

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 contractor is one of the most consequential decisions you will make in a new home construction project or a whole home restoration. The best contractor safeguards your budget plan, schedule, design intent, and sanity. The wrong one can turn a promising job into a slow, costly disagreement that leaves everybody frustrated and your home half-finished.

Most house owners know they need to "get three quotes" and "inspect referrals." That advice is not wrong, however it is too thin for the size of the decision. A custom home builder or remodeling contractor will be involved in your financial resources, your daily life, your property, and typically your household's routine for months. You are not simply purchasing an item. You are working with a group to manage thousands of details, dozens of trades, a changing sequence of examinations, weather condition, lead times, design decisions, and unavoidable surprises behind walls or listed below grade.

The best choice is rarely the individual with the flashiest truck or the lowest number on the very first price quote. It is the contractor who can explain the work plainly, rate it properly, interact before issues become crises, and produce constant results through a process you understand.

Start by knowing what kind of contractor your job really needs

A new custom home, a kitchen remodel, a bathroom remodel, and a complete gut renovation all require construction skill, but they do not require the exact same contractor profile. A company that excels at ground-up new home construction may not be the best suitable for a securely phased renovation in an occupied home. A

remodeling contractor who is exceptional at kitchens and baths might not have the staff, systems, or subcontractor depth to handle a large addition with structural steel, site drain, and several license packages.

For a new construct, you usually need a home builder or general contractor with strong site management experience. That means they comprehend excavation, foundations, utility coordination, framing, roofing, mechanical rough-ins, insulation, building envelope information, and last finishes. A custom home builder ought to also be comfy working with architects, engineers, interior designers, surveyors, and local inspectors. If the lot has slope, bad gain access to, wetlands, old trees to protect, or unusual zoning constraints, the builder's planning ability matters as much as their carpentry.

For a whole home remodelling, particularly one involving structural changes, mechanical upgrades, or an addition, you need a remodeling contractor who understands existing conditions. Renovation work requires a different sort of judgment. Old houses seldom reveal all their tricks throughout the first walkthrough. Framing might not match the illustrations. Electrical work might have been modified by previous owners. Plumbing may go through a wall everyone hoped to remove. A strong remodelling contractor understands how to examine early, cost allowances truthfully, and secure the property owner from avoidable modification orders.

For a kitchen remodel or bathroom remodel, the stakes are concentrated in smaller sized spaces. Bathroom and kitchens involve lots of sell tight series: demolition, framing, pipes, electrical, heating and cooling changes, drywall, tile, cabinetry, countertops, glass, painting, and trim. A little mistake in design can affect home appliance clearance, shower slope, vanity placement, or lighting balance. The right contractor for this work is detail-oriented and comfortable coordinating choices early, due to the fact that tile, fixtures, cabinets, and counter tops drive both cost and schedule.

The least expensive bid often costs more later

Low quotes create a strong psychological pull. When one contractor is 15 or 25 percent below the others, it is tempting to think you found somebody effective, hungry, or refreshingly reasonable. In some cases that is true. Regularly, a very low number means something crucial is missing.

The missing item may be apparent, such as painting, permits, demolition, particles elimination, surface hardware, home appliance setup, or energy connections. It might be buried in unclear language, such as "basic electrical" without a fixture count, "allowance for tile" without a square video footage basis, or "website work by owner" when site work is a major unknown. It may also be a sequencing problem. A contractor might price the noticeable surface work but ignore the time needed for protection, short-term walls, dust control, inspections, and corrections.

I have actually seen house owners compare two kitchen remodel bids where one was nearly \$18,000 lower. On review, the lower bid omitted cabinet setup, under-cabinet lighting, backsplash tile, and flooring patching where a wall was being removed. As soon as those products were included, the quotes were nearly similar, except the greater contractor had been transparent from the start. That is not a little difference. Transparency before signing normally anticipates less arguments after demolition.

An accountable contractor does not need to be the highest-priced alternative. Great firms still complete. But a reasonable rate must show labor, supervision, products, subcontractors, insurance coverage, overhead, revenue, cleanup, and danger. If the price is significantly lower than the rest, ask the contractor to walk you through exactly how they got to it. A positive professional will not be upset by that question.

Licensing, insurance, and the standard checks still matter

Before you fall for a portfolio, confirm the basics. Requirements vary by state, county, and municipality, so the exact license type depends upon where the project is located. For larger jobs, the contractor ought to be able to offer current licensing information, general liability insurance coverage, and workers' settlement protection if they have staff members. If they depend on subcontractors, those trades must bring suitable coverage as well.

