

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 substantial choices you will make in a new home construction job or a whole home restoration. The right contractor secures your spending plan, schedule, style intent, and sanity. The wrong one can turn an appealing project into a sluggish, expensive disagreement that leaves everybody frustrated and your home half-finished.

Most homeowners know they need to "get 3 bids" and "check referrals." That recommendations is not wrong, but it is too thin for the size of the decision. A custom home builder or remodeling contractor will be associated with your financial resources, your life, your property, and frequently your household's regimen for months. You are not merely buying an item. You are employing a team to manage countless details, lots of trades, a changing sequence of inspections, weather, lead times, style choices, and inescapable surprises behind walls or listed below grade.

The finest option is seldom the person with the flashiest truck or the most affordable number on the first estimate. It is the contractor who can explain the work clearly, rate it responsibly, communicate before problems end up being crises, and produce consistent results through a procedure you understand.

Start by understanding what kind of contractor your project actually needs

A new custom home, a kitchen remodel, a bathroom remodel, and a full gut restoration all require construction skill, but they do not need the exact same contractor profile. A company that excels at ground-up new home construction might not be the best suitable for a securely phased remodeling in an occupied house. A remodeling contractor who is exceptional at kitchens and baths may not have the personnel, systems, or subcontractor depth to handle a large addition with structural steel, website drainage, and multiple license packages.

For a new construct, you usually require a home builder or general contractor with strong site management experience. That means they comprehend excavation, structures, utility coordination, framing, roof, mechanical rough-ins, insulation, building envelope information, and last finishes. A custom home builder must likewise be comfy dealing with architects, engineers, interior designers, property surveyors, and regional inspectors. If the lot has slope, poor gain access to, wetlands, old trees to preserve, or unusual zoning constraints, the builder's preparation capability matters as much as their carpentry.

For a whole home renovation, particularly one involving structural modifications, mechanical upgrades, or an addition, you require a remodeling contractor who comprehends existing conditions. Remodelling work requires a different kind of judgment. Old homes hardly ever expose all their secrets throughout the very first walkthrough. Framing may not match the drawings. Electrical work may have been modified by previous owners. Plumbing might go through a wall everyone wanted to remove. A strong restoration contractor knows how to investigate early, cost allowances honestly, and safeguard the property owner from avoidable change orders.

For a kitchen remodel or bathroom remodel, the stakes are concentrated in smaller areas. Bathroom and kitchens involve many sell tight series: demolition, framing, plumbing, electrical, heating and cooling adjustments, drywall, tile, kitchen cabinetry, countertops, glass, painting, and trim. A little error in layout can impact appliance clearance, shower slope, vanity placement, or lighting balance. The best contractor for this work is detail-oriented and comfy coordinating selections early, since tile, fixtures, cabinets, and countertops drive both cost and schedule.

The most inexpensive bid often costs more later

Low bids develop a strong emotional pull. When one contractor is 15 or 25 percent listed below the others, it is appealing to think you found somebody effective, starving, or refreshingly fair. Often that holds true. More often, a really low number implies something important is missing.

The missing out on product may be obvious, such as painting, permits, demolition, debris removal, surface hardware, device setup, or energy connections. It may be buried in vague language, such as "basic electrical" without a fixture count, "allowance for tile" without a square footage basis, or "site work by owner" when website work is a significant unknown. It may likewise be a sequencing problem. A contractor may price the visible surface work however undervalue the time needed for security, short-term walls, dust control, evaluations, and corrections.

I have seen property owners compare 2 kitchen remodel bids where one was nearly \$18,000 lower. On evaluation, the lower bid excluded cabinet setup, under-cabinet lighting, backsplash tile, and floor patching where a wall was being eliminated. Once those products were included, the quotes were nearly identical, except the higher contractor had actually been transparent from the start. That is not a little difference. Transparency before signing usually anticipates fewer arguments after demolition.

A responsible contractor does not require to be the highest-priced choice. Great firms still compete. But a reasonable price ought to show labor, supervision, products, subcontractors, insurance coverage, overhead,

earnings, clean-up, and danger. If the cost is considerably lower than the rest, ask the contractor to walk you through exactly how they reached it. A confident specialist will not be upset by that question.

Licensing, insurance, and the standard checks still matter

Before you fall for a portfolio, verify the principles. Requirements vary by state, county, and municipality, so the specific license type depends on where the job lies. For bigger jobs, the contractor should be able to offer present licensing details, general liability insurance coverage, and employees' payment coverage if they have workers. If they count on subcontractors, those trades need to bring suitable protection as well.

