

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 remodeling contractor for whole home construction is not the like working with somebody to change a backsplash or upgrade a powder room. A whole home task touches structure, energies, finishes, scheduling, permitting, budgeting, household logistics, and often the emotional weight of changing a location where individuals have lived for several years. The contractor you pick will affect not only the ended up home, however also how foreseeable, safe, and tolerable the process feels from the very first site see to the final punch list.

A strong General contractor can turn a complicated vision into a buildable strategy. A weak one can make a good style feel chaotic. The difference normally shows up early, in how carefully they ask questions, how clearly they discuss risk, and how disciplined they have to do with scope, expense, and communication.

Whole home construction sits in a distinct category. It may include a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, foundation work, additions, roof modifications, window replacement, electrical service upgrades, HVAC redesign, new plumbing, insulation, floor covering, millwork, and outside improvements. In some cases, it starts to look like New home construction since a lot of the existing house is opened, rebuilt, or reimagined. That is why the hiring process is worthy of more rigor than an easy rate comparison.

What "whole home construction" actually means

Homeowners typically utilize phrases like "complete remodelling," "gut remodel," "major remodel," and "whole home construction" interchangeably, but contractors hear crucial differences in those words. A cosmetic renovation might leave walls, systems, and layout primarily intact. A gut remodel might remove drywall and ends

up down to the studs. Whole home construction often means the entire house becomes a coordinated task, whether or not every wall is demolished.

That coordination matters. Moving a kitchen sink may need flooring framing changes, drain line rerouting, electrical panel capability review, counter top preparation, cabinet shop illustrations, and a pipes evaluation. Broadening a main bathroom may impact a bedroom closet, roofing system venting, waterproofing details, and tile selection. Opening a wall between a kitchen and living room might set off structural engineering, beam installation, new floor covering transitions, and lighting design.

A qualified Remodeling contractor takes a look at these connections before guaranteeing a rate or timeline. Unskilled contractors tend to price the noticeable work and discover the hidden work later on. That does not constantly indicate they are deceitful. Often it means they do not have the systems required for bigger projects.

The bigger the project, the more the contractor's management ability matters. Workmanship is still vital, however whole home construction needs sequencing, documents, trade coordination, expense control, and problem solving. The person who can construct a gorgeous restroom might not always be prepared to run a full-house renovation involving fifteen subcontractors, 3 license modifications, and a family trying to return in before school starts.

Remodeling contractor, general contractor, home builder, and custom home builder: what is the difference?

The construction industry uses overlapping titles, and homeowners are frequently delegated translate them. A Remodeling contractor typically focuses on altering existing homes. They understand surprises inside old walls, uneven framing, occupied homes, dust defense, selective demolition, and matching new work to existing conditions. For whole home restorations, that experience is valuable.

A General contractor handles the general project. They may carry out some work with their own team and farm out the rest, or they may subcontract almost everything while collaborating schedule, quality, permits, evaluations, and communication. For a large remodel, the general contractor is usually the main point of accountability.

A Home builder frequently focuses on New home construction, though numerous builders also take on additions and major remodels. Builders who work mostly from cleared lots might be exceptional at ground-up construction but less acquainted with the restraints of working inside an older structure. That does not disqualify them, but it alters the questions you need to ask.

A Custom home builder is usually established for distinctive homes with customized layouts, greater design participation, and comprehensive finish selections. Some custom builders are outstanding choices for whole home construction when the remodel is extensive enough to resemble developing a custom home within an existing shell. The best fit depends less on the label and more on relevant experience, procedure, transparency, and group capacity.

The secret is to work with a contractor who has actually successfully finished projects comparable to yours in size, complexity, surface level, and building type. A contractor who primarily does small bathrooms may run out depth on a whole home. A new home builder may be strong on structure and scheduling however ignore the complexity of preserving existing trim, tying into old systems, or safeguarding occupied spaces. The right contractor has endured the kind of task you are planning and can speak about it in useful detail.

Start with scope, not price

Many house owners begin by asking, "Just how much will this cost?" It is [Bathroom remodel](#) a sensible question, however it is rarely the best very first concern. A whole home job requires scope definition before prices has much meaning. Without a clear scope, three contractor quotes may appear to describe the exact same job while really consisting of really different assumptions.