Insurance is not documentation for documentation's sake. If somebody is injured on site, if a subcontractor damages the home, or if a water line stops working throughout the work, coverage can figure out whether the issue gets fixed professionally or ends up being a legal battle. Request certificates straight from the insurance coverage agent when appropriate, not just a photocopy that has actually been being in a folder for three years.

Permitting is another early test. Some homeowners wish to avoid licenses to save cash or speed up the job. Good contractors are typically cautious about that. Permit requirements exist for security, resale documents, and code compliance. There are small cosmetic jobs that may not require permits, but structural modifications, electrical work, pipes work, HVAC work, additions, and many major restorations normally do. If a contractor recommends avoiding a required permit, deal with that as a major warning sign.

What a major price quote need to include

A price quote does not need to check out like a legal textbook, however it ought to be specific enough that both celebrations understand the same task. Unclear quotes are among the main causes of construction dispute. They leave excessive space for various assumptions.

An excellent estimate for a whole home restoration or new home construction job need to explain the scope, identify major inclusions and exemptions, state allowances where final selections are not yet made, and explain how modifications will be priced. It needs to also clarify payment structure, anticipated schedule, guarantee terms, and who is responsible for licenses, style files, surveys, engineering, energy fees, and owner-supplied materials.

For example, "install bathroom tile" is inadequate. A much better scope explains the tile areas, waterproofing technique, approximate square footage, pattern assumptions, grout type if understood, specific niche or bench details, and whether tile product is consisted of as an allowance or provided by the owner. This level of detail might feel tiresome before the job starts, however it prevents pricey misconceptions later.

Allowances deserve unique attention. An allowance is a placeholder quantity for something not yet selected, such as tile, lighting, plumbing fixtures, appliances, or cabinets hardware. Allowances are not inherently bad. They are typically essential early in style. The problem comes when allowances are unrealistically low. A \$3 per square foot tile allowance may make a bathroom remodel look inexpensive on paper, however many property owners select tile well above that number. The same applies to home appliances, countertops, windows, doors, and lighting.

Ask whether the allowances match the quality level displayed in the contractor's portfolio or talked about during your meetings. If you are preparing a high-end kitchen remodel with inset cabinets, panel-ready appliances, stone counter tops, and detailed lighting, the allowances should show that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales conference is useful, however construction is not carried out in the sales conference. The real test is how the contractor believes. Ask concerns that expose process, not simply personality.

Here is a succinct set of concerns worth asking before you sign:

1. Who will handle the job daily, and how often will that person be on site?

2. How do you deal with change orders, unpredicted conditions, and owner-requested upgrades?
3. What parts of the work are performed by your staff members, and what parts are subcontracted?
4. How do you interact schedule updates, decisions needed, and delays?
5. Can you reveal me a just recently finished project similar in size and complexity to mine?

The answers ought to be useful and specific. If you inquire about unforeseen conditions in a restoration and the contractor says, "We never ever have issues," that is not reassuring. Every knowledgeable remodeling contractor has actually found rotten subflooring, undersized framing, concealed junction boxes, abandoned pipelines, or out-of-level floors. The expert answer is not that surprises never ever occur. The expert answer discusses how surprises are recorded, priced, approved, and integrated into the schedule.

Communication style matters more than lots of house owners expect. Some contractors utilize job management software with daily logs, photos, and selection tracking. Others choose call, e-mails, and weekly site meetings. Either can work if the system is clear. What does not work is a house owner texting five different trades while the contractor assumes choices are being made somewhere else. For a large project, interaction requires a chain of command.

References are useful just if you ask the ideal questions

Most contractors can offer delighted recommendations. That does not refer checks pointless, but it does imply you require to go deeper than "Were you satisfied?" Individuals can be pleased and still expose valuable details.

Ask past customers whether the final expense was close to the contracted amount, leaving out changes they asked for. Ask how the contractor managed issues. Ask whether the site was organized. Ask if workers appeared consistently. Ask how responsive the contractor wanted the last payment. The post-completion question is specifically revealing. A contractor who goes back to adjust a door, fix a component, or correct a punch list item after final payment is showing long-lasting professionalism.

If possible, go to a completed task or an active task site. A finished home programs finish quality. An active task website reveals habits. Search for affordable cleanliness, safeguarded floors, organized products, posted licenses where required, and proof that the work is being sequenced thoughtfully. Construction websites are not showrooms, but there is a noticeable distinction in between active work and chaos.

Online reviews can assist, however read them with context. A single upset review may not inform the whole story. A pattern of problems about communication, billing surprises, unfinished punch lists, or missed schedules is more significant. Likewise pay attention to how the contractor reacts. Defensive, insulting replies to criticism can expose how dispute may feel once cash is on the line.