Insurance is not paperwork for documentation's sake. If somebody is injured on website, if a subcontractor harms the residential or commercial property, or if a water line fails throughout the work, protection can figure out whether the issue gets dealt with expertly or ends up being a legal battle. Request certificates straight from the insurance coverage agent when appropriate, not just a copy that has been being in a folder for three years.

Permitting is another early test. Some homeowners want to prevent licenses to conserve cash or accelerate the task. Good contractors are typically careful about that. Authorization requirements exist for safety, resale documents, and code compliance. There are minor cosmetic jobs that may not require permits, however structural changes, electrical work, pipes work, heating and cooling work, additions, and lots of significant restorations typically do. If a contractor suggests skipping a needed permit, treat that as a major caution sign.

What a serious price quote ought to include

An estimate does not require to read like a legal book, but it should specify enough that both parties comprehend the same project. Unclear quotes are one of the primary reasons for construction conflict. They leave excessive space for different assumptions.

An excellent price quote for a whole home restoration or new home construction project ought to explain the scope, determine major inclusions and exemptions, state allowances where final selections are not yet made, and explain how changes will be priced. It ought to also clarify payment structure, expected schedule, service warranty terms, and who is responsible for permits, design files, studies, engineering, energy charges, and owner-supplied materials.

For example, "set up bathroom tile" is inadequate. A better scope explains the tile areas, waterproofing approach, approximate square footage, pattern presumptions, grout type if known, specific niche or bench details, and whether tile product is included as an allowance or supplied by the owner. This level of information may feel tedious before the job starts, however it prevents costly misconceptions later.

Allowances are worthy of unique attention. An allowance is a placeholder quantity for something not yet chosen, such as tile, lighting, pipes fixtures, devices, or cabinets hardware. Allowances are not inherently bad. They are frequently necessary 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, but lots of house owners choose tile well above that number. The exact same applies to appliances, counter tops, windows, doors, and lighting.

Ask whether the allowances match the quality level displayed in the contractor's portfolio or gone over during your meetings. If you are planning a high-end kitchen remodel with inset kitchen cabinetry, panel-ready appliances, stone countertops, and detailed lighting, the allowances ought to show that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales meeting works, but construction is not performed in the sales meeting. The genuine test is how the contractor thinks. Ask concerns that expose procedure, not simply personality.

Here is a succinct set of concerns worth asking before you indication:

1. Who will handle the job daily, and how frequently will that person be on site?
2. How do you manage change orders, unexpected conditions, and owner-requested upgrades?
3. What parts of the work are carried out by your workers, and what parts are subcontracted?
4. How do you communicate schedule updates, choices required, and delays?
5. Can you reveal me a recently finished task comparable in size and complexity to mine?

The responses must be practical and specific. If you inquire about unpredicted conditions in a restoration and the contractor says, "We never ever have issues," that is not reassuring. Every skilled remodeling contractor has discovered rotten subflooring, small framing, concealed junction boxes, abandoned pipes, or out-of-level floors. The professional response is not that surprises never ever occur. The professional answer explains how surprises are recorded, priced, authorized, and included into the schedule.

Communication style matters more than lots of property owners expect. Some contractors use project management software with everyday logs, photos, and selection tracking. Others choose telephone call, emails, and weekly site meetings. Either can work if the system is clear. What does not work is a property owner texting five different trades while the contractor presumes decisions are being made elsewhere. For a large project, communication requires a chain of command.

References are useful only if you ask the ideal questions

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

Ask past clients whether the final expense was close to the contracted quantity, leaving out modifications they asked for. Ask how the contractor handled issues. Ask whether the website was organized. Ask if workers showed up regularly. Ask how responsive the contractor sought the last payment. The post-completion concern is especially exposing. A contractor who returns to change a door, repair a fixture, or remedy a punch list item after last payment is demonstrating long-lasting professionalism.

If possible, go to a finished project or an active task site. A completed home programs complete quality. An active job site reveals habits. Look for reasonable cleanliness, protected floorings, organized products, published licenses where needed, and proof that the work is being sequenced attentively. Construction websites are not showrooms, but there is a noticeable difference in between active work and chaos.

