

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 same as working with someone to change a backsplash or update a powder room. A whole home task touches structure, utilities, surfaces, scheduling, allowing, budgeting, family logistics, and often the emotional weight of changing a location where people have actually lived for years. The contractor you choose will influence not just the finished house, but also how foreseeable, safe, and tolerable the procedure feels from the very first site see to the last punch list.

A strong General contractor can turn a complex vision into a buildable plan. A weak one can make even a good style feel chaotic. The distinction typically appears early, in how thoroughly they ask concerns, how clearly they explain danger, and how disciplined they have to do with scope, cost, and communication.

Whole home construction sits in a special category. It might consist of a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, structure work, additions, roofing system modifications, window replacement, electrical service upgrades, heating and cooling redesign, new plumbing, insulation, floor covering, millwork, and outside improvements. Sometimes, it begins to look like New home construction due to the fact that so much of the existing house is opened, rebuilt, or reimagined. That is why the hiring procedure should have more rigor than a basic cost comparison.



CUSTOM WALL PANELING



What "whole home construction" actually means

Homeowners typically utilize expressions like "complete renovation," "gut remodel," "significant remodel," and "whole home construction" interchangeably, however contractors hear essential differences in those words. A cosmetic remodelling might leave walls, systems, and design mostly undamaged. A gut remodel may remove drywall and finishes down to the studs. Whole home construction typically implies the whole house ends up being a collaborated task, whether every wall is demolished.

That coordination matters. Moving a kitchen sink might need floor framing changes, drain line rerouting, electrical panel capacity evaluation, counter top preparation, cabinet store illustrations, and a pipes inspection. Broadening a main bathroom may affect a bedroom closet, roofing venting, waterproofing details, and tile selection. Opening a wall in between a kitchen and living room might trigger structural engineering, beam installation, new floor covering shifts, 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 visible work and discover the concealed work later on. That does not always suggest they are dishonest. In some cases it suggests they do not have the systems required for larger projects.

The bigger the project, the more the contractor's management ability matters. Craftsmanship is still important, but whole home construction needs sequencing, paperwork, trade coordination, expense control, and issue resolving. The individual who can construct a gorgeous bathroom might not always be prepared to run a full-house remodelling involving fifteen subcontractors, 3 license revisions, and a household attempting to return in before school starts.

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

The construction market utilizes overlapping titles, and house owners are often delegated translate them. A Remodeling contractor usually specializes in modifying existing homes. They comprehend surprises inside old

walls, irregular framing, occupied homes, dust security, selective demolition, and matching new work to existing conditions. For whole home renovations, that experience is valuable.

A General contractor manages the total task. They may carry out some work with their own crew and subcontract the rest, or they might subcontract almost whatever while collaborating schedule, quality, allows, assessments, and communication. For a large remodel, the general contractor is typically the main point of accountability.

A Home builder often concentrates on New home construction, though lots of builders also take on additions and major remodels. Builders who work primarily from cleared lots might be outstanding at ground-up construction but less knowledgeable about the constraints of working inside an older structure. That does not disqualify them, however it changes the questions you ought to ask.

A Custom home builder is normally established for unique homes with tailored designs, higher design involvement, and comprehensive surface choices. Some custom builders are excellent options for whole home construction when the remodel is extensive enough to resemble constructing a custom home within an existing shell. The best fit depends less on the label and more on pertinent experience, procedure, openness, and team capacity.

The key is to hire a contractor who has actually successfully finished jobs comparable to yours in size, intricacy, surface level, and structure type. A contractor who mainly does little bathrooms may run out depth on an entire house. A new home builder might be strong on structure and scheduling but ignore the intricacy of preserving existing trim, connecting into old systems, or safeguarding occupied spaces. The right contractor has actually endured the type of job you are preparing and can discuss it in practical detail.

Start with scope, not price

Many property owners begin by asking, "How much will this cost?" It is an affordable question, however it is rarely the very best first question. A whole home job needs scope definition before prices has much significance. Without a clear scope, three contractor quotes may appear to explain the exact same job while actually consisting of very various assumptions.

One quote may include new electrical throughout the home, while another includes only noticeable component replacement. One may carry a realistic allowance for custom cabinets, while another assumes stock cabinetry. One might consist of drywall repair work in surrounding rooms, paint for the full interior, license fees, engineering, short-term security, and particles removal. Another may leave those products vague or omit them entirely.

A helpful early conversation sounds less like "What is your square-foot cost?" and more like "Here is what we wish to alter, here is what we wish to protect, here is where we are flexible, and here is the budget variety we are trying to regard." A professional contractor can then respond with honest assistance. Often that suggests confirming the job is feasible. In some cases it suggests alerting that the dream list is larger than the budget plan. That early tension is not a bad sign. It is often the very first sign that you are dealing with somebody who will not tell you only what you want to hear.

