

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 till money, allows, illustrations, weather condition, inspections, subcontractors, and real life go into the image. The title on an organization card does not always inform you whether someone is the ideal suitable for your task. A proficient general contractor may be ideal for a kitchen remodel, a bathroom remodel, an addition, or a whole-house restoration. An experienced home builder might be the better choice when you are starting from a vacant lot and preparing new home construction from the ground up.

The confusion is easy to understand. Both coordinate trades. Both manage schedules. Both handle inspectors, suppliers, modification orders, and spending plans. Both can build something significant. The distinction lies in the type of work they are constructed to manage, the systems they use, the threats they understand best, and the way they guide customers through decisions.

I have actually seen house owners employ a new home builder for a complex renovation and find that working inside an existing structure was more unpredictable than anyone anticipated. I have likewise seen people work with a remodeling contractor to develop a new custom home, only to discover that website advancement, energy coordination, and long-range sequencing required a different level of new-build experience. Neither specialist was always bad. They were simply running outside their greatest lane.

The right hire depends on what you are constructing, how much style work is currently complete, how much control you desire, the number of unknowns the project consists of, and how comfortable 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 coordinating subcontractors, purchasing materials, scheduling assessments, keeping work moving, managing jobsite conditions, tracking costs, and solving problems as they appear.

An excellent general contractor does not merely "know a guy" for each trade. They understand the order of operations. They understand why the plumbing technician needs to be roughed in before insulation, why a framing correction can affect cabinet designs three months later on, and why one missing window can hold up siding, drywall, trim, and final painting. They invest much of their time preventing small issues from becoming costly delays.

General contractors are typically hired for remodeling tasks, additions, repair work after damage, basement finishes, structural alterations, and specialty upgrades. If you are opening up a wall between a kitchen and dining room, converting a tub to a walk-in shower, finishing an attic, or adding 600 square feet to the back of a house, a general contractor or remodeling contractor is often the natural fit.

The strongest general contractors are specifically important in existing homes due to the fact that renovations require judgment. Older homes hardly ever match their illustrations, if illustrations exist at all. A wall that appears non-load-bearing might carry roof load through an unusual framing course. Electrical circuitry may have been modified by three previous owners. Flooring framing may be out of level by an inch across a space. The contractor needs to diagnose, adapt, file, and keep the job moving without pretending your house is something it is not.

That sort of work calls for persistence and field experience. It is one thing to set up 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 varies in density, the floor rolls towards the back door, and the homeowner wants the finished space to look clean without tearing the entire home apart.

What a home builder brings to the table

A home builder concentrates on building houses, typically from an empty lot or a cleared building website. Some builders focus on production homes, where buyers choose from set strategies and finish bundles in a prepared community. Others run as a custom home builder, producing unique homes with architects, designers, engineers, and owners.

For new home construction, a builder's work typically starts before any framing crew gets here. They may assist examine land, evaluation zoning limitations, coordinate studies, arrange soil tests, estimate sitework, cost energy connections, and determine permitting requirements. These early actions matter because the expense of preparing land can shock even knowledgeable property owners. A stunning woody lot might need cleaning, grading, a long driveway, drain work, septic style, well drilling, or utility extensions before the first footing is poured.





CUSTOM WALL PANELING



A home builder also understands the rhythm of structure from scratch. Excavation leads to foundation work. Structure work causes framing. Framing leads to roofing, windows, rough mechanicals, insulation, drywall, trim, surfaces, and final evaluations. The series is cleaner than remodeling in some ways since the builder controls the whole structure. But the scale is larger, and the capital, preparations, selections, and coordination demands can be intense.

The overlap, and why it can be misleading

There is genuine overlap in between the two functions. A general contractor can develop a new home if licensed, insured, experienced, and appropriately staffed for that work. A home builder might also take on remodellings, specifically additions or large remodels for previous customers. In some markets, individuals utilize the terms interchangeably. A company might call itself a builder however do primarily remodels. Another might call itself a general contractor but specialize in custom homes.

That is why you need to look beyond the label. Ask what kind of work comprises the majority of their yearly volume. Ask to see tasks comparable to yours, not just outstanding pictures. A gorgeous new farmhouse does not prove expertise in remodeling a tight metropolitan row home. A sensational kitchen remodel does not prove the company can handle land development, structure coordination, and a year-long custom build.