Online reviews can help, but read them with context. A single mad evaluation may not inform the whole story. A pattern of problems about communication, billing surprises, incomplete punch lists, or missed out on schedules is more meaningful. Likewise take note of how the contractor responds. Defensive, insulting replies to criticism can reveal how conflict may feel as soon as cash is on the line.

Match the contractor to the design group and job delivery method

Some property owners employ an architect first, complete drawings, then bid the task to numerous builders. Others bring in a contractor early during design to provide spending plan feedback. Some use design-build firms that deal with both style and construction under one roof. Each approach can work, however the contractor should fit the structure.

For custom homes, early builder involvement can save cash if the designer and builder team up well. A home might be lovely on paper but expensive to develop because of window sizes, roofing system complexity, structural periods, finish assumptions, or site access. A seasoned custom home builder can flag expense drivers before the illustrations are complete. That feedback is most useful when it comes early, not after license illustrations are completed and the owner is emotionally attached to every detail.

For whole home restorations, early contractor input is typically much more important. Existing houses do not always cooperate with tidy design ideas. Moving a kitchen to the opposite side of your home might require structural work, new drain routing, electrical service upgrades, and a/c redesign. Getting rid of a wall might be simple or might include beams, posts, footings, and second-floor load courses. A knowledgeable general contractor can help the design team test these presumptions before the budget is exhausted.

Design-build can reduce finger-pointing since one group owns the procedure. Standard architect-led tasks can provide strong style advocacy and competitive prices. Neither is immediately much better. The key is clarity. Know who is accountable for drawings, engineering, selections, allow submissions, prices updates, and field decisions.

Look carefully at scheduling promises

Every house owner wants a clear completion date. Contractors should supply schedules, but construction schedules are projections, not warranties versus weather condition, inspection hold-ups, utility delays, product backorders, health problem, or owner choice hold-ups. The problem is not whether a schedule ever alters. The issue is whether the initial schedule was sensible and whether updates are handled professionally.

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

Be cautious of pledges that sound too simple. If every other contractor estimates eight months and one says four, request for a detailed schedule showing how that will occur. Often a shorter schedule is possible due to the fact that the contractor has devoted teams, strong trade relationships, and a job opening that fits completely. In some cases it is just a sales tactic.



Homeowner decisions likewise affect timing. Cabinets can not be purchased without last layouts. Plumbing rough-ins depend on fixture requirements. Electrical walk-throughs depend upon lighting plans. Tile installation depends on selected material, pattern, and trim details. A contractor who presses you to make selections early is not being tough. They are safeguarding the schedule.

Understand the payment structure before work begins

Payment terms vary by area and job type, but they should be connected to clear milestones or progress. Big deposits before any work or material buying can be risky. On the other hand, contractors must not be anticipated to fund a task for months. A fair payment schedule balances both sides.

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

Avoid money plans that bypass paperwork. They may look less expensive at first, but they leave the property owner exposed if there is a disagreement, injury, lien claim, or guarantee issue. Composed agreements, recorded

payments, signed modification orders, and lien releases where appropriate belong to an expert project.

Lien laws vary by jurisdiction, but the basic principle is necessary: subcontractors and providers might have rights if they are not paid for work or materials utilized on your home. For larger tasks, ask how the contractor handles lien waivers or releases. A respectable general contractor will understand the concern and have a process.

The contract should safeguard the relationship, not simply the contractor

A contract is not a sign of mistrust. It is a working document that keeps expectations aligned when the task gets busy. The very best agreements are clear enough that you hardly ever require to argue about what they mean.

At minimum, the agreement ought to identify the parties, property address, scope of work, agreement rate or pricing method, payment schedule, modification order procedure, insurance coverage requirements, start and completion expectations, guarantee terms, disagreement process, and termination conditions. It should reference illustrations, specifications, allowances, and exemptions. If something is essential to you, it belongs in writing.

Pay unique attention to exemptions. Exclusions are not necessarily warnings. They are frequently indications of honesty. A contractor might exclude hazardous material remediation, utility company costs, landscaping repair work, window treatments, devices, or design costs. That is appropriate if you know it before signing. It is a problem just when exclusions are discovered after the budget is committed.

Change orders ought to likewise be specified. A change order can arise from owner upgrades, design revisions, surprise conditions, code requirements, or scope clarifications. It must explain the added or credited cost and any schedule effect. Spoken changes threaten. A fast conversation on site can become a \$6,000 misunderstanding 3 weeks later.