Match the contractor to the style group and project delivery method

Some house owners employ a designer first, total illustrations, then bid the project to a number of builders. Others generate a contractor early during design to [tax preparation](#) provide budget plan feedback. Some utilize design-build firms that handle both style and construction under one roofing system. Each approach can work, however the contractor should fit the structure.

For custom homes, early builder participation can save money if the architect and builder team up well. A home might be gorgeous on paper however expensive to construct because of window sizes, roofing system complexity, structural periods, finish presumptions, or site access. A seasoned custom home builder can flag expense drivers before the illustrations are total. That feedback is most useful when it comes early, not after authorization drawings are finished and the owner is emotionally connected to every detail.

For whole home restorations, early contractor input is frequently much more valuable. Existing houses do not constantly cooperate with clean style ideas. Moving a kitchen to the opposite side of your house might require structural work, new drain routing, electrical service upgrades, and HVAC redesign. Removing a wall may be simple or might involve beams, posts, footings, and second-floor load courses. An experienced general contractor can help the style team test these assumptions before the spending plan is exhausted.



Design-build can decrease finger-pointing due to the fact that one team owns the process. Standard architect-led jobs can supply strong design advocacy and competitive prices. Neither is automatically much better. The key is clearness. Know who is accountable for illustrations, engineering, choices, permit submissions, prices updates, and field decisions.

Look closely at scheduling promises

Every homeowner wants a clear completion date. Contractors must provide schedules, however construction schedules are forecasts, not assurances versus weather condition, evaluation hold-ups, utility hold-ups, product backorders, illness, or owner choice delays. The problem is not whether a schedule ever changes. The problem is whether the original schedule was realistic and whether updates are managed professionally.

A bathroom remodel may take 3 to six weeks depending upon scope, assessments, tile complexity, and material availability. A kitchen remodel frequently runs six to twelve weeks when demolition begins, in some cases longer if walls move, cabinetry is custom, or major mechanical work is included. A whole home remodelling can take several months to more than a year. New home construction differs widely by size, site conditions, jurisdiction, style intricacy, and builder capacity.

Be wary of promises that sound too simple. If every other contractor estimates eight months and one states 4, ask for an in-depth schedule demonstrating how that will take place. In some cases a much shorter schedule is possible because the contractor has committed teams, strong trade relationships, and a project opening that fits perfectly. Often it is just a sales tactic.

Homeowner decisions also impact timing. Cabinets can not be purchased without final designs. Plumbing rough-ins depend upon component specifications. Electrical walk-throughs depend on lighting strategies. Tile

installation depends upon selected product, pattern, and trim details. A contractor who pushes you to make selections early is not being challenging. They are protecting the schedule.

Understand the payment structure before work begins

Payment terms differ by region and job type, however they ought to be connected to clear turning points or progress. Large deposits before any work or product buying can be risky. On the other hand, contractors need to not be anticipated to finance a task for months. A fair payment schedule balances both sides.

For new construction, payments may line up with milestones such as structure, framing, rough mechanicals, insulation, drywall, finishes, and completion. For restorations, payments may be tied to mobilization, demolition, rough-in conclusion, assessments, drywall, cabinetry, tile, and significant conclusion. The exact structure matters less than the clarity and proportionality.

Avoid cash arrangements that bypass documentation. They might look cheaper in the beginning, however they leave the property owner exposed if there is a conflict, injury, lien claim, or service warranty concern. Composed contracts, documented payments, signed modification orders, and lien releases where proper become part of an expert project.

Lien laws differ by jurisdiction, however the standard principle is very important: subcontractors and suppliers might have rights if they are not paid for work or products used on your residential or commercial property. For larger tasks, ask how the contractor manages lien waivers or releases. A respectable general contractor will understand the concern and have a process.

The agreement ought to safeguard the relationship, not just the contractor

A contract is not an indication of skepticism. It is a working file that keeps expectations lined up when the task gets busy. The very best contracts are clear enough that you rarely require to argue about what they mean.

At minimum, the agreement should determine the celebrations, home address, scope of work, contract price or rates method, payment schedule, change order procedure, insurance requirements, start and conclusion expectations, warranty terms, dispute procedure, and termination conditions. It ought to reference drawings, specifications, allowances, and exemptions. If something is important to you, it belongs in writing.



Pay unique attention to exemptions. Exemptions are not always red flags. They are often indications of honesty. A contractor might exclude hazardous material remediation, energy company fees, landscaping repair work, window treatments, appliances, or style charges. That is acceptable if you understand it before signing. It is an issue just when exclusions are discovered after the spending plan is committed.