For example, a family planning a full first-floor remodel might want a larger kitchen, new hardwood flooring, a rebuilt staircase, powder room moving, and new windows. On paper, it sounds like one task. In practice, it includes structural work, pipes, electrical, HVAC, flooring connection, surface carpentry, and exterior envelope information. If the budget is fixed, the contractor's job is not to magically compress truth. Their job is to assist determine concerns and stage the work wisely if needed.

The finest contractors ask uneasy questions early

An experienced contractor knows that stunning makings do not prevent spending plan overruns or schedule hold-ups. They ask about access, parking, pets, children, work-from-home requirements, decision-making authority, funding, storage, long-lead products, and whether the household prepares to reside in the home throughout construction.

Some of these concerns feel early, however they are not. If a family stays in the house during a significant remodel, the contractor should prepare dust barriers, short-lived energies, safe paths, noise expectations, and day-to-day clean-up. If the home is vacant, crews might work more efficiently, but security and climate control end up being more crucial. If a kitchen is eliminated, the household requires a short-term food strategy. If bathrooms are destroyed in series, a minimum of one operating bathroom might need to remain available.

A contractor who skips these conversations may be attempting to keep the sales procedure simple. Simplicity feels pleasant at the beginning, then pricey later on. Whole home construction rewards realism.

One of the clearest signs of professionalism is when a contractor states, "We need to verify that before I price it." They may recommend opening a little exploratory section of wall, generating a structural engineer, checking the sewer line, evaluating attic access, or verifying the electrical panel. These actions cost time and often cash, but they minimize guesswork. In older homes, particularly those built before modern codes or redesigned a number of times, presumptions are risky.

Licensing, insurance, and monetary stability

Before falling in love with a contractor's portfolio, validate the essentials. Licensing requirements vary by state, county, and town, so house owners need to inspect local rules instead of count on generic suggestions. A genuine contractor ought to be willing to provide license info, proof of general liability insurance coverage, and employees' payment coverage where applicable.

Insurance is not a formality. Whole home construction involves demolition, ladders, electrical work, pipes work, open walls, heavy materials, and numerous trades. If an employee is injured or a subcontractor harms the property, inadequate coverage can develop severe direct exposure for the property owner. Request for certificates straight from the insurance coverage service provider when suitable, and ensure the protection dates extend through the anticipated task period.

Financial stability also matters, though it is harder to validate. A contractor who is undercapitalized may depend upon your deposit to finish someone else's task. Warning signs include uncommonly large in advance payment demands, reluctance to offer a composed agreement, pressure to begin right away without files, or a cost far below other competent bids. Competitive prices is welcome. Desperation pricing is dangerous.

A healthy payment schedule ties payments to advance. For large jobs, deposits, turning point payments, and final retainage must be explained clearly in the contract. The contractor needs capital to buy products and pay trades, however the property owner requires security versus paying too far ahead of completed work. Good agreements balance both needs.

How to examine experience without being charmed by photos

Project photos are useful, but they can deceive. A sleek kitchen image does not show whether the contractor met the schedule, managed inspections effectively, secured the remainder of the house, handled modification orders

relatively, or returned after completion to deal with problems. A portfolio ought to start the conversation, not end it.

Ask about jobs similar to builtbyvbr.com General contractor yours. If your remodel involves a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, uneven framing, and matching historical information. If your project involves a modern-day open-plan redesign, ask about structural beams, mechanical rerouting, recessed lighting coordination, and floor leveling. If you are thinking about an addition as part of the remodel, ask how the contractor handles foundation tie-ins, roofing system combination, drain, and exterior material matching.

References must be recent and pertinent. A contractor's finest customer from ten years back may not show the existing crew, subcontractors, or company systems. Talking with previous customers is most helpful when you ask specific questions. Did the contractor communicate before issues ended up being urgent? Were change orders recorded? Was the website kept reasonably tidy? Did the last expense align with the authorized scope? How did they deal with guarantee items?

The most revealing question is typically, "Would you hire them again for a project of the same size?" Many customers can forgive little errors if the contractor was truthful, responsive, and accountable. Couple of clients forgive being ignored.

The design concern: contractor first, designer initially, or design-build?

Whole home construction normally needs design work before construction begins. The best course depends on task complexity, allowing requirements, and how clearly you already know what you want.

Some property owners employ a designer or residential designer first, then bid the completed strategies to contractors. This can work well for complex structural modifications, additions, historic homes, or jobs requiring preparation board review. The benefit is style independence and detailed drawings. The risk is designing beyond the budget plan if construction cost feedback comes too late.