Pay attention to how the contractor handles your budget

Budget discussions reveal character. Some contractors avoid direct answers because they do not wish to scare off a customer. Others toss out rough numbers without sufficient info. The better contractors speak plainly about ranges, assumptions, and cost drivers.

If you are early in preparation, a contractor might not have the ability to offer a repaired cost. That is reasonable. However they should have the ability to explain whether your objectives are generally lined up with your budget. If you want a 3,500-square-foot custom home with premium windows, in-depth millwork, a complex roofline, and substantial site work, the builder ought to not pretend it can be priced like an easy production home. If you desire a complete kitchen remodel with wall elimination, custom cabinets, new wood floor covering, updated electrical, and high-end devices, the contractor ought to help you understand the likely variety before you spend months creating beyond your means.

Value engineering is not the like undervaluing a project. Excellent worth engineering safeguards the design intent while minimizing unneeded cost. That may mean streamlining a roof form, choosing a different window series, resizing an island to use standard piece dimensions, keeping pipes closer to existing areas, or selecting a tile pattern that lowers labor. Poor worth engineering strips out the information that made the job worthwhile.

Red flags that deserve your attention

Some indication are obvious, such as no license where one is required, no insurance, or pressure to pay a large money deposit immediately. Other indications are subtler. A contractor who is slow to react during the sales

process might not become more responsive after signing. A contractor who refuses to supply a composed scope may be establishing future disputes. A contractor who speaks severely about every architect, inspector, trade, or previous customer may bring that same conflict into your project.

Watch for these particular concerns:

1. The bid is considerably lower than equivalent quotes and lacks detail.
2. The contractor resists permits, written change orders, or evidence of insurance.
3. References are unavailable, unclear, or just from older projects.
4. The payment schedule is front-loaded beyond the worth of work performed or materials ordered.
5. Communication feels hurried, dismissive, or puzzling before the contract is signed.

One warning does not constantly mean you need to leave. A little contractor may have a casual price quote format but exceptional craftsmanship and referrals. A hectic builder might take a couple of days to return a call since they are on site fixing real problems. Usage judgment. Patterns matter more than separated imperfections.

Small contractors, big firms, and the middle ground

Homeowners often ask whether they must work with a large company or [accountant for self-employed Clark Tax Co.](#) a smaller independent contractor. There is no universal response. Big companies may use more formal systems, much deeper staffing, established trade relationships, and more powerful administrative assistance. They may also carry higher overhead, which appears in the cost. Smaller sized contractors may offer direct owner involvement, versatility, and competitive rates. They may also have limited capacity if numerous tasks demand attention at once.

For a complex custom home, a builder with devoted task management, estimating assistance, and proven subcontractor capacity can be worth the expense. For a thoroughly designed bathroom remodel or kitchen remodel, a smaller sized remodeling contractor with outstanding field supervision might be ideal. For an occupied whole home restoration, the most important aspect might be not company size, but discipline: dust control, interaction, sequencing, everyday clean-up, and respect for the household.

Ask who will in fact be on your project. The company owner might offer the job, however a superintendent, task manager, lead carpenter, or supervisor might run it. Meet that person if possible. A strong job supervisor can make a great company feel outstanding. A weak one can make even a trusted company feel disorganized.

Occupied remodellings need a various level of planning

Living through a remodelling is not like viewing renovation tv. Dust relocations further than anticipated. Temporary kitchens get old rapidly. Pets discover spaces in barriers. Children are amazed by tools. Workdays start early. Water or power may be shut off for parts of the day. A contractor experienced in occupied restorations prepare for these realities.

If you are refurbishing while living in the home, go over work zones, dust defense, momentary facilities, gain access to, parking, security, cleanup, and interaction. For a kitchen remodel, ask for how long you will be without a functioning sink, range, fridge, or dishwasher. For a bathroom remodel, verify whether another restroom will remain offered. For a whole home restoration, it may be more affordable and less demanding to leave temporarily, particularly if floors are being refinished, ceilings opened, heating and cooling replaced, or dangerous products remediated.

There is a genuine trade-off here. Leaving expenses money, but it can speed the task and reduce day-to-day friction. Sitting tight conserves momentary real estate costs, however the contractor might require more time for protection, phasing, and daily clean-up. Neither choice is wrong. The ideal response depends on the project scope, home tolerance, spending plan, 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: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 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.