I when strolled a house where the owner had employed a builder known for new homes to complete a significant interior renovation. The builder was capable, sincere, and well concerned. However the task dragged because his team was used to clean sequencing, open framing, and predictable plans. The house had actually concealed pipes conflicts, unequal floorings, and occupants living upstairs throughout construction. A remodeling contractor would have expected more of the friction, priced more investigative work upfront, and staged the job differently.

Match the expert to the task type

For most property owners, the simplest way to narrow the choice is to begin with the nature of the task rather than the title of the professional. A kitchen remodel, bathroom remodel, room addition, basement renovation, or structural repair work usually points toward a general contractor with remodeling experience. A ground-up house normally points toward a home builder, particularly if the style is custom or the website has complications.

Here is a useful contrast:

Task type	Typically 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, pipes changes, tile work, and schedule compression require remodelling experience
Whole-house renovation	General contractor	Existing structure, phased work, structural changes, and concealed conditions drive the job
Room addition	General contractor or builder	The very 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, allowing, full-house sequencing, selections, and long-range expense control are main

This contrast is not a stiff guideline. Some big remodeling contractors are excellent at additions that feel practically like new builds. Some custom builders have internal renovation departments that manage complex remodels perfectly. The important thing is not the category. It is relevant experience.

When a general contractor is the smarter hire

A general contractor is generally the smarter hire when the project should connect into an existing structure. Existing homes develop unknowns. Even when plans are detailed, the contractor may not know what is inside a wall up until demolition begins. That uncertainty impacts prices, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it might include cabinet replacement, new counter tops, [New home construction](#) lighting, flooring, backsplash tile, and appliance setup. In practice, the job might include transferring plumbing, upgrading electrical service, fixing subfloor damage near an old dishwasher, correcting a sagging ceiling, expanding an opening, and collaborating cabinet shipment so boxes do not being in a garage for 6 weeks.

A general contractor who remodels kitchens frequently understands where surprises tend to hide. They might suggest opening a little area of wall before final prices. They might ask the cabinet designer for home appliance specifications early due to the fact that a one-inch difference in fridge depth can impact adjacent kitchen cabinets. They may flag that moving a sink to an island requires venting choices that require to be verified before the design is finalized.

Bathroom remodels are another area where remodeling experience matters. A bathroom is small, however it is mechanically thick. Waterproofing information, framing flatness, drain location, glass clearances, fan ducting, and tile layout all impact the outcome. I have seen house owners focus nearly entirely on tile choice while missing the

more important concern: who is responsible for making certain the shower does not leakage 5 years from now? The response must be clear before work starts.

General contractors likewise tend to be better suited for tasks where the property owner stays in the house throughout construction. Enduring a remodel is hard. Dust barriers, short-term kitchens, bathroom gain access to, pet security, parking, day-to-day clean-up, and working hours become part of the job. Contractors who specialize in remodeling know that safeguarding 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 usually the more powerful option when the project begins with land, strategies, and a capacity to construct. New home construction requires coordination at a scale that differs from remodeling. The builder should manage the entire structure envelope, website drainage, structure precision, utility installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder ought to ideally be included before the drawings are totally total. That does not imply the builder changes the architect. It means prices and constructability feedback can prevent costly redesign later. For example, an architect might design a remarkable wall of windows, an intricate roofline, or a cantilevered veranda. Those features might be worth every dollar, however the owner must understand the cost before license illustrations are finished.

A custom home builder can also help align allowances with truth. Allowances are budget plan placeholders for items not yet chosen, such as tile, lighting, home appliances, plumbing fixtures, or flooring. If allowances are too low, the contract cost looks attractive at signing but grows painfully during selections. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are picturing expert home appliances, wide-plank hardwood, inset cabinetry, and natural stone, the spending plan should not bring entry-level allowances.

The design concern: who leads before construction starts?

Many property owners begin by calling contractors before they have enough info for accurate prices. That is not incorrect, but it can cause aggravation. A contractor can not price a kitchen remodel specifically from a conversation about "opening things up" and "including more storage." A builder can not provide a reputable custom home cost from a sketch and a Pinterest board.

The style path impacts whom you work with and when. For remodels, some general contractors offer design-build services, meaning they deal with style and construction under one roofing system or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the property owner wants a guided process and a single point of responsibility. The benefit is connection. The designer, estimator, and field team pursue the same spending plan. The compromise is that you might not be competitively bidding a totally finished plan to numerous contractors.