Other property owners hire a design-build remodeling contractor, where style and construction live under one roof or within one collaborated group. This can enhance interaction and bring expense feedback into the style process earlier. The threat is that prices may be less competitive if the house owner does not look for outside comparison, so transparency and trust are essential.

A third method is early contractor involvement, where a designer or designer leads the style while a contractor offers preconstruction input. This is typically the most balanced method for whole home construction. The contractor can flag expense concerns, sequencing issues, and constructability problems while the drawings are still flexible.

No approach is perfect. What matters is that style, budget, and construction reality meet before the job is fully dedicated. A beautiful plan that can not be built for the available budget is not a plan. It is an expensive disappointment.

Understanding estimates, allowances, and change orders

A whole home estimate must be detailed enough to reveal what is included, what is left out, and where assumptions stay. It does not require to list every screw, but it needs to break down significant categories such as demolition, framing, pipes, electrical, HVAC, drywall, insulation, kitchen cabinetry, countertops, tile, floor covering, painting, fixtures, allows, and cleanup.

Allowances deserve unique attention. An allowance is a placeholder amount for a product not yet selected, such as tile, lighting, appliances, plumbing fixtures, or cabinets. Allowances are not inherently bad. They are frequently essential early in the process. Issues arise when allowances are unrealistically low. A \$3,000 device allowance might work for a modest kitchen, but not for a premium kitchen with a panel-ready refrigerator, range, ventilation insert, dishwashing machine, and drink cooler.

Change orders are another normal part of remodeling. Existing homes contain unknowns. Rot appears after siding is removed. Old pipes stop working as soon as disturbed. 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.

An expert contractor documents the change, explains why it is needed, costs it plainly, and gets approval before continuing unless there is an urgent safety problem. Property owners ought to expect some contingency. For major remodeling, a contingency of approximately 10 to 20 percent is commonly gone over, with older or more intricate homes leaning higher. That cash is not a contractor perk. It is a financial buffer for uncertainty and owner-driven upgrades.

A short checklist for comparing contractor proposals

Use this checklist only after you have actually verified that each contractor is pricing the same general scope. If the plans or assumptions differ, the numbers will not tell the full story.

1. Confirm that major scope classifications are included, especially demolition, allows, mechanical systems, finishes, cleanup, and task management.
2. Compare allowances for cabinets, components, appliances, tile, floor covering, lighting, and hardware versus the quality level you in fact want.
3. Review exemptions carefully, since a low quote may merely move costs outside the contract.
4. Ask how changes are priced, approved, and scheduled as soon as construction begins.
5. Evaluate interaction quality, not simply overall expense, due to the fact that unclear interaction generally ends up being expensive.

A proposition that is 8 percent greater however complete may be cheaper than a lower proposition filled with spaces. The objective is not to pick the most costly contractor. The goal is to choose the most reliable number from a qualified team.

Timeline: why whole home jobs take longer than house owners expect

Television remodelling timelines have actually distorted expectations. A whole home remodel seldom moves from demolition to completion in a few tidy weeks. Even when crews are effective, real tasks depend upon authorization evaluation, examinations, material lead times, trade schedule, weather condition, style choices, and unpredicted conditions.

A big Kitchen remodel alone can take several months from style to conclusion when cabinets, counter tops, electrical, pipes, floor covering, and evaluations are included. A Bathroom remodel might take weeks when construction starts, but specialized tile, custom glass, pipes fixtures, and waterproofing evaluations include time. Multiply that throughout an entire home and sequencing ends up being a major preparation exercise.

Cabinets are a common schedule motorist. Semi-custom or custom cabinets can take numerous weeks or longer depending upon the store and season. Windows and doors can likewise carry long preparations, specifically for

custom sizes or particular finishes. Specialized tile, imported fixtures, high-end appliances, and custom millwork need to be picked early.

Permits differ commonly by location. Some jurisdictions concern easy interior remodel allows rapidly. Others need strategy review, engineering, energy compliance paperwork, zoning review, or historical approval. A contractor acquainted with your local building department can often anticipate requirements, however they can not control every evaluation timeline.

Good contractors build schedules with dependencies in mind. Rough pipes should take place before insulation. Evaluations need to happen before drywall. Cabinet setup depends on completed walls and floors in many cases, while flooring may need to wait for messy work to end up. Countertops can not be made up until cabinets are installed and templated. Shower glass can not be determined precisely until tile is total. These are not reasons. They are the physics of construction.

Living in your home during construction

Some house owners remain through a whole home remodel to conserve rental costs. Sometimes it works. Often the cost savings vanish in stress, hold-ups, and minimized efficiency. The decision depends upon the scope, the household, and the contractor's ability to phase work safely.

