

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 one of the most consequential decisions a house owner will make during a custom home build, kitchen remodel, bathroom remodel, addition, or whole-home remodeling. The right contractor can turn a complicated task into a managed, well-managed process. The wrong one can leave you with blown budgets, stalled assessments, bad craftsmanship, and months of stress that could have been avoided with better vetting.

A home project is not like buying a finished product off a rack. You are working with judgment, coordination, problem-solving, financial discipline, trade relationships, and accountability. Lumber, tile, windows, plumbing fixtures, permits, and labor all matter, but the individual handling those moving parts often matters more.

I have actually seen perfectly designed jobs have a hard time due to the fact that the builder might not manage sequencing. I have actually also seen modest remodels come together cleanly due to the fact that the remodeling contractor understood how to prepare around unknowns, communicate early, and keep trades moving. Rate matters, but the lowest number on a proposition is rarely the complete story. A general contractor's real value appears in the areas in between the line products: how they deal with delays, what they notice before it becomes expensive, and whether they treat your home like a jobsite or like somebody's biggest personal investment.

What a general contractor actually does

A general contractor, frequently called a GC, is accountable for managing the construction process from preparing through conclusion. On a new home construction project, that indicates collaborating excavation, structure, framing, roof, mechanical systems, insulation, drywall, surfaces, evaluations, and last punch work. On a remodel, the work might involve demolition, structural modifications, pipes relocation, electrical upgrades, kitchen cabinetry, flooring, tile, paint, and tying new work into old construction that might not be level, square, or constructed to modern-day standards.

The general contractor is not always the individual swinging the hammer. Some do self-perform portions of the work, especially framing, trim, cabinetry, or finish woodworking. Others run mostly as job supervisors who depend on subcontractors. Neither model is automatically better. What matters is whether the contractor has the best group, the right oversight, and a proven system for managing quality.



An excellent GC schedules trades in the appropriate order, verifies materials before they are needed, checks work against plans and codes, communicates with inspectors, manages modification orders, and protects the budget as conditions shift. They need to understand agreements, insurance, lien releases, safety, website security, and the practical truths of living through construction.

For homeowners, the GC likewise functions as translator. Designers, engineers, building departments, providers, cabinetmakers, electrical contractors, plumbing technicians, and tile setters all utilize their own language. An experienced contractor can explain what those details imply in cost, schedule, and ended up 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, however they are not similar. A home builder often concentrates on new construction, either production homes, semi-custom homes, or completely custom homes. A custom home builder usually works from individual strategies, adapts to a specific lot, and manages a higher level of owner selection and style complexity. A remodeling contractor specializes in existing homes, where surprises prevail and day-to-day household disturbance need to be managed carefully.

A new custom home and a significant remodel need various instincts. In new home construction, the contractor starts with a fairly clean slate. Soil conditions, website gain access to, utility connections, weather, and style intricacy can still develop challenges, however the structure is being integrated in sequence from the ground up. A strong custom home builder concentrates about website orientation, drain, framing information, long lead products, and energy performance before the first concrete truck arrives.

A remodel is more forensic. The contractor may open a kitchen wall and discover outdated wiring, missing insulation, previous water damage, undersized framing, or pipes that can not remain where the illustrations assumed it would. In a bathroom remodel, a small leakage behind tile can reveal rotten subflooring and mold. In an older home, absolutely nothing might be plumb or square. The remodeling contractor needs persistence, diagnostic skill, and a practical allowance for unidentified conditions.

Some firms are outstanding at both. Others are not. A contractor who constructs beautiful new homes may battle with the sequencing and dust control required in an occupied remodel. A remodeler who flourishes in kitchens and baths might not have the staffing, provider network, or website management systems for a ground-up custom home. Ask about projects comparable to yours, not simply excellent projects in general.

Start with the type of task you really have

Before you talk to 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 gets rid of a bearing wall, moves plumbing, replaces windows, and requires structural engineering. A bathroom remodel may be a cosmetic refresh, or it may involve moving drains, adding a curbless shower, updating ventilation, and correcting old framing issues.

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

Clear scope does not suggest every tile and faucet must be chosen before the first discussion. It does suggest you need to be honest about your goals, restrictions, and hunger for disturbance. If you want a high-end kitchen with inset cabinets, paneled appliances, natural stone, and custom lighting, state that. If your concern is resilient, straightforward, and budget-conscious, say that too. Excellent contractors can work within different budgets, however they can not price precisely when the target keeps moving.

The best time to bring in a contractor

Many house owners wait up until illustrations are complete before calling a general contractor. That can work, however it often leaves cash on the table. If you are preparing a custom home, large addition, or substantial remodel, think about involving a contractor during design. This is sometimes called preconstruction, and it can be among the most important stages of the job.

