

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 among those decisions that looks easy from a distance and ends up being more consequential the closer you get to signing a contract. An excellent contractor can turn drafts, spending plan limits, zoning constraints, weather hold-ups, and numerous little field choices into a finished home or remodel that feels solid and well thought about. The incorrect contractor can make even 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 person or company collaborating the work will form the entire experience. They will influence cost, schedule, workmanship, interaction, inspection results, subcontractor quality, and the number of surprises you deal with after walls are opened or foundations are poured.

Most homeowners know they should "get 3 quotes," check licenses, and check out reviews. Those actions matter, but they do not go far enough. The much better concern is not simply, "Who is the most inexpensive?" or perhaps, "Who has the very best images?" The much better concern is, "Who is the right builder for this specific task, on this particular property, with this budget plan, timeline, and level of intricacy?"

That takes a more careful evaluation.

What a general contractor really does

A general contractor is not simply a person with a truck, a phone, and a list of subcontractors. At least, not if the job is being run effectively. The general contractor is the central manager accountable for turning plans and specifications into finished construction. That consists of scheduling trades, buying materials, coordinating examinations, solving jobsite conflicts, handling changes, evaluating subcontractor work, keeping safety, and keeping the project lined up with the contract.

On a kitchen remodel, that might suggest coordinating demolition, framing changes, electrical upgrades, plumbing movings, drywall, cabinets, counter tops, tile, flooring, painting, and home appliance installation in the ideal order. If the counter top template occurs before the cabinets are correctly protected, the mistake can ripple through the schedule. If the electrical contractor roughs in outlets without examining the last cabinet design, you may wind up with receptacles hidden behind drawers or too near a sink.

On new home construction, the responsibility broadens. The contractor should manage excavation, foundation work, framing, roof, windows, mechanical systems, insulation, exterior surfaces, interior surfaces, site drain, utility connections, and final evaluations. The best home builder does not merely assemble trades. They expect how each choice affects the next one.

A strong contractor is part organizer, part construction expert, part arbitrator, and part issue solver. They need to understand drawings and site conditions, however they should likewise understand people. A jobsite can have a dozen different companies involved during a single week. Someone needs to keep the electrician **paver patios** **northernlandscapepros.com** from obstructing the plumbing technician, the tile installer from showing up before waterproofing is complete, and the house owner from approving a fixture that will not fit the framing cavity.

Match the contractor to the kind of project

Not every capable contractor is ideal for every single job. A remodeling contractor who stands out at older homes, tight gain access to, and occupied-house work might not be the very best fit for developing a big custom home from scratch. Also, a production-oriented home builder might be efficient with ground-up construction but less comfy dealing with a complex bathroom remodel in a 70-year-old house where every wall is slightly out of plumb.

For remodels, experience with existing conditions is crucial. A kitchen remodel in an older home can discover undersized electrical wiring, uneven floors, concealed water damage, abandoned pipes, or framing that no longer meets present code. A seasoned remodeling contractor understands how to examine before demolition, cost sensible contingencies, and interact what is unidentified. They will not assure that every wall will be straight and every pipeline will be precisely where expected.

Bathroom remodels need a different level of accuracy than numerous property owners expect. Waterproofing, ventilation, slope, drain positioning, tile design, and component clearances all matter. A bathroom can look stunning on the day of completion and still stop working if the shower pan was installed improperly or the exhaust fan vents into an attic. When interviewing a contractor for a bathroom remodel, listen for information. Do they discuss waterproofing systems by name? Do they point out flood screening, substrate preparation, or the distinction in between water-resistant and water resistant materials? 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 include a contractor. They meet with a designer or architect, develop plans, fall for the design, and only [paver patios](#) then discover that the job costs 30 percent more than they expected. That hurts, and it takes place often.

For substantial remodels and custom homes, it is normally wise to bring a general contractor into the discussion during style, not after style is total. This does not suggest the contractor manages the design. It suggests they can supply useful expense feedback, flag construction challenges, talk about product lead times, and recommend sequencing strategies before strategies become expensive to revise.

For example, moving a kitchen sink from one wall to an island may be uncomplicated in a home with open basement gain access to. The same move in a slab-on-grade home may need cutting concrete, moving drains pipes, patching flooring, and increasing the spending plan considerably. A designer may understand the spatial advantage, while a contractor can describe the construction effect. Excellent decisions occur when those point of views satisfy early.

Reputation matters, but read between the lines

Online reviews can assist, but they are not the whole story. A contractor with hundreds of five-star reviews might be exceptional, or they may merely have a strong review process. A contractor with fewer reviews may do outstanding work however rely mostly on referrals. The substance of the feedback matters more than the ranking alone.