If the task impacts every bathroom, the kitchen, the heating and cooling system, or the electrical service, moving out may be the smarter choice. Living without a kitchen is bothersome. Living without dependable power, heat, safe exits, or hygienic facilities can become unreasonable. Families with young children, elderly loved ones, respiratory concerns, or demanding work-from-home schedules must be specifically cautious.

When house owners remain, phasing ends up being important. The contractor might keep one restroom active while another is remodeled, produce momentary partitions, keep a short-term kitchenette, and schedule utility shutoffs beforehand. This includes coordination time and often cost. Crews likewise work differently in an occupied home. They invest more time safeguarding surface areas, cleaning, securing tools, and managing daily access.

There is no universal right answer. An uninhabited house usually allows faster, cleaner production. An occupied house might safeguard the budget plan from rental expense. The honest contrast ought to consist of not only rent, however likewise job period, stress, safety, and the contractor's ability to keep momentum.

Contract details that protect both sides

An expert contract ought to read like a working document, not a vague promise. It must recognize the parties, home address, scope of work, agreement price or rates technique, allowances, payment schedule, estimated timeline, change order treatment, insurance coverage requirements, guarantee terms, disagreement procedure, and conditions for termination.

The scope must specify enough that both parties can point to the same language later on and understand what was meant. "Remodel kitchen" is inadequate. "Set up owner-selected tile" is insufficient unless it clarifies whether the contractor consists of substrate preparation, waterproofing where required, trim pieces, grout, sealing if relevant, and pattern intricacy. Information avoid conflict.

Payment terms should be tied to identifiable milestones. A contractor might request a deposit to schedule the schedule and begin procurement. Later payments may correspond to demolition completion, rough-in completion, drywall conclusion, cabinet setup, considerable completion, and last conclusion. The precise structure differs by jurisdiction and job type, however the concept stays: cash should follow documented progress.

Warranty language should be clear. Lots of contractors provide workmanship warranties for a defined duration, separate from manufacturer warranties on appliances, components, windows, roof, or other products. Property owners should understand who to call if a cabinet hinge stops working, a faucet leaks, grout cracks, or a window seal fails. Not every problem is the contractor's duty, however an excellent contractor helps clarify the path to resolution.

The concealed worth of preconstruction planning

Preconstruction is where lots of projects are won or lost. It is the period before demolition when plans are refined, budget plans are fixed up, choices are made, authorizations are submitted, trade partners evaluate the work, and long-lead products are ordered.

Homeowners in some cases withstand spending for preconstruction services because they see "real work" as the activity on website. Experienced builders know otherwise. A day invested resolving cabinet measurements before framing can avoid weeks of hold-up later on. A pipes walk-through before demolition can expose venting challenges. A lighting strategy reviewed before drywall can avoid awkward switch areas and expensive rework.

For whole home construction, preconstruction may consist of website measurements, exploratory demolition, engineering coordination, approximating updates, schedule planning, worth engineering, choice tracking, and allow preparation. The contractor may charge a preconstruction fee, specifically for complicated tasks needing considerable time before a construction agreement is completed. That cost can be beneficial if it produces a more precise budget and smoother build.

Value engineering is frequently misunderstood. It must not mean removing quality blindly. Succeeded, it means finding smarter methods to attain the objective. Maybe moving a restroom wall 18 inches develops significant plumbing expense, while a smaller layout adjustment provides most of the benefit for less money. Perhaps custom built-ins in every room can be phased later on, while electrical blocking and outlets are installed now. Possibly the job keeps existing window openings to avoid exterior masonry work. Excellent contractors bring these options forward without making the homeowner feel silly for dreaming big.

Red flags that should have attention

Not every indication implies you must leave right away, but patterns matter. A contractor who is slow to return a very first call may simply be busy. A contractor who is vague, evasive, uninsured, undocumented, and pressing you for a deposit is showing you the future.

Be cautious when a contractor supplies a firm rate after a quick walkthrough for a complex whole home task with no illustrations. Beware when the bid is considerably lower than others and the description is "we just work much faster." Be cautious when they dismiss authorizations as unneeded without a sound legal basis. Be cautious when they decline to put pledges in composing or dissuade you from consulting with recent clients.

Also focus on how they discuss prior customers, inspectors, designers, and subcontractors. Construction needs cooperation. A contractor who blames everybody else for every single past problem may ultimately speak about you the exact same way. The very best contractors are honest 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/m7piVPHdMREuVy6B6>

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

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

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

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

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

How long has Vision Building & Renovation been in business?

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

Does Vision Building & Renovation build custom homes?

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

What kinds of remodels does Vision Building & Renovation do?

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

Does Vision Building & Renovation build outdoor living spaces?

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

Who owns Vision Building & Renovation?

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

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

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

Why choose Vision Building & Renovation as your general contractor?

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

Where is Vision Building and Renovation located?

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

How can I contact Vision Building and Renovation?

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

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