During preconstruction, the contractor can review [Custom home builder](#) style principles for buildability, recognize long lead items, suggest cost-saving alternatives, and flag information that might complicate allowing or assessments. For example, a kitchen design may show a dramatic beam-free opening in between the kitchen and living-room. An engineer might make that possible, but the contractor can explain what the steel, short-term shoring, drywall repair work, flooring shifts, and mechanical rerouting may do to the budget.

On a custom home, early contractor participation can shape choices about foundation type, roof complexity, window bundles, outside products, and website work. A plan with several rooflines, big cantilevers, and extensive

glass may be stunning, however it will price really differently from a simpler kind with disciplined detailing. The ideal custom home builder can assist maintain the design intent while getting rid of unnecessary cost and complexity.

This does not imply the contractor needs to replace the designer or designer. It implies the task advantages when design and construction knowledge satisfy before the spending plan is currently strained.

Where to find qualified contractors

Referrals stay among the greatest methods to discover a general contractor, however they require context. A neighbor may enjoy the contractor who renovated their powder room, but that does not show the same firm is right for a full-house restoration. An architect may advise a builder whose craftsmanship is exceptional, but you still require to examine interaction style, prices structure, and availability.

Look for contractors who have actually finished jobs similar in size, complexity, and finish level. Evaluation their portfolio carefully. Focus not only to glamour images, but also to details: cabinet alignment, tile design, trim transitions, exterior flashing, and how old and new areas link. A good contractor needs to be willing to go over process, not just reveal finished images.

Local building departments, design specialists, specialty suppliers, and property specialists might also know which contractors consistently carry out well. Cabinet shops, plumbing showrooms, and lumberyards typically see how contractors operate behind the scenes. They know who pays bills, strategies ahead, deals with suppliers respectfully, and deals with problems without drama.

Online reviews can help, however they are not enough. Some excellent contractors have few reviews since they work mainly through recommendations. Some mediocre ones have polished marketing. Use online existence as one input, not the deciding factor.

How to veterinarian a general contractor before you ask for a price

A severe vetting process conserves more cash than aggressive negotiating. The objective is not to interrogate the contractor. It is to discover how they believe, how they interact, and whether their company is stable enough to support your project.

Ask direct concerns, then listen for specifics. Vague responses are an indication. An experienced general contractor should be able to explain how they schedule work, how they manage change orders, how typically they communicate, what insurance coverage they carry, what types of contracts they ***builtbyvbr.com General contractor*** utilize, and who will be on website day to day.

Use this brief checklist during early conversations:

- Confirm licensing requirements in your state or municipality, and ask the contractor to offer license info if applicable.
- Request evidence of general liability insurance coverage and workers' payment coverage before work begins.
- Ask for current recommendations from projects similar to yours, not just from the contractor's preferred clients.
- Clarify who manages the job daily, who communicates with you, and how typically updates are provided.
- Discuss existing workload and reasonable start dates, since a good contractor who is overcommitted can still become a problem.

References deserve more than a quick "Were you delighted?" Ask previous clients what amazed them, how the contractor handled issues, whether the final cost matched expectations, whether the jobsite was organized, and if they would employ the very same contractor once again. If possible, ask to see a [New home construction](#) finished task in person. Images hide a lot. Door spaces, grout lines, paint quality, flooring shifts, and cabinet reveals tell a more truthful story.

Understanding bids, quotes, and allowances

Homeowners frequently request three bids as if that alone guarantees a reasonable cost. It does not. Three bids are just helpful when each contractor costs the same scope, with the exact same assumptions, quality level, and paperwork. If one quote includes custom cabinets, another assumes stock cabinets, and a 3rd brings an unclear cabinet allowance, the numbers can not be compared meaningfully.

A quote is just as great as the files behind it. For a kitchen remodel, a strong rates package might consist of a dimensioned layout, cabinet specifications, appliance choices, lighting strategy, pipes fixture options, backsplash information, countertop material, floor covering information, and keeps in mind about wall elimination or mechanical changes. Without those details, the contractor must either think or load the estimate with allowances.

Allowances are budget plan placeholders for products not yet picked. They prevail and often required, but they need to be practical. A \$3,000 appliance allowance might work for a basic rental kitchen, not for a custom kitchen with a panel-ready refrigerator and professional variety. A \$6-per-square-foot tile allowance will not cover handmade tile that costs numerous times that amount before setup. Low allowances make a bid appearance appealing initially, then produce painful boost later.