Look for evaluations that discuss communication, cleanliness, analytical, schedule precision, and how the contractor managed concerns. Every construction job has friction eventually. Products arrive damaged. Evaluations require corrections. A wall conceals an old leakage. A property owner changes their mind after seeing a finish in location. The genuine test is not whether a contractor prevents every problem. Nobody does. The test is how they respond.

References are still valuable, especially for bigger tasks. When possible, consult with customers whose tasks resemble yours. If you are constructing a custom home, a recommendation from a little deck repair tells you really little bit. If you are planning a kitchen remodel while living in your house with 2 children and a pet dog, speak to someone who lived through a similar remodel.

Ask what the contractor resembled after the agreement was signed. Sales meetings can be polished. The daily experience reveals more. Did teams get here when anticipated? Were modifications recorded? Did the contractor response questions straight? Was the last billing constant with the arrangement and approved changes? Would the customer employ them again?

The estimate is a test of thinking, not just pricing

A bid or estimate reveals how a contractor thinks. A vague one-page number for a six-figure remodel must raise issue. That does not mean every estimate should be a book, however it should reveal adequate information for you to understand what is consisted of, what is excluded, and where allowances are being used.

Allowances prevail in construction. They are placeholder amounts for products not yet picked, such as tile, plumbing components, appliances, lighting, or cabinet hardware. Allowances are not immediately bad. They end up being an issue when they are unrealistically low. A kitchen remodel quote with a \$2,000 device allowance may look attractive till you realize the refrigerator alone costs more than that. A bathroom remodel with a low tile allowance can produce instant overages as soon as you pick the material you in fact want.

Compare estimates carefully, not just by overall rate. One contractor may consist of authorization fees, cleanup, short-term defense, and painting, while another omits them. One may consist of custom cabinetry with plywood boxes and soft-close hardware, while another presumes stock cabinets. One might price a proper waterproofing

system in a shower, while another lists "tile shower" without explaining the assembly. Those differences are not minor.

Questions worth asking before you sign

An official interview does not require to feel stiff, but you must ask direct concerns. The responses will tell you a great deal about experience, process, and fit.

1. Who will handle my task daily, and how frequently will they be on site?
2. What types of jobs do you handle usually, and the number of like my own have you completed recently?
3. How do you deal with modification orders, allowances, and unexpected conditions?
4. What work is carried out by your own crew, and what work is subcontracted?
5. What does your communication procedure appear like when construction begins?

The first question is especially crucial. In lots of companies, the individual who sells the project is not the individual who manages it. That is not necessarily an issue, however you need to understand who your main contact will be. A strong task manager can make a complex task feel organized. A weak handoff from sales to production can produce confusion before demolition even starts.

The modification order question matters due to the fact that changes are regular. In some cases the homeowner requests them. In some cases the building inspector needs them. Sometimes hidden conditions make them inevitable. The concern is not whether change orders take place. The problem is whether they are recorded, priced, approved, and integrated into the schedule before work proceeds.

Licensing, insurance coverage, and permits are not formalities

A contractor should bring the required license for your state or regional jurisdiction, along with general liability insurance coverage and employees' payment protection where applicable. Request documents. A professional contractor will not be angered. They are utilized to the request.

Permits should have serious attention. Some property owners are tempted to avoid permits to conserve time or money, specifically for remodels. That can backfire. Unpermitted work may produce issues when selling the home, filing an insurance claim, or correcting a code concern later on. More notably, allows trigger inspections that assist confirm life-safety products such as structural work, electrical systems, pipes, mechanical ventilation, and fire separation.

There are little cosmetic projects that may not require licenses, depending upon regional guidelines. Painting, flooring replacement, or swapping like-for-like fixtures might be treated in a different way than moving walls or changing electrical circuits. A respectable remodeling contractor need to know the regional requirements and discuss them plainly. Beware if a contractor delicately says, "We never pull licenses for this example," especially if the work includes structure, circuitry, plumbing, gas lines, or significant design changes.

Insurance is similarly crucial. If an uninsured worker is hurt on your residential or commercial property, or if a subcontractor damages your home, the repercussions can be serious. Do not count on verbal assurances. Certificates of insurance are basic service documents.

Communication design can make or break the project

Good interaction does not indicate consistent chatting. It means prompt, accurate, arranged information. A property owner does not require a text whenever a carpenter cuts a board. They do require to understand when the water will be shut off, when a decision is due, why a delay happened, and how a budget modification impacts the final cost.

Pay attention to communication during the estimating phase. Does the contractor follow up when promised? Do they answer the actual concern you asked? Do they put essential details in composing? Are they going to say, "I require to examine that," instead of guessing? Early behavior normally forecasts later behavior.

