

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 in between a general contractor and a home builder sounds easy up until cash, permits, drawings, weather condition, assessments, subcontractors, and real life enter the image. The title on a business card does not always tell you whether someone is the best suitable for your project. A skilled general contractor may be ideal for a kitchen remodel, a bathroom remodel, an addition, or a whole-house renovation. A seasoned home builder may be the better option when you are starting from a vacant lot and planning new home construction from the ground up.

The confusion is reasonable. Both coordinate trades. Both handle schedules. Both deal with inspectors, suppliers, modification orders, and budgets. Both can build something considerable. The difference lies in the type of work they are developed to handle, the systems they use, the risks they understand best, and the way they direct customers through decisions.

I have actually seen property owners hire a new home builder for a complicated remodelling and discover that working inside an existing structure was more unforeseeable than anyone expected. I have actually likewise seen people employ a remodeling contractor to develop a new custom home, just to find that site development, energy coordination, and long-range sequencing required a various level of new-build experience. Neither specialist was necessarily bad. They were just operating outside their greatest lane.

The right hire depends upon what you are building, just how much style work is already total, just how much control you desire, how many unknowns the job consists of, and how comfy you are with the process.

What a general contractor really does

A general contractor is the central supervisor accountable for delivering a construction job. On property jobs, that normally implies hiring and collaborating subcontractors, buying materials, scheduling evaluations, keeping work moving, handling jobsite conditions, tracking costs, and solving problems as they appear.

A great general contractor does not just "understand a guy" for each trade. They understand the order of operations. They know why the plumber requires 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 spend much of their time avoiding small concerns from ending up being costly delays.



General contractors are frequently hired for remodeling projects, additions, repairs after damage, basement finishes, structural modifications, and specialized upgrades. If you are opening up a wall between a kitchen and dining-room, transforming a tub to a walk-in shower, ending up an attic, or adding 600 square feet to the back of a home, a general contractor or remodeling contractor is typically the natural fit.

The strongest general contractors are specifically important in existing homes since restorations need judgment. Older homes seldom match their illustrations, if drawings exist at all. A wall that appears non-load-bearing may carry roofing system load through an odd framing course. Electrical circuitry might have been changed by three previous owners. Flooring framing may run out level by an inch across a room. The contractor has to detect, adjust, document, and keep the job moving without pretending the house is something it is not.

That kind of work calls for persistence and field experience. It is something to install cabinets in a freshly 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 towards the back door, and the homeowner wants the completed space to look tidy without tearing the whole house apart.

What a home builder brings to the table

A home builder focuses on constructing houses, usually from an empty lot or a cleared building site. Some builders focus on production homes, where buyers select from set plans and surface packages in a prepared

community. Others run as a custom home builder, creating distinctive homes with architects, designers, engineers, and owners.

For new home construction, a builder's work typically starts before any framing team arrives. They might assist evaluate land, evaluation zoning constraints, coordinate studies, arrange soil tests, estimate sitework, rate energy connections, and determine permitting requirements. These early actions matter since the expense of preparing land can amaze even knowledgeable property owners. A stunning wooded lot might need clearing, grading, a long driveway, drain work, septic design, well drilling, or energy extensions before the first footing is poured.

A home builder also comprehends the rhythm of structure from scratch. Excavation leads to structure work. Foundation work causes framing. Framing results in roofing, windows, rough mechanicals, insulation, drywall, trim, finishes, and last inspections. The sequence is cleaner than remodeling in some methods due to the fact that the builder controls the whole structure. However the scale is bigger, and the capital, preparations, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is genuine overlap in between the 2 functions. A general contractor can develop a new home if licensed, guaranteed, experienced, and effectively staffed for that work. A home builder may also take on restorations, particularly additions or big remodels for previous customers. In some markets, individuals use the terms interchangeably. A company may call itself a builder but do mainly remodels. Another might call itself a general contractor however specialize in custom homes.

That is why you should look beyond the label. Ask what kind of work makes up the majority of their yearly volume. Ask to see tasks similar to yours, not just impressive images. A gorgeous new farmhouse does not show competence in remodeling a tight city row home. A sensational kitchen remodel does not prove the company can manage land advancement, structure coordination, and a year-long custom build.

