractor. It is to discover how they think, how they interact, and whether their service is stable enough to support your project.

Ask direct questions, then listen for specifics. Unclear answers are a warning sign. An experienced general contractor ought to be able to describe how they set up work, how they handle change orders, how often they communicate, what insurance they carry, what types of contracts they use, and who will be on website day to day.

Use this brief list during early conversations:

- Confirm licensing requirements in your state or town, and ask the contractor to provide license details if applicable.
- Request evidence of general liability insurance and employees' settlement protection before work begins.
- Ask for recent referrals from jobs similar to yours, not only from the contractor's favorite clients.
- Clarify who manages the task daily, who interacts with you, and how frequently updates are provided.
- Discuss current work and reasonable start dates, considering that an excellent contractor who is overcommitted can still become a problem.

References should have more than a fast "Were you happy?" Ask former customers what amazed them, how the contractor dealt with issues, whether the last expense matched expectations, whether the jobsite was organized, and if they would hire the exact same contractor once again. If possible, ask to see a completed project personally. Photos hide a lot. Door spaces, grout lines, paint quality, flooring transitions, and cabinet exposes tell a more truthful story.

Understanding bids, quotes, and allowances

Homeowners typically ask for 3 bids as if that alone guarantees a fair price. It does not. Three bids are only useful when each contractor prices the very same scope, with the exact same assumptions, quality level, and paperwork. If one bid consists of custom cabinets, another assumes stock cabinets, and a 3rd brings an unclear cabinet allowance, the numbers can not be compared meaningfully.

A quote is only as good as the documents behind it. For a kitchen remodel, a strong prices plan might include a dimensioned layout, cabinet specs, home appliance selections, lighting strategy, pipes component options, backsplash information, countertop product, floor covering details, and keeps in mind about wall elimination or

mechanical changes. Without those information, the contractor needs to either guess or load the estimate with allowances.

Allowances are spending plan placeholders for items not yet selected. They prevail and frequently required, however they need to be reasonable. A \$3,000 device allowance might work for a fundamental rental kitchen, not for a custom kitchen with a panel-ready fridge and expert range. A \$6-per-square-foot tile allowance will not cover handcrafted tile that costs several times that amount before installation. Low allowances try appearance appealing in the beginning, then develop painful boost later.

There is likewise a distinction in between fixed-price contracts and cost-plus agreements. In a fixed-price plan, the contractor accepts complete a specified scope for a set price, with changes dealt with separately. This can provide budget certainty when the scope is well recorded. In a cost-plus plan, the property owner pays real job expenses plus a concurred contractor cost or markup. This can work well for intricate remodels where unknowns are substantial, however it requires openness, trust, and disciplined reporting.

Neither structure is widely best. A set price with poor scope is not safe. A cost-plus contract with weak documentation is not safe either. The real protection originates from clearness, interaction, and a contractor who tracks expenses honestly.

The least expensive bid deserves mindful scrutiny

A low bid may reflect performance, lean overhead, strong trade relationships, or a contractor who really desires the work. It may also show missed scope, unrealistic allowances, inexperience, or a strategy to recover revenue through change orders. The difficulty is telling the difference.

When a quote is considerably lower than others, ask the contractor to stroll you through it. A professional must not be angered by this. They must have the ability to discuss their presumptions and recognize what is excluded. If the task includes structural work, mechanical changes, custom kitchen cabinetry, or high-end finishes, a large cost gap usually means the quotes are not aligned.

I when evaluated completing proposals for a kitchen remodel where one contractor was almost 25 percent lower than the others. The homeowner was understandably lured. A closer appearance revealed that the low bid omitted electrical panel work, carried a minimal flooring allowance, did not include painting surrounding rooms, and assumed the existing ceiling would remain untouched after wall removal. By the time those products were fixed, the "less expensive" bid was no longer cheaper.

Price openness secures both sides. A contractor who prices completely might seem expensive in the beginning, however that number may be closer to the actual expense of completing the task properly.

Contracts must be plain, particular, and complete

A handshake is inadequate for major construction work. A composed contract must define the scope, rate structure, payment schedule, modification order process, approximate timeline, guarantee terms, insurance requirements, and dispute resolution method. It should likewise recognize exemptions, owner-supplied products, permit obligation, and how unexpected conditions will be handled.

The contract does not need to be stuffed with legal language to be helpful. In reality, the best construction contracts are frequently clear enough for everybody to comprehend. Obscurity is where conflict grows. If the contractor states painting is consisted of, which spaces and surface areas are consisted of? If flooring is consisted of, does that include leveling, shifts, baseboards, and moving furniture? If a bathroom remodel includes a new shower, does the price include waterproofing standards, niche framing, glass, ventilation, and tile layout?

Payment schedules must represent progress, not approximate dates. For custom homes, payments are often connected to milestones such as structure, framing, mechanical rough-ins, drywall, and significant completion. For remodels, payments might be staged around mobilization, rough-ins, evaluations, cabinet setup, tile completion, and last punch work. A deposit is typical in many markets, particularly when products must be bought, however large upfront payments before any work or products are committed deserve caution.

Change orders should be written, priced, and authorized before the work continues whenever possible. Remodels sometimes need immediate choices when hidden conditions appear, however those choices should still be recorded. A casual "we'll figure it out later" can end up being a disagreement when the invoice arrives.