One estimate may consist of new electrical throughout the home, while another includes only noticeable component replacement. One may bring a sensible allowance for custom cabinets, while another assumes stock cabinets. One may include drywall repair in adjacent spaces, paint for the complete interior, authorization fees, engineering, momentary defense, and debris elimination. Another might leave those items vague or omit them entirely.

A beneficial early discussion sounds less like "What is your square-foot price?" and more like "Here is what we wish to change, here is what we want to maintain, here is where we are versatile, and here is the budget plan range we are attempting to regard." An expert contractor can then respond with honest guidance. Often that indicates verifying the project is practical. Sometimes it suggests cautioning that the wish list is larger than the budget plan. That early stress is not a bad sign. It is typically the very first indication that you are dealing with someone who will not inform you just what you want to hear.

For example, a family planning a complete first-floor remodel might want a bigger kitchen, new wood flooring, a rebuilt staircase, powder room relocation, and new windows. On paper, it sounds like one task. In practice, it includes structural work, pipes, electrical, HVAC, flooring continuity, finish carpentry, and exterior envelope information. If the budget plan is repaired, the contractor's job is not to magically compress truth. Their task is to help identify priorities and phase the work wisely if needed.

The finest contractors ask uneasy concerns early

A seasoned contractor knows that stunning makings do not prevent budget overruns or schedule hold-ups. They inquire about access, parking, animals, kids, work-from-home requirements, decision-making authority, funding, storage, long-lead products, and whether the household plans to live in the home during construction.

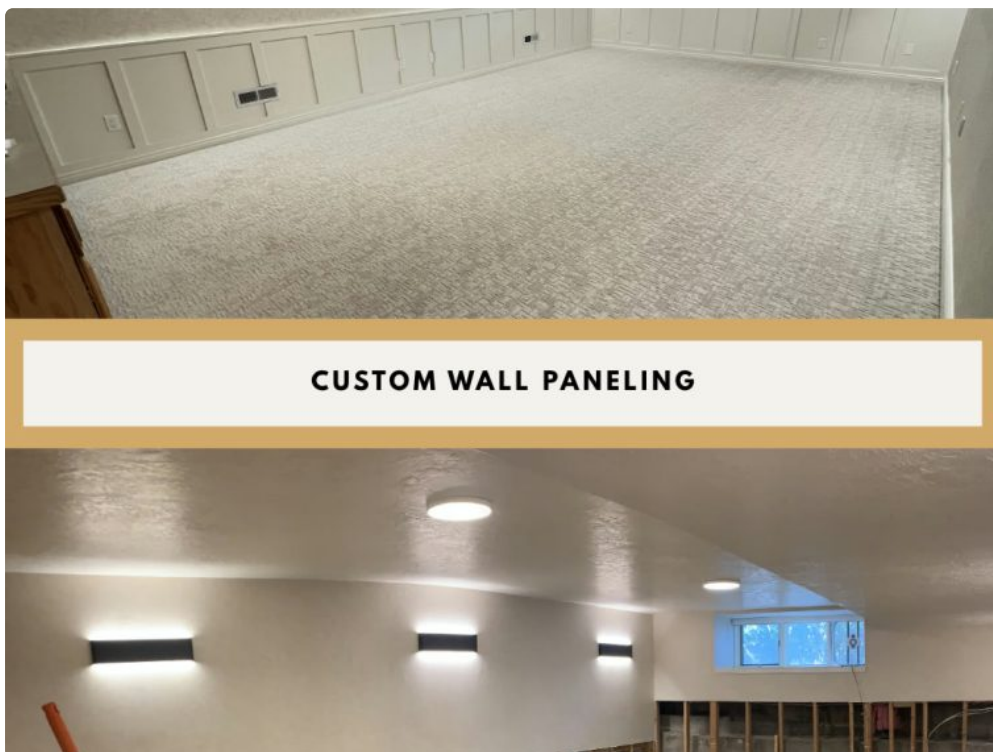
Some of these questions feel premature, but they are not. If a family remains in your house during a significant remodel, the contractor must prepare dust barriers, short-term utilities, safe paths, noise expectations, and everyday cleanup. If the home is uninhabited, teams might work more efficiently, however security and climate control become more important. If a kitchen is gotten rid of, the household needs a temporary food plan. If bathrooms are demolished in sequence, at least one functioning bathroom might require to stay available.