I when strolled a home where the owner had actually hired a builder known for new homes to complete a major interior remodelling. The builder was capable, sincere, and well related to. However the task dragged since his team was utilized to clean sequencing, open framing, and foreseeable plans. Your house had actually hidden pipes disputes, irregular floorings, and residents living upstairs throughout construction. A remodeling contractor would have expected more of the friction, priced more investigative work upfront, and staged the task differently.

Match the professional to the project type

For most property owners, the simplest method to narrow the choice is to start with the nature of the project instead of the title of the professional. A kitchen remodel, bathroom remodel, space addition, basement renovation, or structural repair work usually points toward a general contractor with remodeling experience. A ground-up house usually points towards a home builder, specifically if the design is custom or the website has actually complications.

Here is a useful comparison:

Job type	Usually much better fit	Why
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, surface coordination, dust control, and occupancy preparation matter greatly
Bathroom remodel	Remodeling contractor	Tight areas, waterproofing details, plumbing modifications, tile work, and schedule compression require restoration experience
Whole-house remodelling	General contractor	Existing structure, phased work, structural changes, and hidden conditions drive the task
Room addition	General contractor or builder	The best fit depends on 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, selections, and long-range cost control are main|

This contrast is not a stiff guideline. Some big remodeling contractors are outstanding at additions that feel nearly fresh builds. Some custom builders have in-house renovation divisions that manage intricate remodels magnificently. The important thing is not the category. It is relevant experience.

When a general contractor is the smarter hire

A general contractor is usually the smarter employ when the project needs to tie into an existing structure. Existing homes produce unknowns. Even when strategies are detailed, the contractor may not know what is inside a wall till demolition begins. That uncertainty affects prices, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may include cabinet replacement, new countertops, lighting, floor covering, backsplash tile, and appliance installation. In practice, the job might involve relocating pipes, upgrading electrical service, fixing subfloor damage near an old dishwasher, correcting a drooping ceiling, broadening an opening, and coordinating cabinet delivery so boxes do not being in a garage for 6 weeks.

A general contractor who remodels kitchens frequently knows where surprises tend to conceal. [Remodeling contractor Vision Building and Renovation](#) They may recommend opening a small section of wall before final pricing. They might ask the cabinet designer for device specifications early due to the fact that a one-inch difference in refrigerator depth can affect surrounding kitchen cabinets. They might flag that moving a sink to an island requires venting options that need to be validated before the design is finalized.

Bathroom remodels are another area where remodeling experience matters. A bathroom is little, however it is mechanically dense. Waterproofing details, framing flatness, drain place, glass clearances, fan ducting, and tile layout all impact the outcome. I have seen house owners focus almost completely on tile selection while missing the more crucial question: who is responsible for making sure the shower does not leak 5 years from now? The answer should be clear before work starts.

General contractors also tend to be better fit for jobs where the house owner remains in the house throughout construction. Living through a remodel is difficult. Dust barriers, short-term kitchens, bathroom gain access to, animal security, parking, daily clean-up, and working hours become part of 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 stronger choice

A home builder is generally the more powerful choice when the task starts with land, plans, and a capacity to construct. New home construction needs coordination at a scale that varies from remodeling. The builder needs to handle the entire structure envelope, site drain, foundation accuracy, energy installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder needs to ideally be involved before the drawings are fully total. That does not indicate the builder changes the designer. It means prices and constructability feedback can prevent expensive redesign later. For example, a designer may create a dramatic wall of windows, a complex roofline, or a cantilevered balcony. Those features might deserve every dollar, however the owner needs to comprehend the expense before license illustrations are finished.



A custom home builder can likewise assist align allowances with reality. Allowances are budget placeholders for products not yet picked, such as tile, lighting, appliances, plumbing components, or floor covering. If allowances are too low, the contract cost looks attractive at signing but grows painfully throughout selections. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are imagining expert devices, wide-plank wood, inset cabinets, and natural stone, the spending plan needs to not bring entry-level allowances.



The design question: who leads before construction starts?

Many homeowners begin by calling contractors before they have sufficient info for precise pricing. That is not incorrect, however it can cause frustration. A contractor can not price a kitchen remodel precisely from a discussion about "opening things up" and "including more storage." A builder can not give a reliable custom home rate from a sketch and a Pinterest board.

The style path impacts whom you employ and when. For remodels, some general contractors offer design-build services, meaning they handle design and construction under one roofing system or through close style partners. This can work well for kitchens, bathrooms, additions, and whole-house remodellings when the homeowner wants a guided procedure and a single point of obligation. The advantage is continuity. The designer, estimator, and field team pursue the exact same budget plan. The trade-off is that you might not be competitively bidding a completely completed plan to several contractors.

