

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 general contractor is one of those decisions that looks easy from a distance and ends up being more consequential the more detailed you get to signing a contract. An excellent contractor can turn drafts, spending plan limits, zoning constraints, weather hold-ups, and hundreds of small field decisions into a completed home or remodel that feels strong and well thought about. The incorrect contractor can make a generous budget plan feel inadequate.

Whether you are planning new home construction, working with a custom home builder, dealing with a kitchen remodel, or updating an older bathroom, the individual or company collaborating the work will form the entire experience. They will influence cost, schedule, craftsmanship, communication, inspection outcomes, subcontractor quality, and the number of surprises you deal with after walls are opened or structures are poured.

Most homeowners understand they must "get 3 bids," check licenses, and check out reviews. Those steps matter, however they do not go far enough. The better question is not just, "Who is the most inexpensive?" and even, "Who has the very best images?" The much better question is, "Who is the best builder for this specific project, on this specific home, with this budget, timeline, and level of complexity?"

That takes a more cautious evaluation.

What a general contractor actually does

A general contractor is not simply an individual with a truck, a phone, and a list of subcontractors. At least, not if the job is being run properly. The general contractor is the main manager accountable for turning strategies and specs into completed construction. That includes scheduling trades, ordering products, coordinating assessments, solving jobsite disputes, managing modifications, examining subcontractor work, preserving security, and keeping the project aligned with the contract.

On a kitchen remodel, that may suggest collaborating demolition, framing adjustments, electrical upgrades, plumbing relocations, drywall, cabinets, countertops, tile, floor covering, painting, and device installation in the ideal order. If the counter top design template happens before the cabinets are effectively protected, the mistake can ripple through the schedule. If the electrical expert roughs in outlets without reviewing the last cabinet design, you might wind up with receptacles concealed behind drawers or too close to a sink.

On new home construction, the duty broadens. The contractor should manage excavation, structure work, framing, roofing, windows, mechanical systems, insulation, outside finishes, interior surfaces, site drainage, utility connections, and final examinations. The best home builder does not merely put together trades. They expect how each decision affects the next one.

A strong contractor is part organizer, part construction specialist, part negotiator, and part problem solver. They ought to comprehend drawings and website conditions, but they should likewise comprehend individuals. A jobsite can have a dozen different companies included throughout a single week. Someone has to keep the electrician from obstructing the plumbing technician, the tile installer from getting here before waterproofing is complete, and the house owner from authorizing a component that will not fit the framing cavity.

Match the contractor to the kind of project

Not every capable contractor is best for every job. A remodeling contractor who excels at older homes, tight access, and occupied-house work may not be the best suitable for developing a large custom home from scratch. Also, a production-oriented home builder may be effective with ground-up construction but less comfortable dealing with an intricate bathroom remodel in a 70-year-old house where every wall is somewhat out of plumb.

For remodels, experience with existing conditions is critical. A kitchen remodel in an older home can [Custom home builder](#) reveal undersized wiring, uneven floors, concealed water damage, abandoned pipes, or framing that no longer fulfills existing code. An experienced remodeling contractor knows how to investigate before demolition, cost sensible contingencies, and communicate what is unidentified. They will not assure that every wall will be straight and every pipeline will be exactly where expected.

Bathroom remodels need a different level of accuracy than lots of homeowners expect. Waterproofing, ventilation, slope, drain positioning, tile layout, and component clearances all matter. A bathroom can look gorgeous on the day of conclusion and still stop working if the shower pan was set up badly or the exhaust fan vents into an attic. When speaking with a contractor for a bathroom remodel, listen for information. Do they talk about waterproofing systems by name? Do they discuss flood screening, substrate preparation, or the difference in between water-resistant and water resistant products? If all they state is, "We do tile all the time," keep asking questions.

Start earlier than you think

Many homeowners wait too long to involve a contractor. They meet with a designer or designer, develop plans, fall in love with the design, and only then find that the project costs 30 percent more than they expected. That is painful, and it happens often.

For considerable remodels and custom homes, it is typically a good idea to bring a general contractor into the conversation throughout style, not after design is total. This does not imply the contractor controls the style. It indicates they can supply practical expense feedback, flag construction obstacles, comment on material preparation, and recommend sequencing methods before strategies become pricey to revise.

For example, moving a kitchen sink from one wall to an island might be straightforward in a home with open basement gain access to. The exact same move in a slab-on-grade house may require cutting concrete, relocating drains, patching floor covering, and increasing the spending plan considerably. A designer may comprehend the spatial advantage, while a contractor can explain the construction effect. Good choices occur when those point of views meet early.