A contractor who avoids these conversations might be trying to keep the sales process simple. Simplicity feels pleasant at the beginning, then expensive later. Whole home construction rewards realism.

One of the clearest signs of professionalism is when a contractor says, "We require to validate that before I price it." They may suggest opening a little exploratory section of wall, bringing in a structural engineer, inspecting the drain line, reviewing attic gain access to, or validating the electrical panel. These steps cost time and sometimes cash, however they reduce uncertainty. In older homes, especially those built before modern codes or remodeled several times, presumptions are risky.

Licensing, insurance, and financial stability

Before falling in love with a contractor's portfolio, validate the basics. Licensing requirements differ by state, county, and municipality, so house owners should examine local rules rather than depend on generic advice. A legitimate contractor must be willing to provide license details, proof of general liability insurance, and employees' compensation protection where applicable.



Insurance is not a formality. Whole home construction includes demolition, ladders, electrical work, plumbing work, open walls, heavy materials, and numerous trades. If a worker is injured or a subcontractor damages the home, insufficient protection can create severe exposure for the homeowner. Request certificates straight from the insurance coverage service provider when proper, and ensure the protection dates extend through the anticipated task period.

Financial stability also matters, though it is more difficult to confirm. A contractor who is undercapitalized might depend upon your deposit to finish somebody else's job. Warning signs consist of uncommonly big in advance

payment needs, reluctance to provide a composed contract, pressure to start immediately without documents, or a price far listed below other certified bids. Competitive prices is welcome. Desperation rates is dangerous.

A healthy payment schedule ties payments to progress. For large tasks, deposits, turning point payments, and last retainage ought to be explained clearly in the contract. The contractor needs cash flow to purchase products and pay trades, but the homeowner requires security versus paying too far ahead of completed work. Good agreements balance both needs.

How to evaluate experience without being impressed by photos

Project photos work, however they can misguide. A sleek kitchen photo does not show whether the contractor met the schedule, managed examinations appropriately, safeguarded the remainder of the home, managed change orders fairly, or returned after conclusion to fix concerns. A portfolio should start the conversation, not end it.

Ask about tasks comparable to yours. If your remodel involves a 1920s home with plaster walls, inquire about plaster, knob-and-tube replacement, unequal framing, and matching historical details. If your task involves a modern open-plan redesign, ask about structural beams, mechanical rerouting, recessed lighting coordination, and flooring leveling. If you are thinking about an addition as part of the remodel, ask how the contractor deals with structure tie-ins, roofing combination, drain, and outside product matching.

References need to be current and relevant. A contractor's best customer from 10 years earlier may not reflect the existing crew, subcontractors, or business systems. Consulting with past clients is most beneficial when you ask particular concerns. Did the contractor communicate before problems ended up being immediate? Were modification orders recorded? Was the website kept fairly clean? Did the last cost line up with the authorized scope? How did they manage guarantee items?

The most revealing concern is typically, "Would you hire them once again for a project of the very same size?" Numerous customers can forgive small errors if the contractor was truthful, responsive, and responsible. Few customers forgive being ignored.

The design concern: contractor initially, architect initially, or design-build?

Whole home construction typically requires style work before construction begins. The right path depends upon project intricacy, permitting requirements, and how plainly you already understand what you want.

Some house owners work with a designer or domestic designer initially, then bid the finished plans to contractors. This can work well for complex structural changes, additions, historic homes, or tasks requiring preparation board review. The benefit is design independence and detailed drawings. The threat is developing beyond the budget plan if construction cost feedback comes too late.

Other homeowners employ a design-build remodeling contractor, where design and construction live under one roof or within one collaborated team. This can streamline interaction and bring cost feedback into the design process earlier. The threat is that rates may be less competitive if the property owner does not look for outside contrast, so openness and trust are essential.

A 3rd approach is early contractor involvement, where an architect or designer leads the design while a contractor offers preconstruction input. This is frequently the most well balanced technique for whole home

construction. The contractor can flag expense issues, sequencing concerns, and constructability problems while the drawings are still flexible.

No technique is perfect. What matters is that style, budget plan, and construction truth fulfill before the task is totally dedicated. A beautiful plan that can not be built for the offered budget plan is not a strategy. It is a pricey disappointment.