For custom homes, numerous owners work with a designer first, then generate a custom home builder throughout style advancement. Others employ a design-build home builder with internal or partner architectural services. Both methods can succeed. The threat comes when design and budget plan develop separately. If the

strategies are finished without cost input, the very first builder estimate might surpass the budget by 20 percent, 40 percent, or more, depending on the market and intricacy. At that point, the owner spends for redesign or begins cutting functions under pressure.

Good professionals welcome early spending plan discussions. They may not give a repaired rate without illustrations, but they can determine cost chauffeurs. They can say, "That second-story addition will likely require structural upgrades below," or "A 500-foot energy run will not price like a basic neighborhood connection," or "If you desire large-format tile because shower, we require flatter walls and a much better substrate strategy."

Licensing, insurance coverage, and regional rules

Licensing rules differ by state, province, county, and municipality. Some locations need a general contractor license for any considerable property work. Others accredit particular trades however have looser requirements for the individual coordinating the task. New home builders may need registration with a state home builder board, guarantee program, or regional building authority. Since rules vary, homeowners should verify requirements in your area instead of depending on assumptions.

Insurance matters just as much as licensing. At a minimum, the contractor or builder need to carry general liability insurance coverage and, if they have employees, workers' settlement coverage. If subcontractors are utilized, the prime contractor ought to have a procedure for collecting certificates of insurance coverage. This is not documentation for documents's sake. If someone is injured on the home or a subcontractor triggers damage, unclear protection can end up being a major problem.

Permitting is another practical test. A competent specialist should be able to discuss what permits are needed, who will obtain them, what assessments are expected, and how license costs are managed. Be cautious if someone suggests skipping licenses for work that clearly requires them. Unpermitted structural, electrical, plumbing, or mechanical work can create security concerns and complicate resale.

How pricing differs in between remodels and new builds

Pricing techniques vary, however residential construction frequently falls into fixed-price contracts, cost-plus contracts, or hybrids with allowances and modification orders. The very best approach depends upon how total the strategies are and the number of unknowns exist.

A fixed-price contract provides the owner a specified rate for a defined scope. It works finest when drawings, requirements, choices, and site conditions are clear. In remodeling, fixed rates can still consist of exemptions for concealed conditions, such as hidden rot, outdated circuitry, or structural defects found during demolition. That is reasonable if the exemptions specify and the modification order procedure is clear.

Cost-plus contracts bill the owner for actual costs plus a contractor charge, either a percentage or fixed cost. This approach can make sense for custom homes or complicated renovations where the scope can not be totally understood at the start. The owner gets flexibility and transparency, but also carries more expense risk. Strong reporting is necessary. Without routine cost updates, cost-plus can become stressful quickly.

Allowances deserve cautious attention. A contract may include a \$4,000 appliance allowance, but the variety you desire might cost \$7,500 by itself. A bathroom remodel might consist of a tile allowance that covers standard ceramic however not handmade tile or natural stone. Low allowances are one of the most convenient ways for a quote to appear competitive while downplaying the true task cost.

Contingency is likewise various between task types. For a reasonably uncomplicated new home on a prepared lot with total plans, contingency may be lower than for a major renovation in an older home. For remodels, many

professionals advise owners to keep a reserve, typically in the variety of 10 to 20 percent depending upon age, intricacy, and just how much investigation has been done. That is not a license for careless prices. It is recognition that existing structures can conceal costly surprises.

The concerns that expose fit

Interviews often expose more than websites. You are not just purchasing labor and materials. You are employing judgment, interaction, and problem-solving under pressure. A refined portfolio works, but the discussion must get specific.

Ask these questions before you make a decision:

1. How lots of projects like mine have you completed in the last 2 years?
2. Who will monitor the task day to day, and how often will they be onsite?
3. How do you manage modification orders, surprise conditions, and allowance overages?
4. Can you offer current references for similar work, not simply your favorite projects?
5. What parts of this task fret you most from a cost, schedule, or constructability standpoint?

The last concern is especially exposing. A weak contractor says, "Absolutely nothing, it all looks easy." A strong one pauses and offers a genuine answer. Possibly the concern is gain access to for excavation equipment. Perhaps it is matching existing brick. Possibly it is long lead times for custom windows. Perhaps it is keeping an operating bathroom readily available while the other one is under construction. Specialists who can determine risk early are more likely to handle it well.