For custom homes, many owners employ a designer first, then bring in a custom home builder during design development. Others work with a design-build home builder with in-house or partner architectural services. Both approaches can prosper. The threat comes when style and spending plan develop individually. If the strategies are completed without expense input, the first builder quote might surpass the budget plan by 20 percent, 40 percent, or more, depending upon the market and complexity. At that point, the owner pays for redesign or starts cutting functions under pressure.

Good specialists welcome early spending plan conversations. They might not provide a repaired cost without drawings, but they can determine expense drivers. They can say, "That second-story addition will likely need structural upgrades below," or "A 500-foot energy run will not price like a standard subdivision connection," or "If you desire large-format tile in that shower, we need flatter walls and a much better substrate plan."

Licensing, insurance, and local rules

Licensing guidelines vary by state, province, county, and town. Some locations require a general contractor license for any substantial domestic work. Others certify particular trades however have looser requirements for the individual collaborating the task. New home builders might need registration with a state home builder board, warranty program, or regional building authority. Since rules vary, homeowners should verify requirements locally instead of relying on assumptions.

Insurance matters just as much as licensing. At a minimum, the contractor or builder need to bring general liability insurance and, if they have staff members, employees' settlement coverage. If subcontractors are used, the prime contractor must have a procedure for gathering certificates of insurance. This is not paperwork for documentation's sake. If someone is injured on the home or a subcontractor triggers damage, unclear protection can become a serious problem.

Permitting is another dry run. A qualified expert needs to be able to describe what authorizations are required, who will acquire them, what assessments are anticipated, and how license costs are managed. Be cautious if someone recommends skipping authorizations for work that plainly requires them. Unpermitted structural, electrical, pipes, or mechanical work can develop safety concerns and complicate resale.

How prices varies between remodels and new builds

Pricing methods differ, however property construction commonly falls under fixed-price contracts, cost-plus contracts, or hybrids with allowances and change orders. The best method depends upon how complete the strategies are and how many unknowns exist.

A fixed-price agreement gives the owner a defined price for a specified scope. It works best when drawings, specifications, choices, and website conditions are clear. In remodeling, repaired pricing can still include exclusions for concealed conditions, such as concealed rot, outdated circuitry, or structural flaws discovered during demolition. That is sensible if the exemptions specify and the modification order procedure is clear.

Cost-plus contracts bill the owner for actual costs plus a contractor fee, either a portion or fixed charge. This technique can make good sense for custom homes or complicated remodellings where the scope can not be totally known at the start. The owner gets versatility and openness, but likewise brings more cost risk. Strong reporting is important. Without regular expense updates, cost-plus can end up being demanding quickly.



Allowances deserve mindful attention. A contract may consist of a \$4,000 home appliance allowance, but the variety you desire may cost \$7,500 by itself. A bathroom remodel might consist of a tile allowance that covers basic ceramic but not handmade tile or natural stone. Low allowances are one of the easiest ways for an estimate to appear competitive while understating the real job cost.

Contingency is also various in between project types. For a reasonably simple new home on a prepared lot with complete strategies, contingency may be lower than for a major remodelling in an older house. For remodels, lots of experts recommend owners to keep a reserve, frequently in the variety of 10 to 20 percent depending upon age, intricacy, and just how much examination has actually been done. That is not a license for careless prices. It is recognition that existing structures can hide costly surprises.

The concerns that reveal fit

Interviews frequently expose more than websites. You are not only buying labor and products. You are working with judgment, interaction, and problem-solving under pressure. A sleek portfolio works, but the conversation needs to get specific.

Ask these questions before you make a decision:

1. How lots of projects like mine have you finished in the last 2 years?
2. Who will supervise the task day to day, and how typically will they be onsite?
3. How do you handle change orders, covert conditions, and allowance overages?
4. Can you provide current references for comparable work, not simply your preferred projects?
5. What parts of this job stress you most from a cost, schedule, or constructability standpoint?

The last question is particularly exposing. A weak contractor states, "Absolutely nothing, everything looks simple." A strong one pauses and offers a real answer. Maybe the concern is gain access to for excavation equipment. Maybe it is matching existing brick. Maybe it is long preparation for custom windows. Possibly it is keeping a working restroom readily available while the other one is under construction. Professionals who can determine risk early are more likely to manage it well.