Understanding estimates, allowances, and alter orders

A whole home estimate must be detailed enough to reveal what is included, what is omitted, and where presumptions remain. It does not need to list every screw, however it ought to break down major classifications such as demolition, framing, pipes, electrical, HVAC, drywall, insulation, cabinets, counter tops, tile, flooring, painting, fixtures, allows, and cleanup.

Allowances should have unique attention. An allowance is a placeholder quantity for a product not yet chosen, such as tile, lighting, appliances, pipes components, or cabinets. Allowances are not naturally bad. They are typically necessary early in the process. Issues arise when allowances are unrealistically low. A \$3,000 device allowance might work for a modest kitchen, however not for a premium kitchen with a panel-ready refrigerator, range, ventilation insert, dishwashing machine, and beverage cooler.

Change orders are another typical part of remodeling. Existing homes contain unknowns. Rot appears after siding is removed. Old pipes fails once interrupted. A wall thought to be non-load-bearing turns out to bring roofing load. The issue is not whether change orders happen, but how they are handled.

A professional contractor files the modification, describes why it is required, prices it clearly, and gets approval before proceeding unless there is an urgent security concern. Homeowners must anticipate some contingency. For significant remodeling, a contingency of roughly 10 to 20 percent is frequently talked about, with older or more complicated homes leaning greater. That cash is not a contractor perk. It is a monetary buffer for unpredictability and owner-driven upgrades.

A short list for comparing contractor proposals

Use this checklist just after you have confirmed that each contractor is pricing the same general scope. If the strategies or assumptions differ, the numbers will not tell the complete story.

1. Confirm that major scope categories are consisted of, particularly demolition, allows, mechanical systems, surfaces, clean-up, and project management.
2. Compare allowances for cabinets, fixtures, appliances, tile, flooring, lighting, and hardware against the quality level you really want.
3. Review exclusions carefully, given that a low quote may just move expenses outside the contract.
4. Ask how modifications are priced, approved, and scheduled as soon as construction begins.
5. Evaluate communication quality, not just total expense, since uncertain interaction normally ends up being expensive.

A proposal that is 8 percent higher but complete may be more economical than a lower proposal filled with gaps. The objective is not to pick the most pricey contractor. The objective is to select the most reliable number from a certified team.

Timeline: why whole home jobs take longer than homeowners expect

Television restoration timelines have misshaped expectations. A whole home remodel hardly ever moves from demolition to conclusion in a few neat weeks. Even when teams are efficient, genuine tasks depend on authorization review, evaluations, material lead times, trade schedule, weather condition, style decisions, and unexpected conditions.

A big Kitchen remodel alone can take a number of months from design to completion when cabinets, countertops, electrical, pipes, floor covering, and evaluations are consisted of. A Bathroom remodel might take weeks as soon as construction begins, but specialty tile, custom glass, pipes components, and waterproofing evaluations include time. Multiply that across an entire home and sequencing ends up being a major preparation exercise.

Cabinets are a typical schedule chauffeur. Semi-custom or custom kitchen cabinetry can take a number of weeks or longer depending on the store and season. Windows and doors can also carry long lead times, particularly for custom sizes or specific finishes. Specialty tile, imported fixtures, high-end appliances, and custom millwork should be selected early.

Permits differ commonly by place. Some jurisdictions issue simple interior remodel allows rapidly. Others require plan evaluation, engineering, energy compliance documentation, zoning review, or historic approval. A contractor acquainted with your regional structure department can frequently prepare for requirements, but they can not control every review timeline.

Good contractors build schedules with dependencies in mind. Rough pipes should happen before insulation. Inspections need to happen before drywall. Cabinet installation depends on finished walls and floorings in some cases, while flooring may require to await unpleasant work to end up. Countertops can not be fabricated up until cabinets are set up and templated. Shower glass can not be measured properly until tile is total. These are not excuses. They are the physics of construction.

Living in the house during construction

Some house owners remain through a whole home remodel to conserve rental costs. In some cases it works. Sometimes the savings disappear in tension, delays, and decreased performance. The choice depends on the scope, the home, and the contractor's ability to stage work safely.

If the task affects every restroom, the kitchen, the a/c system, or the electrical service, vacating might be the smarter option. Living without a kitchen is troublesome. Living without reliable power, heat, safe exits, or hygienic facilities can end up being unreasonable. Families with young children, elderly loved ones, breathing concerns, or requiring work-from-home schedules should be particularly cautious.