There is likewise a distinction in between fixed-price contracts and cost-plus contracts. In a fixed-price arrangement, the contractor agrees to complete a specified scope for a set cost, with modifications dealt with individually. This can provide spending plan certainty when the scope is well documented. In a cost-plus plan, the property owner pays real project costs plus an agreed contractor charge or markup. This can work well for complicated remodels where unknowns are considerable, however it requires openness, trust, and disciplined reporting.

Neither structure is universally best. A set cost with bad scope is not safe. A cost-plus agreement with weak paperwork is not safe either. The real security originates from clarity, communication, and a contractor who tracks expenses honestly.

The lowest quote deserves cautious scrutiny

A low quote may reflect performance, lean overhead, strong trade relationships, or a contractor who truly wants the work. It might also reflect missed scope, unrealistic allowances, inexperience, or a strategy to recover profit through modification orders. The difficulty is telling the difference.

When a bid is significantly lower than others, ask the contractor to walk you through it. An expert ought to not be offended by this. They need to have the ability to explain their assumptions and determine what is omitted. If the job includes structural work, mechanical modifications, custom cabinetry, or high-end finishes, a large rate gap usually suggests the bids are not aligned.

I as soon as evaluated contending propositions for a kitchen remodel where one contractor was nearly 25 percent lower than the others. The house owner was understandably tempted. A closer appearance revealed that the low quote omitted electrical panel work, brought a minimal floor covering allowance, did not include painting

nearby rooms, and assumed the existing ceiling would remain unblemished after wall removal. By the time those items were fixed, the "more affordable" bid was no longer cheaper.

Price openness protects both sides. A contractor who prices completely may appear expensive initially, however that number might be closer to the actual expense of finishing the job properly.

Contracts should be plain, specific, and complete

A handshake is insufficient for serious construction work. A written contract ought to define the scope, price structure, payment schedule, modification order process, approximate timeline, guarantee terms, insurance requirements, and dispute resolution technique. It ought to likewise recognize exemptions, owner-supplied items, permit obligation, and how unanticipated conditions will be handled.

The agreement does not require to be stuffed with legal language to be useful. In fact, the best construction contracts are typically clear enough for everyone to understand. Obscurity is where dispute grows. If the contractor states painting is included, which rooms and surface areas are consisted of? If flooring is consisted of, does that consist of leveling, transitions, baseboards, and moving furnishings? If a bathroom remodel includes a new shower, does the cost include waterproofing requirements, specific niche framing, glass, ventilation, and tile layout?

Payment schedules ought to represent progress, not arbitrary dates. For custom homes, payments are often connected to milestones such as structure, framing, mechanical rough-ins, drywall, and significant conclusion. For remodels, payments may be staged around mobilization, rough-ins, assessments, cabinet installation, tile conclusion, and last punch work. A deposit is normal in numerous markets, particularly when products need to be ordered, however big in advance payments before any work or products are committed deserve caution.

Change orders need to be composed, priced, and approved before the work proceeds whenever possible. Remodels sometimes require instant choices when covert conditions appear, however those choices should still be documented. A casual "we'll figure it out later" can become a disagreement when the invoice arrives.

Permits, codes, and assessments are not optional details

Some house owners view licenses as bureaucracy. Experienced contractors know they belong to responsible construction. Allows create a record that work was examined by the regional authority, and assessments supply checkpoints for safety-related systems. Electrical, plumbing, structural, mechanical, and energy code requirements exist due to the fact that failures in those locations can be harmful and expensive.

Not every little cosmetic job needs an authorization. Painting cabinets, replacing a faucet in the very same place, or switching light fixtures might not set off one, depending on local guidelines. But moving walls, modifying structure, adding square footage, relocating plumbing, altering electrical circuits, changing windows, finishing basements, and structure decks frequently do. Requirements vary by jurisdiction, so local knowledge matters.

Be wary of a contractor who motivates avoiding permits for work that plainly requires them. Unpermitted work can develop issues throughout resale, insurance coverage claims, refinancing, or future restorations. More importantly, it may conceal risky work. A qualified general contractor should understand when allows apply and ought to be comfy working with inspectors.

That stated, inspectors are not quality-control supervisors for every finish detail. Passing examination does not mean the tile layout is appealing, the paint is smooth, or the cabinet doors align perfectly. Code is the minimum legal requirement. Craftsmanship is a separate expectation that must be managed through contractor choice, documentation, and oversight.

Communication identifies the house owner experience

Most construction issues are interaction problems before they end up being construction issues. A delayed window is discouraging. A postponed window that no one tells you about up until the crew disappears for two weeks seems like betrayal. A surprise cost is undesirable. A surprise cost described early, with options and documentation, is simpler to manage.