The best contractors also set borders. That might sound unexpected, but it is a great sign. A contractor who discusses office hours, conference schedules, approval procedures, and decision due dates is building a structure for the job. Without that structure, construction becomes a stream of scattered texts, hallway conversations, and assumptions.

For inhabited remodels, communication becomes much more important. If you are living through a kitchen remodel, you need to know how dust will be managed, where short-term cooking area might be established, when teams 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 daily life.

Price matters, however the lowest quote can be the most expensive choice

Budgets are real. Many property owners can not simply choose the most pricey contractor and expect the very best. Still, the most affordable bid is worthy of careful examination, particularly if it is far lower than the others.

Sometimes a lower cost shows effectiveness, lean overhead, or a contractor who really comprehends a much better way to develop the project. Other times it shows missing out on scope, impractical allowances, underpriced labor, lack of insurance coverage, or a plan to recuperate cash through modification orders. The distinction may not be apparent until work begins.

A contractor who underbids may end up being hurried, protective, or absent when the numbers no longer work. Subcontractors might be pressured to cut corners. Materials may be devalued. Set up might stretch because the contractor focuses on more rewarding tasks. None of this is ensured, but it happens frequently sufficient to take seriously.



A much better approach is to develop a sensible budget plan range and ask contractors how they would develop within it. Experienced builders can often suggest trade-offs. Perhaps you keep the existing kitchen footprint and purchase much better cabinetry. Possibly you streamline a roofline in a custom home to maintain money for windows and insulation. Possibly you phase an exterior living location for later rather than damaging the primary build.

Good contractors are not simply price companies. They are cost advisors.

Understand the contract before work begins

A construction agreement must define the scope of work, cost structure, payment schedule, start conditions, approximate timeline, change order procedure, guarantee terms, insurance requirements, and dispute treatments. For bigger tasks, it may likewise reference illustrations, requirements, choices, allowances, and exclusions.

There are various pricing designs. A fixed-price contract provides a set cost for [yard rehabilitation](#) a specified scope, subject to approved modifications. Cost-plus **yard installation** contracts expense real expenses plus a contractor cost or percentage. Time-and-material arrangements may be appropriate for smaller or unsure work, but they need trust and transparency.



No rates design is best. Repaired price can provide budget plan certainty, but just if the scope is total. If strategies are vague, the repaired rate may include assumptions that later become disputes. Cost-plus can be fair for custom homes or complex remodels with developing information, but it requires clear reporting and disciplined decision-making. Time-and-material can work well for repair work where the full scope is unknowable, however it is less comfortable for homeowners who need a firm cap.

The payment schedule need to align with development. Large deposits beyond what is traditional or lawfully allowed in your location should have caution. Contractors do need funds to schedule work, order products, and activate teams, however payments should generally represent finished turning points or kept materials. Avoid paying too far ahead of the work.

Read the exemptions. They are not simply small print. Exemptions inform you what the contractor has actually not included. Landscaping, window treatments, energy charges, appliance setup, design charges, engineering, permit costs, and surface painting might or may not become part of the contract. If you presume something is included and the contractor presumes it is not, the relationship begins to strain.

Visit finished work if possible

Photos are useful, however they hide a lot. Lighting, angles, filters, and staging can make typical work look excellent. If a contractor can set up a see to a finished task or an active jobsite, take the opportunity.

On a finished task, look closely at trim joints, tile positioning, cabinet exposes, paint shifts, flooring information, outside flashing, and how products meet one another. Excellence is not sensible in handcrafted work, however quality has a feel. Doors should operate efficiently. Grout lines must be consistent. Caulk should be cool. Floors ought to not bounce or squeak exceedingly. Exterior information should shed water rather than trap it.

An active jobsite tells you even more. Is the site reasonably organized? Are products protected from weather? Are pathways safe? Is dust control being used in remodel areas? Are employees respectful of the home? An unpleasant site does not always indicate poor craftsmanship, however chronic disorder frequently indicates weak management.

For new home construction, look at framing if you can. Clean framing, straight lines, appropriate connectors, protected openings, and organized mechanical rough-ins recommend a builder who pays attention before surfaces cover everything. For remodels, look at how the contractor safeguards existing floorings, doors, landscaping, and surrounding rooms. Remodeling requires care due to the fact that the home is already somebody's ended up space.

Pay attention to the subcontractor network

Most general contractors depend on subcontractors for specialized trades: electrical, plumbing, HEATING AND COOLING, roof, drywall, tile, floor covering, kitchen cabinetry, masonry, and more. The quality of those relationships matters. A contractor with a steady subcontractor network can schedule more dependably and maintain constant standards. A contractor scrambling for whoever is offered next week may have irregular results.