Red flags that ought to slow you down

A low rate can be legitimate, however it needs to make good sense. If 3 price quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one comes in at \$24,000, you need to know why. Maybe the low bidder misunderstood the scope. Maybe they excluded pipes components, glass, electrical upgrades, or licenses. Maybe they plan to utilize lower-cost products. Or maybe they are underpricing the job and wishing to recover through change orders.

Be careful with vague scopes. "Renovate kitchen" is not a scope. An appropriate proposal must describe demolition, framing, electrical, plumbing, a/c modifications if any, drywall, floor covering, cabinetry, counter tops, backsplash, painting, permits, cleanup, and exemptions. It must clarify who provides devices, components, tile, lighting, cabinet hardware, and other surface items.

Communication throughout estimating likewise forecasts interaction during construction. If someone misses appointments, takes weeks to answer standard questions, or prevents composed information before you sign, that pattern typically does not enhance after a deposit is paid. Busy specialists can still interact plainly. Silence is not the same as being in demand.

Another warning is pressure. A contractor or builder might have valid scheduling restraints, however you need to not feel hurried into a major agreement without time to examine it. Residential construction includes too much money and interruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms are worthy of special mention due to the fact that they are common projects and easy to ignore. They integrate style, utility systems, surface workmanship, and day-to-day family disturbance. A kitchen remodel might impact how a family eats for 2 months. A bathroom remodel may need careful planning if it is the only full bath in the house.

A remodeling contractor who does these tasks regularly brings useful practices that do not constantly show in pictures. They understand to confirm device specifications before rough electrical. They know a shower niche must be set out with the tile pattern, not framed arbitrarily and been sorry for later on. They know the vanity drawer need to clear the supply lines. They know recessed medicine cabinets can conflict with pipes vents in the wall. They understand that a flooring that looks "close sufficient" before tile may look dreadful after large-format tile is installed.

Specialization likewise assists with schedule realism. A five-by-eight hall restroom is not immediately a one-week project if it involves complete demolition, plumbing relocation, electrical work, examinations, waterproofing, tile, glass measurement, and finish installation. Drying times, assessment windows, and custom materials matter. An expert schedule accounts for those actions instead of promising magic.

New home construction and the importance of preconstruction planning

For new homes, preconstruction planning sets the tone for the entire develop. The builder needs to help turn drawings and choices into a buildable, priced, scheduled project. That consists of examining structural requirements, energy code details, window and door lead times, outside materials, mechanical systems, and website logistics.

One common error is picking a builder too late. By the time strategies are ended up, owners might feel emotionally committed to a style that does not fit the budget plan. Bringing a home builder into the conversation earlier can maintain the design intent while changing costly information before they end up being expensive modifications. A simpler roofline, a slightly smaller footprint, or a various structure technique can in some cases conserve significant cash without harming how the home lives.

Another error is focusing just on cost per square foot. Cost per square foot can be a rough referral, but it is a blunt instrument. A compact custom home with high-end finishes can cost more per square foot than a bigger, simpler house. Sitework, patios, garages, ceiling heights, window bundles, cabinetry, mechanical systems, and architectural complexity all misshape the number. A builder who gives a casual square-foot price without comprehending the strategies and website is guessing.

Where additions fit

Additions sit between remodeling and new construction. They include new structure, framing, roof, and outside work, but they also connect to an existing home. That connection is typically the hardest part. The new floor should fulfill the old flooring. The roofline needs to tie in without leakages. The exterior ought to look deliberate instead of added. Heating & cooling capability might need review. Electrical service may need upgrading. The family may reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder may be suitable. The choosing element is experience with tie-ins and occupied renovations. A builder who mostly works on uninhabited lots may underestimate the problem of securing an existing home and reducing disruption. A remodeler who hardly ever manages foundations and large structural framing might need stronger support from engineers and sitework trades. The best choice is the specialist who can reveal completed additions similar in size and complexity 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/m7piVPdMREuVy6B6>

Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

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

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

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

How long has Vision Building & Renovation been in business?

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

Does Vision Building & Renovation build custom homes?

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

What kinds of remodels does Vision Building & Renovation do?

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

Does Vision Building & Renovation build outdoor living spaces?

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

Who owns Vision Building & Renovation?

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

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

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

Why choose Vision Building & Renovation as your general contractor?

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

Where is Vision Building and Renovation located?

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

How can I contact Vision Building and Renovation?

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

After a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.