Reputation matters, but read in between the lines

Online reviews can help, but they are not the entire story. A contractor with hundreds of five-star evaluations may be outstanding, or they may merely have a strong review procedure. A contractor with fewer reviews may do exceptional work however rely mainly on referrals. The compound of the feedback matters more than the rating alone.

Look for reviews that mention interaction, cleanliness, analytical, schedule accuracy, and how the contractor dealt with issues. Every construction job has friction at some time. Materials arrive harmed. Examinations need corrections. A wall conceals an old leakage. A homeowner changes their mind after seeing a surface in location. The genuine test is not whether a contractor avoids every issue. Nobody does. The test is how they respond.

References are still valuable, particularly for larger jobs. When possible, speak to customers whose projects resemble yours. If you are developing a custom home, a recommendation from a little deck repair work informs you extremely bit. If you are planning a kitchen remodel while living in your home with two children and a pet, talk with somebody who endured a comparable remodel.

Ask what the contractor resembled after the agreement was signed. Sales conferences can be polished. The day-to-day experience reveals more. Did crews get here when expected? Were modifications documented? Did the contractor answer concerns straight? Was the final invoice constant with the arrangement and authorized changes? Would the client hire them again?

The quote is a test of thinking, not just pricing

A quote or estimate reveals how a contractor believes. A vague one-page number for a six-figure remodel must raise concern. That does not imply every estimate must be a book, however it should show enough detail for you to comprehend what is consisted of, what is left out, and where allowances are being used.

Allowances prevail in construction. They are placeholder amounts for products not yet chosen, such as tile, plumbing fixtures, devices, lighting, or cabinet hardware. Allowances are not instantly bad. They become a problem when they are unrealistically low. A kitchen remodel quote with a \$2,000 appliance allowance may look appealing till you recognize the fridge alone costs more than that. A bathroom remodel with a low tile allowance can produce instant excess once you choose the material you really want.

Compare approximates carefully, not simply by total price. One contractor may include permit costs, cleanup, momentary security, and painting, while another omits them. One might consist of custom cabinets with plywood boxes and soft-close hardware, while another assumes stock cabinets. One might price an appropriate waterproofing system in a shower, while another lists "tile shower" without explaining the assembly. Those distinctions are not minor.

Questions worth asking before you sign

An official interview does not need to feel stiff, however you ought to ask direct concerns. The answers will tell you a great deal about experience, process, and fit.



1. Who will handle my project daily, and how frequently will they be on site?
2. What types of tasks do you handle most often, and the number of like mine have you completed recently?
3. How do you deal with change orders, allowances, and unexpected conditions?
4. What work is performed by your own team, and what work is subcontracted?
5. What does your communication procedure look like when construction begins?

The very first question is especially essential. In many companies, the person who offers the task is not the person who manages it. That is not necessarily a problem, however you require to understand who your main contact will be. A strong project manager can make a complicated job feel orderly. A weak handoff from sales to production can develop confusion before demolition even starts.

The change order question matters because modifications are typical. Often the homeowner requests them. Sometimes the building inspector requires them. Often hidden conditions make them unavoidable. The problem

is not whether modification orders take place. The problem is whether they are recorded, priced, approved, and incorporated into the schedule before work proceeds.

Licensing, insurance, and permits are not formalities

A contractor must bring the needed license for your state or local jurisdiction, together with general liability insurance and workers' compensation coverage where appropriate. Ask for paperwork. A professional contractor will not be upset. They are utilized to the request.

Permits are worthy of major attention. Some homeowners are lured to avoid authorizations to save time or money, especially for remodels. That can backfire. Unpermitted work may create problems when offering the home, submitting an insurance coverage claim, or fixing a code concern later. More notably, allows trigger examinations that assist confirm life-safety products such as structural work, electrical systems, plumbing, mechanical ventilation, and fire separation.

There are small cosmetic jobs that may not need authorizations, depending upon local rules. Painting, flooring replacement, or swapping like-for-like fixtures might be treated in a different way than moving walls or changing electrical circuits. A trustworthy remodeling contractor need to understand the local requirements and describe them plainly. Beware if a contractor casually says, "We never pull licenses for this kind of thing," particularly if the work includes structure, wiring, plumbing, gas lines, or significant design changes.

Insurance is similarly important. If an uninsured employee is hurt on your property, or if a subcontractor damages your home, the effects can be serious. Do not count on spoken assurances. Certificates of insurance are basic company documents.

Communication style can make or break the project

Good communication does not indicate continuous chatting. It implies prompt, accurate, organized details. A house owner does not need a text whenever a carpenter cuts a board. They do need to understand when the water will be shut off, when a choice is due, why a delay happened, and how a spending plan change affects the final cost.