Change orders must also be defined. A change order can result from owner upgrades, style modifications, concealed conditions, code requirements, or scope information. It should describe the included or credited cost and any schedule effect. Spoken modifications are dangerous. A fast discussion on website can become a \$6,000 misconception 3 weeks later.

Pay attention to how the contractor handles your budget

Budget discussions expose character. Some contractors avoid direct responses because they do not wish to frighten a customer. Others throw away rough numbers without adequate details. The better contractors speak clearly about ranges, assumptions, and expense drivers.

If you are early in planning, a contractor might not be able to offer a fixed price. That is affordable. But they must have the ability to discuss whether your goals are generally aligned with your budget plan. If you want a 3,500-square-foot custom home with premium windows, comprehensive millwork, a complicated roofline, and substantial site work, the builder should not pretend it can be priced like a basic production home. If you want a complete kitchen remodel with wall removal, custom cabinets, new wood flooring, updated electrical, and luxury devices, the contractor should help you comprehend the likely range before you spend months designing beyond your means.

Value engineering is not the like undervaluing a task. Good worth engineering protects the style intent while reducing unneeded expense. That may indicate streamlining a roof form, selecting a different window series, resizing an island to use standard slab measurements, keeping plumbing closer to existing locations, or selecting a tile pattern that lowers labor. Poor value engineering strips out the details that made the task worthwhile.

Red flags that deserve your attention

Some warning signs are obvious, such as no license where one is needed, no insurance coverage, or pressure to pay a big cash deposit instantly. Other signs are subtler. A contractor who is slow to respond throughout the sales process may not become more responsive after signing. A contractor who declines to provide a composed scope may be setting up future disagreements. A contractor who speaks badly about every designer, inspector, trade, or previous customer might bring that same dispute into your project.

Watch for these specific issues:

1. The quote is drastically lower than equivalent bids and does not have detail.
2. The contractor resists licenses, written change orders, or proof of insurance.
3. References are not available, vague, or only from very old projects.
4. The payment schedule is front-loaded beyond the worth of work performed or materials ordered.
5. Communication feels rushed, dismissive, or puzzling before the agreement is signed.

One red flag does not always imply you must walk away. A small contractor may have an informal estimate format but excellent workmanship and references. A hectic builder might take a couple of days to return a call due to the fact that they are on site resolving genuine issues. Usage judgment. Patterns matter more than isolated imperfections.

Small contractors, large firms, and the middle ground

Homeowners frequently ask whether they should hire a large company or a smaller sized independent contractor. There is no universal answer. Big firms may use more official systems, much deeper staffing, established trade relationships, and stronger administrative support. They may also carry greater overhead, which appears in the price. Smaller sized contractors might use direct owner involvement, flexibility, and competitive rates. They may likewise have restricted capability if numerous tasks require attention at once.

For a complex custom home, a builder with devoted job management, approximating assistance, and proven subcontractor capability can be worth the expense. For a carefully designed bathroom remodel or kitchen remodel, a smaller sized remodeling contractor with exceptional field supervision may be ideal. For an occupied whole home remodelling, the most important aspect might be not company size, but discipline: dust control, communication, sequencing, everyday clean-up, and respect for the household.

Ask who will in fact be on your project. The company owner might offer the task, however a superintendent, project supervisor, lead carpenter, or foreman may run it. Meet that individual if possible. A strong task supervisor can make a good company feel outstanding. A weak one can make even a reliable company feel disorganized.

Occupied remodellings require a various level of planning

Living through a restoration is not like watching renovation tv. Dust relocations farther than expected. Momentary kitchens get old quickly. Pets discover spaces in barriers. Children are interested by tools. Workdays start early. Water or power might be turned off for portions of the day. A contractor experienced in occupied renovations plans for these realities.

If you are refurbishing while residing in the home, go over work zones, dust protection, short-term centers, access, parking, security, cleanup, and communication. For a kitchen remodel, ask for how long you will lack an operating sink, range, fridge, or dishwashing machine. For a bathroom remodel, verify whether another restroom will stay available. For a whole home restoration, it might be more cost-efficient and less stressful to leave temporarily, particularly if floorings are being refinished, ceilings opened, heating and cooling replaced, or harmful materials remediated.

There is a real trade-off here. Vacating costs money, but it can speed the job and reduce day-to-day friction. Sitting tight saves short-term real estate expenses, but the contractor might require more time for security, phasing, and everyday clean-up. Neither choice is wrong. The best response depends upon the project scope, family tolerance, spending plan, and schedule.

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](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

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