Red flags that should slow you down

A low price can be legitimate, but it should make good sense. If three estimates for a bathroom remodel cluster around \$38,000 to \$45,000 and one comes in at \$24,000, you need to understand why. Maybe the low bidder misinterpreted the scope. Perhaps they left out pipes fixtures, glass, electrical upgrades, or permits. Possibly they prepare to use lower-cost materials. Or maybe they are underpricing the task and wanting to recover through change orders.

Be cautious with vague scopes. "Refurbish kitchen" is not a scope. A correct proposal must describe demolition, framing, electrical, plumbing, heating and cooling adjustments if any, drywall, floor covering, cabinetry, countertops, backsplash, painting, permits, cleanup, and exemptions. It must clarify who provides devices, components, tile, lighting, cabinet hardware, and other surface items.

Communication during estimating also anticipates interaction during construction. If someone misses out on appointments, takes weeks to respond to fundamental questions, or prevents written details before you sign, that pattern typically does not improve after a deposit is paid. Busy specialists can still communicate clearly. Silence is not the like remaining in demand.

Another warning is pressure. A contractor or builder might have valid scheduling restrictions, but you must not feel hurried into a major contract without time to examine it. Residential construction includes excessive money and disruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms are worthy of unique reference since they are common jobs and simple to underestimate. They combine design, utility systems, finish workmanship, and day-to-day home interruption. A kitchen remodel might impact how a household consumes for two months. A bathroom remodel might require careful preparation if it is the just full bath in the house.

A remodeling contractor who does these tasks routinely brings practical practices that do not always show in photos. They know to verify appliance specifications before rough electrical. They know a shower niche must be laid out with the tile pattern, not framed randomly and regretted later. They know the vanity drawer need to clear the supply lines. They know recessed medication cabinets can contravene pipes vents in the wall. They know that a flooring that looks "close adequate" before tile may look horrible after large-format tile is installed.

Specialization likewise aids with schedule realism. A five-by-eight hall bathroom is not instantly a one-week job if it involves full demolition, pipes moving, electrical work, evaluations, waterproofing, tile, glass measurement, and surface setup. Drying times, assessment windows, and custom materials matter. A professional schedule represent those actions instead of promising magic.

New home construction and the value of preconstruction planning

For new homes, preconstruction preparation sets the tone for the entire construct. The builder must assist turn illustrations and choices into a buildable, priced, arranged project. That consists of evaluating structural requirements, energy code details, window and door lead times, outside materials, mechanical systems, and website logistics.

One common mistake is choosing a builder too late. By the time strategies are finished, owners might feel mentally devoted to a design that does not fit the budget plan. Bringing a home builder into the conversation previously can preserve the style intent while changing expensive details before they end up being costly revisions. A simpler roofline, a slightly smaller sized footprint, or a various foundation method can often save meaningful cash without damaging how the home lives.

Another error is focusing only on expense per square foot. Cost per square foot can be a rough reference, but it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a bigger, simpler house. Sitework, decks, garages, ceiling heights, window bundles, kitchen cabinetry, mechanical systems, and architectural complexity all misshape the number. A builder who offers a casual square-foot rate without comprehending the plans and website is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They include new structure, framing, roof, and exterior work, but they also link to an existing home. That connection is frequently the hardest part. The new floor needs to satisfy the old flooring. The roofline must tie in without leaks. The exterior should look intentional instead of tacked on. Cooling and heating capacity may need review. Electrical service might need upgrading. The household might live in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be suitable. The deciding element is experience with tie-ins and occupied renovations. A builder who mostly works on uninhabited lots might ignore the problem of protecting an existing home and decreasing interruption. A remodeler who hardly ever handles structures and large structural framing may require more powerful assistance from engineers and sitework trades. The very best choice is the professional who can reveal completed additions comparable in size and intricacy 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

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

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

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

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

How long has Vision Building & Renovation been in business?

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

Does Vision Building & Renovation build custom homes?

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

What kinds of remodels does Vision Building & Renovation do?

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

Does Vision Building & Renovation build outdoor living spaces?

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

Who owns Vision Building & Renovation?

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

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

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

Why choose Vision Building & Renovation as your general contractor?

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

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](tel:4356694133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

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