Pay attention to communication during the estimating stage. Does the contractor follow up when guaranteed? Do they address the actual concern you asked? Do they put important information in composing? Are they willing to say, "I require to look at that," instead of thinking? Early habits usually forecasts later behavior.

The finest contractors likewise set boundaries. That may sound surprising, but it is a good indication. A contractor who describes office hours, meeting schedules, approval procedures, and decision due dates is constructing a structure for the project. Without that structure, construction becomes a stream of scattered texts, corridor discussions, and assumptions.

For inhabited remodels, communication becomes much more crucial. If you are living through a kitchen remodel, you need to understand how dust will be managed, where short-term cooking area might be established, when crews will get here, and which locations are off-limits. If a bathroom remodel leaves you without a working shower, the schedule is not an abstract matter. It impacts your day-to-day life.

Price matters, but the most affordable quote can be the most costly choice

Budgets are genuine. A lot of house owners can not simply select the most expensive contractor and expect the best. Still, the lowest bid should have mindful scrutiny, particularly if it is far lower than the others.

Sometimes a lower cost shows effectiveness, lean overhead, or a contractor who truly comprehends a much better method to build the task. Other times it reflects missing out on scope, impractical allowances, underpriced labor, absence of insurance, or a strategy to recover money through change orders. The difference may not be apparent until work begins.

A contractor who underbids may end up being hurried, protective, or missing as soon as the numbers no longer work. Subcontractors might be pressured to cut corners. Materials may be downgraded. Set up may stretch since the contractor prioritizes more successful jobs. None of this is guaranteed, however it happens frequently enough to take seriously.

A better method is to establish a sensible budget plan variety and ask contractors how they would build within it. Experienced builders can typically recommend compromises. Maybe you keep the existing kitchen footprint and buy better kitchen cabinetry. Possibly you streamline a roofline in a custom home to preserve money for windows and insulation. Perhaps you phase an outside living location for later rather than compromising the primary build.



Good contractors are not simply cost service providers. They are cost advisors.

Understand the contract before work begins

A construction agreement needs to define the scope of work, price structure, payment schedule, start conditions, approximate timeline, modification order procedure, guarantee terms, insurance requirements, and dispute treatments. For larger jobs, it might also reference illustrations, specs, selections, allowances, and exclusions.

There are different pricing designs. A fixed-price contract offers a set rate for a defined scope, subject to authorized modifications. Cost-plus agreements bill real costs plus a contractor fee or percentage. Time-and-material arrangements might be proper for smaller sized or unsure work, however they need trust and transparency.

No pricing model is best. Repaired price can supply **Home builder** budget certainty, however just if the scope is complete. If plans are vague, the fixed price may consist of assumptions that later become disagreements. Cost-plus can be fair for custom homes or complicated remodels with evolving details, but it requires clear reporting and disciplined decision-making. Time-and-material can work well for repair work where the full scope is unknowable, but it **Remodeling contractor** is less comfy for house owners who require a company cap.

The payment schedule ought to line up with development. Large deposits beyond what is customary or legally allowed in your location deserve care. Contractors do require funds to schedule work, order materials, and set in motion teams, however payments must normally represent finished milestones or stored materials. Prevent paying too far ahead of the work.

Read the exclusions. They are not just fine print. Exclusions tell you what the contractor has actually not included. Landscaping, window treatments, energy costs, device setup, style fees, engineering, allow expenses, and finish painting might or might not belong to the agreement. If you assume something is consisted of and the contractor presumes it is not, the relationship starts to strain.

Visit completed work if possible

Photos are useful, but they hide a lot. Lighting, angles, filters, and staging can make average work look excellent. If a contractor can organize a check out to a finished task or an active jobsite, take the opportunity.

On a finished project, look carefully at trim joints, tile alignment, cabinet exposes, paint transitions, floor covering information, outside flashing, and how materials satisfy one another. Excellence is not sensible in handmade work, but quality has a feel. Doors should operate efficiently. Grout lines need to correspond. Caulk needs to be cool. Floorings need to not bounce or squeak excessively. Outside information must shed water instead of trap it.

An active jobsite informs you even more. Is the site fairly arranged? Are products secured from weather? Are paths safe? Is dust control being used in remodel locations? Are employees considerate of the residential or commercial property? A messy site does not constantly imply bad workmanship, but chronic disorder typically signifies weak management.

For new home construction, take a look at framing if you can. Tidy framing, straight lines, correct ports, safeguarded openings, and organized mechanical rough-ins recommend a builder who pays attention before finishes cover whatever. For remodels, take a look at how the contractor protects existing floors, doors, landscaping, and adjacent rooms. Remodeling requires care since the home is currently someone's ended up space.