Ask the length of time they have actually worked with their essential trades. Long relationships are not a guarantee, but they are a favorable sign. Subcontractors tend to prioritize contractors who pay on time, interact clearly, and run orderly jobs. If a contractor has great trades ready to show up for them, that says something.

The reverse is likewise true. Gifted subcontractors often prevent chaotic general contractors. They do not desire missing out on products, unclear plans, postponed payments, or house owners making unapproved changes in the field. When you hire a general contractor, you are likewise hiring their professional network.

Remodeling while residing in the home needs a various standard

A contractor might be technically experienced and still not suited to inhabited remodels. Working in somebody's home requires respect for privacy, routines, animals, children, security, and tidiness. It also requires sensible planning.



Dust is a major problem. A kitchen remodel or bathroom remodel can send fine particles through a house if defense is weak. Plastic walls, zipper doors, floor coverings, negative air devices, and day-to-day clean-up may not be glamorous, however they matter. Ask specifically how the contractor controls dust and secures finished surfaces.

Noise and access are also part of the experience. If you work from home, have a baby, care for an elderly parent, or require a functioning kitchen for medical dietary reasons, say so early. An excellent remodeling contractor can frequently plan around restraints, however only if they know about them. There might be days when water, power, or HVAC needs to be disrupted. Understanding in advance makes those days manageable.

Pets should have reference. Numerous crews are careful, but doors open constantly throughout construction. If you have a pet dog that bolts or a cat that conceals in walls, produce a strategy before demolition begins.

New home construction needs disciplined decisions

Building a new home feels spacious at first. There is time to choose whatever, or so it seems. Then framing starts, rough-ins move rapidly, and unexpectedly the electrical expert needs component areas, the plumber needs valve choices, the cabinet maker requires appliance specs, and the window provider requires last grille patterns.

A custom home builder must direct you through selections in a logical order. Some decisions affect structure and rough-ins, while others can wait. Windows, exterior doors, roof, plumbing valves, tubs, devices, cabinet designs, and lighting plans often require attention early due to the fact that they impact framing, mechanical systems, and lead times. Paint colors and cabinet hardware normally come later.

Indecision can end up being pricey. If a homeowner modifications window sizes after framing, the cost is not limited to the window. It might impact headers, exterior sheathing, siding, interior drywall, electrical areas, and schedule. If devices are picked late, cabinets may need adjustment. If tile gets here late, the task can stall near the finish line.

The finest builders produce a choice calendar and keep it noticeable. They do not anticipate property owners to know every due date intuitively. They discuss which choices are urgent, which are flexible, and which changes will bring a cost.

Red flags that should have caution

Some indications are obvious, such as no license, no insurance coverage, or pressure to pay in money. Others are subtler. A contractor who avoids composed information may be disordered or might choose obscurity. A contractor who criticizes every other contractor may be difficult to work with. A contractor who guarantees an unrealistically quick schedule throughout a busy season may be informing you what you want to hear.

Watch for these specific concerns:

1. The bid is considerably lower than others, with little description or detail.
2. The contractor resists authorizations, agreements, insurance paperwork, or written modification orders.
3. Communication is slow, vague, or irregular before the task starts.
4. References are unavailable, outdated, or unrelated to your kind of project.
5. The contractor asks for large upfront payments without a clear payment schedule connected to progress.

None of these automatically shows bad intent, but each is worthy of follow-up. Construction involves enough unavoidable risk. You do not need to add avoidable risk by disregarding early signals.

The right fit is partially technical and partly personal

A contractor can have exceptional credentials and still not be the best fit for you. Some homeowners desire regular updates and detailed budget plan tracking. Others choose less conferences and a streamlined process. Some jobs need a high-touch custom home builder who enjoys cooperation with designers and designers. Others require a remodeling contractor who can move efficiently through a specified scope with very little disruption.

Personality matters due to the fact that construction lasts. A bathroom remodel may run numerous weeks. A kitchen remodel may take 2 to four months depending upon scope, cabinets, examinations, and lead times. New home construction can take lots of months, sometimes longer when style complexity, weather, permitting, or material hold-ups enter the image. You do not need to become friends with your contractor, but you do need mutual respect and a practical interaction rhythm.

Trust your instincts, but do not count on instincts alone. A lovely contractor with weak paperwork is still a threat. A quieter contractor with exceptional systems might deliver a better experience. Search for the mix: competence, openness, relevant experience, financial clearness, and interaction 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/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:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After grabbing a bite at [Lotus of St George](#) nearby residents often reach out to Vision Building & Renovation to start a new custom home build in St. George.