Permits, codes, and assessments are not optional details

Some house owners view permits as red tape. Experienced contractors know they belong to responsible construction. Permits create a record that work was reviewed by the regional authority, and examinations provide checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist since failures in those areas can be dangerous and expensive.

Not every small cosmetic project needs an authorization. Painting cabinets, changing a faucet in the same area, or swapping lights may not set off one, depending on regional guidelines. But moving walls, modifying structure, adding square video, transferring plumbing, changing electrical circuits, changing windows, completing basements, and building decks often do. Requirements differ by jurisdiction, so regional knowledge matters.

Be careful of a contractor who motivates avoiding authorizations for work that clearly needs them. Unpermitted work can create issues throughout resale, insurance coverage claims, refinancing, or future renovations. More significantly, it might hide risky work. A certified general contractor should understand when permits apply and need to be comfortable working with inspectors.

That stated, inspectors are not quality-control supervisors for each surface information. Passing evaluation does not imply the tile layout is appealing, the paint is smooth, or the cabinet doors line up perfectly. Code is the minimum legal requirement. Workmanship is a separate expectation that needs to be handled through contractor choice, documentation, and oversight.

Communication figures out the house owner experience

Most construction problems are interaction issues before they end up being construction problems. A delayed window is aggravating. A postponed window that nobody tells you about up until the team disappears for 2 weeks feels like betrayal. A surprise cost is undesirable. A surprise expense described early, with options and documentation, is easier to manage.

Before hiring, ask how the contractor interacts. Some utilize task management software application with schedules, images, everyday logs, choices, and modification orders. Others depend on email, texts, phone calls, and weekly website meetings. The tool matters less than consistency. House owners must know who to get in touch with, when choices are needed, and what has altered since the last update.

For occupied remodels, interaction becomes even more crucial. If your kitchen is under construction, you need to know when water or power will be shut off, when noisy work will happen, where employees will park, how dust will be included, and whether pets need to be secured. A thoughtful remodeling contractor will go over momentary kitchens, access courses, floor security, bathroom usage, debris removal, and day-to-day cleanup before demolition begins.

On custom homes, communication frequently centers on selections and schedule. House owners undervalue how many decisions they will make: windows, doors, roof, siding, stone, flooring, grout, hardware, lighting, plumbing fixtures, paint colors, closet systems, appliances, counter tops, mirrors, shower glass, trim profiles, and more. Late choices 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 noticeable surfaces, however quality starts much earlier. A straight frame makes drywall, cabinetry, tile, and cut better. Proper flashing safeguards walls long after the siding looks new. Great waterproofing behind shower tile matters more than the tile itself. Right mechanical layout affects convenience and serviceability for decades.

During contractor interviews, ask 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 dimensions before buying? How do they manage moisture before setting up wood flooring?

The responses reveal whether the contractor believes like a builder or a salesperson. A polished discussion is nice. Technical competence is much better. The best contractors can speak about surprise work without making it sound strange. They take pride in details that protect the home after everyone has actually stopped appreciating the backsplash.

For kitchen remodel tasks, quality may depend on cabinet setup, device clearances, ventilation, lighting positioning, and how counter tops fulfill walls that are not completely straight. For a bathroom remodel, it might depend upon slope to drains, waterproof membranes, obstructing for glass doors and get bars, fan sizing, and tile substrate. For a custom home, quality may depend on foundation drain, framing tolerances, roofing assemblies, window installation, insulation continuity, and heating and cooling design.

Living through a remodel requires planning

Remodeling an occupied home is disruptive even with an excellent contractor. Dust journeys. Canines bark. Kids are curious. Work begins early. Choices come at inconvenient times. A kitchen remodel affects meals, dishes, coffee, school lunches, and family regimens. A bathroom remodel can strain a home if it removes a key shower or toilet for several weeks.

The contractor ought to assist set expectations, however property owners likewise need a useful strategy. Decide where you will store furnishings and individual items. Eliminate valuables before crews show up. Set up a temporary cooking location if the kitchen is impacted. Go over parking and gain access to with next-door neighbors if the street is tight. If someone works from home, talk truthfully about noise and schedule.

A good contractor will use dust barriers, flooring security, unfavorable air machines or air scrubbers when proper, and everyday clean-up habits. Still, no dust-control system is perfect. If someone in the home has asthma, immune issues, or severe allergic reactions, raise that before the contract is signed. The technique might require to change.

Pets also should have attention. Construction workers can not be accountable for keeping a nervous pet dog from slipping through an open gate. Develop a pet plan that keeps animals safe and crews productive.

Red flags that need to slow you down

Homeowners often pick up problem before they can name it. A contractor who is difficult to reach during the sales process may not become more responsive after getting a deposit. A proposal that is thin on detail might cause arguments later. Pressure tactics, unclear qualifications, and reluctance to offer documentation must all be taken seriously.

Watch for these indication:

- The contractor requests for a huge money payment before offering a comprehensive agreement or purchasing recorded materials.
- They can not offer evidence of insurance coverage, appropriate license information, or current references.
- Their proposal includes broad expressions such as "total remodel" without specific scope, materials, exclusions, or allowances.
- They discourage permits for work that likely needs them.
- They assure an uncommonly fast schedule without discussing labor schedule, preparations, inspections, or possible constraints.

One warning does not always indicate you should leave, however it must prompt more questions. Construction needs trust, and trust is developed 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/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 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.