Pay attention to the subcontractor network

Most general contractors rely on subcontractors for specialized trades: electrical, plumbing, HEATING AND COOLING, roofing, drywall, tile, floor covering, cabinets, masonry, and more. The quality of those relationships matters. A contractor with a stable subcontractor network can arrange more reliably and keep consistent standards. A contractor rushing for whoever is available next week may have unequal results.

Ask the length of time they have dealt with their crucial trades. Long relationships are not a guarantee, but they are a favorable indication. Subcontractors tend to focus on contractors who pay on time, interact clearly, and run organized projects. If a contractor has excellent trades ready to show up for them, that states something.

The reverse is also true. Gifted subcontractors often avoid disorderly general contractors. They do not desire missing materials, uncertain plans, delayed payments, or homeowners making unapproved changes in the field. When you employ a general contractor, you are also employing their expert network.

Remodeling while residing in the home requires a different standard

A contractor may be technically skilled and still not fit to occupied remodels. Working in somebody's home requires regard for personal privacy, regimens, pets, children, security, and cleanliness. It likewise requires practical planning.

Dust is a significant problem. A kitchen remodel or bathroom remodel can send fine particles through a home if protection is weak. Plastic walls, zipper doors, floor coverings, unfavorable air makers, and daily clean-up might [Remodeling contractor builtbyvbr.com](https://www.builtbyvbr.com) not be attractive, but they matter. Ask specifically how the contractor manages dust and secures completed surfaces.



Noise and access are also part of the experience. If you work from home, have an infant, look after a senior moms and dad, or require an operating kitchen for medical dietary reasons, state so early. An excellent remodeling contractor can often plan around restrictions, but just if they know about them. There may be days when water, power, or HVAC should be disrupted. Understanding beforehand makes those days manageable.

Pets deserve mention. Numerous teams beware, but doors open continuously throughout construction. If you have a dog that bolts or a feline that conceals in walls, develop a plan before demolition begins.

New home construction needs disciplined decisions

Building a new home feels roomy at first. There is time to select everything, or so it appears. Then framing starts, rough-ins move rapidly, and unexpectedly the electrical expert requires component locations, the plumbing technician requires valve choices, the cabinet maker needs home appliance specifications, and the window provider requires last grille patterns.

A custom home builder should guide you through choices in a sensible order. Some decisions impact structure and rough-ins, while others can wait. Windows, exterior doors, roof, plumbing valves, tubs, appliances, cabinet layouts, and lighting plans frequently require attention early since they affect framing, mechanical systems, and lead times. Paint colors and cabinet hardware normally come later.

Indecision can become costly. If a property owner modifications window sizes after framing, the expense is not limited to the window. It may impact headers, exterior sheathing, siding, interior drywall, electrical locations, and schedule. If home appliances are selected late, cabinets might need modification. If tile shows up late, the task can stall near the finish line.

The finest builders develop a choice calendar and keep it visible. They do not expect homeowners to know every deadline intuitively. They describe which choices are urgent, which are versatile, and which modifications will bring a cost.

Red flags that should have caution

Some indication are obvious, such as no license, no insurance coverage, or pressure to pay in money. Others are subtler. A contractor who prevents written information might be disorganized or may prefer uncertainty. A contractor who criticizes every other contractor may be tough to deal with. A contractor who assures an unrealistically quick schedule throughout a busy season might be informing you what you want to hear.

Watch for these particular issues:

1. The quote is considerably lower than others, with little explanation or detail.
2. The contractor resists authorizations, contracts, insurance coverage documentation, or composed modification orders.
3. Communication is sluggish, vague, or inconsistent before the task starts.
4. References are not available, out-of-date, or unrelated to your type of project.
5. The contractor requests large in advance payments without a clear payment schedule connected to progress.

None of these instantly shows bad intent, but each deserves follow-up. Construction includes enough inescapable danger. You do not need to include avoidable risk by neglecting early signals.

The right fit is partly technical and partly personal

A contractor can have excellent credentials and still not be the right suitable for you. Some homeowners want regular updates and detailed budget tracking. Others prefer less conferences and a structured process. Some jobs need a high-touch custom home builder who enjoys cooperation with architects and designers. Others require a remodeling contractor who can move effectively through a specified scope with minimal disruption.

Personality matters since construction lasts. A bathroom remodel may run a number of weeks. A kitchen remodel may take two to four months depending on scope, cabinetry, assessments, and lead times. New home construction can take many months, often longer when design complexity, weather, allowing, or material delays

enter the image. You do not require to become close friends with your contractor, however you do need mutual respect and a practical interaction rhythm.

Trust your instincts, but do not count on instincts alone. A charming contractor with weak documentation is still a danger. A quieter contractor with excellent systems may deliver a much better experience. Look for the combination: proficiency, transparency, appropriate experience, monetary clearness, and communication you can live with.

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.