When property owners remain, phasing ends up being vital. The contractor may keep one bathroom active while another is redesigned, develop short-lived partitions, preserve a short-lived kitchenette, and schedule utility shutoffs ahead of time. This adds coordination time and often expense. Crews also work differently in an occupied home. They spend more time securing surface areas, cleaning, securing tools, and managing day-to-day access.

There is no universal right response. An uninhabited house normally allows quicker, cleaner production. An occupied house might protect the budget from rental cost. The honest contrast should consist of not just rent, but also job duration, tension, security, and the contractor's capability to keep momentum.

Contract information that safeguard both sides

A professional contract must check out like a working document, not an unclear promise. It ought to determine the parties, home address, scope of work, agreement price or prices technique, allowances, payment schedule, estimated timeline, modification order treatment, insurance coverage requirements, warranty terms, conflict process, and conditions for termination.

The scope need to be specific enough that both parties can indicate the exact same language later on and comprehend what was meant. "Remodel kitchen" is inadequate. "Set up owner-selected tile" is incomplete unless it clarifies whether the contractor includes substrate preparation, waterproofing where needed, trim pieces, grout, sealing if relevant, and pattern intricacy. Information prevent conflict.

Payment terms need to be tied to identifiable turning points. A contractor might request a deposit to book the schedule and begin procurement. Later on payments may correspond to demolition conclusion, rough-in completion, drywall completion, cabinet installation, considerable conclusion, and last conclusion. The precise structure differs by jurisdiction and task type, but the principle stays: money should follow documented progress.

Warranty language must be clear. Lots of contractors offer workmanship guarantees for a defined duration, different from manufacturer service warranties on devices, components, windows, roof, or other products. Homeowners should comprehend who to call if a cabinet hinge fails, a faucet leaks, grout cracks, or a window seal stops working. Not every issue is the contractor's responsibility, however a great contractor assists clarify the path to resolution.

The hidden value of preconstruction planning

Preconstruction is where many tasks are won or lost. It is the period before demolition when plans are refined, spending plans are reconciled, choices are made, authorizations are submitted, trade partners examine the work, and long-lead products are ordered.

Homeowners often withstand spending for preconstruction services due to the fact that they see "real work" as the activity on website. Experienced builders understand otherwise. A day invested fixing cabinet dimensions before framing can prevent weeks of delay later on. A pipes walk-through before demolition can expose venting difficulties. A lighting plan reviewed before drywall can prevent uncomfortable switch areas and pricey rework.

For whole home construction, preconstruction might include website measurements, exploratory demolition, engineering coordination, approximating updates, schedule planning, value engineering, choice tracking, and permit preparation. The contractor may charge a preconstruction charge, especially for complicated tasks needing substantial time before a construction agreement is finalized. That fee can be worthwhile if it produces a more accurate spending plan and smoother build.

Value engineering is typically misinterpreted. It must not mean stripping quality blindly. Succeeded, it suggests discovering smarter methods to achieve the objective. Maybe moving a restroom wall 18 inches develops major plumbing cost, while a smaller layout modification delivers the majority of the advantage for less money. Possibly custom built-ins in every space can be phased later, while electrical stopping and outlets are installed now. Maybe the project keeps existing window openings to prevent outside masonry work. Good contractors bring these choices forward without making the property owner feel foolish for dreaming big.

Red flags that deserve attention

Not every indication suggests you ought to leave instantly, however patterns matter. A contractor who is slow to return a very first call may simply be busy. A contractor who is unclear, evasive, uninsured, undocumented, and pressing you for a deposit is showing you the future.

Be careful when a contractor provides a firm rate after a brief walkthrough for a complicated whole home job with no drawings. Beware when the quote is dramatically lower than others and the explanation is "we simply work faster." Be cautious when they dismiss licenses as unnecessary without a sound legal basis. Be cautious when they refuse to put promises in writing or prevent you from talking with recent clients.

Also take notice of how they discuss prior consumers, inspectors, designers, and subcontractors. Construction needs cooperation. A contractor who blames everyone else for every single past difficulty may eventually speak about you the same method. The best contractors are candid about challenges without sounding careless or resentful.

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](#) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

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

After 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.