Before hiring, ask how the contractor communicates. Some utilize project management software with schedules, images, everyday logs, choices, and modification orders. Others depend on e-mail, texts, phone calls, and weekly website conferences. The tool matters less than consistency. Homeowners ought to understand who to contact, when choices are needed, and what has actually altered because the last update.

For inhabited remodels, interaction becomes even more crucial. If your kitchen is under construction, you need to understand when water or power will be shut off, when noisy work will take place, where workers will park, how dust will be included, and whether animals need to be secured. A thoughtful remodeling contractor will talk about momentary kitchens, gain access to paths, flooring security, restroom use, particles elimination, and day-to-day cleanup before demolition begins.

On custom homes, interaction often fixates choices and schedule. Homeowners undervalue how many choices they will make: windows, doors, roofing, siding, stone, floor covering, grout, hardware, lighting, plumbing fixtures, paint colors, closet systems, devices, countertops, mirrors, shower glass, trim profiles, and more. Late choices trigger hold-ups and rush charges. A strong home builder will offer a choice schedule so decisions are made before they hold up the work.

Quality shows up before the finishes

Many property owners judge quality by noticeable surfaces, but quality begins much earlier. A straight frame makes drywall, kitchen cabinetry, tile, and cut better. Appropriate flashing protects walls long after the siding looks new. Good waterproofing behind shower tile matters more than the tile itself. Correct mechanical layout impacts convenience and serviceability for decades.

During contractor interviews, inquire about the parts of construction you will not see when the task is ended up. How do they handle waterproofing in showers? What is their technique to air sealing in new home construction? How do they safeguard existing floorings during a remodel? How do they validate cabinet measurements before purchasing? How do they manage moisture before setting up hardwood flooring?

The responses expose whether the contractor thinks like a builder or a salesperson. A refined discussion is great. Technical competence is much better. The very best contractors can discuss covert work without making it sound strange. They take pride in details that safeguard the home after everyone has actually stopped admiring the backsplash.

For kitchen remodel tasks, quality might depend upon cabinet setup, device clearances, ventilation, lighting positioning, and how countertops fulfill walls that are not perfectly straight. For a bathroom remodel, it might depend upon slope to drains pipes, water resistant membranes, obstructing for glass doors and get bars, fan sizing, and tile substrate. For a custom home, quality might depend on structure drain, framing tolerances, roofing assemblies, window setup, insulation continuity, and a/c design.

Living through a remodel needs planning

Remodeling an occupied home is disruptive even with an excellent contractor. Dust journeys. Pets bark. Kids are curious. Work starts early. Choices come at inconvenient times. A kitchen remodel affects meals, meals, coffee, school lunches, and household routines. A bathroom remodel can strain a household if it removes an essential shower or toilet for a number of weeks.

The contractor must help set expectations, but property owners likewise need a useful plan. Choose where you will store furniture and personal items. Eliminate prized possessions before crews get here. Establish a momentary cooking area if the kitchen is affected. Discuss 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 great contractor will use dust barriers, flooring security, unfavorable air makers or air scrubbers when suitable, and day-to-day clean-up routines. Still, no dust-control system is ideal. If somebody in the home has asthma, immune issues, or major allergies, raise that before the contract is signed. **Custom home builder** The technique may need to change.

Pets also are worthy of attention. Construction employees can not be accountable for keeping an anxious dog from slipping through an open gate. Create a family pet plan that keeps animals safe and teams productive.

Red flags that must slow you down

Homeowners frequently notice difficulty before they can name it. A contractor who is hard to reach throughout the sales process may not end up being more responsive after receiving a deposit. A proposition that is thin on detail may result in arguments later. Pressure tactics, unclear qualifications, and reluctance to provide documentation ought to all be taken seriously.

Watch for these indication:

- The contractor requests for a large money payment before supplying a comprehensive agreement or purchasing documented materials.
- They can not supply proof of insurance coverage, relevant license info, or recent references.
- Their proposal contains broad expressions such as "complete remodel" without particular scope, materials, exemptions, or allowances.
- They discourage authorizations for work that most likely needs them.
- They assure an unusually fast schedule without describing labor availability, lead times, evaluations, or possible constraints.

One warning does not constantly imply you should leave, however it ought to prompt more questions. Construction requires trust, and trust is built through clarity.



Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels

Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah

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

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough

Vision Building & Renovation is locally owned and operated in Southern Utah

Vision Building & Renovation has been building since 2008 with over 15 years of experience

Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail

Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home

Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133

Vision Building and Renovation has an address of St. George, UT 84770

Vision Building and Renovation has a website <https://builtbyvbr.com/>

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/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:435-669-4133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

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

After catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.