

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 among the most consequential decisions you will make in a new home construction task or a whole home remodelling. The right contractor safeguards your budget, schedule, style intent, and peace of mind. The wrong one can turn an appealing job into a slow, costly conflict that leaves everyone disappointed and your home half-finished.

Most homeowners understand they should "get three bids" and "check referrals." That guidance is not incorrect, however it is too thin for the size of the decision. A custom home builder or remodeling contractor will be associated with your financial resources, your every day life, your property, and typically your household's routine for months. You are not merely buying an item. You are employing a team to manage countless information, dozens of trades, an altering sequence of assessments, weather, preparations, style choices, and inescapable surprises behind walls or listed below grade.

The finest option is rarely the person with the flashiest truck or the lowest number on the first estimate. It is the contractor who can explain the work plainly, cost it responsibly, communicate before issues end up being crises, and produce constant outcomes through a process you understand.

Start by knowing what type of contractor your project actually needs

A new custom home, a kitchen remodel, a bathroom remodel, and a full gut renovation all need construction skill, but they do not require the specific same contractor profile. A company that stands out at ground-up new home construction might not be the very best suitable for a tightly phased restoration in an occupied home. A

remodeling contractor who is outstanding at kitchens and [accountant for self-employed clarktaxco.com](https://clarktaxco.com) baths might not have the staff, systems, or subcontractor depth to manage a large addition with structural steel, website drain, and numerous authorization packages.

For a new construct, you generally require a home builder or general contractor with strong site management experience. That indicates they understand excavation, foundations, energy coordination, framing, roof, mechanical rough-ins, insulation, building envelope details, and final finishes. A custom home builder ought to likewise be comfortable working with architects, engineers, interior designers, property surveyors, and regional inspectors. If the lot has slope, bad access, wetlands, old trees to protect, or unusual zoning restrictions, the builder's planning capability matters as much as their carpentry.

For a whole home remodelling, particularly one involving structural modifications, mechanical upgrades, or an addition, you require a remodeling contractor who understands existing conditions. Restoration work demands a different type of judgment. Old homes rarely expose all their tricks during the first walkthrough. Framing might not match the drawings. Electrical work might have been altered by prior owners. Plumbing may go through a wall everyone intended to remove. A strong restoration contractor knows how to examine early, rate allowances honestly, and protect the house owner from preventable change orders.

For a kitchen remodel or bathroom remodel, the stakes are focused in smaller spaces. Kitchens and bathrooms involve numerous sell tight series: demolition, framing, plumbing, electrical, a/c adjustments, drywall, tile, cabinetry, counter tops, glass, painting, and trim. A small error in design can affect appliance clearance, shower slope, vanity positioning, or lighting balance. The ideal contractor for this work is detail-oriented and comfortable collaborating selections early, since tile, fixtures, cabinets, and counter tops drive both cost and schedule.

The most inexpensive bid often costs more later

Low quotes develop a strong psychological pull. When one contractor is 15 or 25 percent listed below the others, it is appealing to think you discovered someone efficient, hungry, or refreshingly fair. In some cases that holds true. More often, an extremely low number means something essential is missing.

The missing out on product might be apparent, such as painting, allows, demolition, debris removal, surface hardware, device installation, or utility connections. It may be buried in vague language, such as "basic electrical" without a component count, "allowance for tile" without a square video basis, or "site work by owner" when site work is a major unidentified. It might also be a sequencing problem. A contractor might price the noticeable finish work but undervalue the time needed for defense, momentary walls, dust control, assessments, and corrections.

I have seen homeowners compare two kitchen remodel bids where one was nearly \$18,000 lower. On evaluation, the lower quote excluded cabinet installation, under-cabinet lighting, backsplash tile, and floor patching where a wall was being eliminated. Once those items were included, the bids were nearly similar, except the higher contractor had actually been transparent from the start. That is not a small difference. Openness before signing generally anticipates fewer arguments after demolition.

A responsible contractor does not require to be the highest-priced choice. Great firms still contend. However a reasonable price must reflect labor, supervision, products, subcontractors, insurance, overhead, earnings, cleanup, and threat. If the price is dramatically lower than the rest, ask the contractor to walk you through exactly how they arrived at it. A confident professional will not be upset by that question.

Licensing, insurance, and the fundamental checks still matter

Before you fall for a portfolio, confirm the basics. Requirements vary by state, county, and town, so the exact license type depends upon where the task lies. For larger tasks, the contractor should have the ability to supply present licensing info, general liability insurance, and workers' compensation coverage if they have staff members. If they count on subcontractors, those trades need to bring appropriate coverage as well.

Insurance is not documents for paperwork's sake. If someone is injured on site, if a subcontractor harms the property, or if a water line fails throughout the work, protection can determine whether the problem gets dealt with professionally or becomes a legal battle. Request for certificates directly from the insurance coverage representative when proper, not just a photocopy that has actually been sitting in a folder for three years.

Permitting is another early test. Some property owners hope to prevent licenses to save cash or speed up the job. Good contractors are usually cautious about that. License requirements exist for safety, resale documents, and code compliance. There are minor cosmetic tasks that may not require permits, however structural changes, electrical work, plumbing work, HVAC work, additions, and numerous significant restorations usually do. If a contractor recommends skipping a required authorization, treat that as a major caution sign.

What a severe price quote should include

An estimate does not require to check out like a legal book, however it needs to be specific enough that both parties understand the same job. Unclear price quotes are among the main causes of construction dispute. They leave too much space for various assumptions.

A great estimate for a whole home remodelling or new home construction project must describe the scope, determine major inclusions and exemptions, state allowances where final choices are not yet made, and discuss how modifications will be priced. It ought to also clarify payment structure, expected schedule, warranty terms, and who is responsible for permits, design files, surveys, engineering, utility charges, and owner-supplied materials.

For example, "set up bathroom tile" is not enough. A much better scope explains the tile locations, waterproofing approach, approximate square footage, pattern presumptions, grout type if known, specific niche or bench details, and whether tile material is included as an allowance or provided by the owner. This level of detail might feel laborious before the task starts, but it avoids costly misconceptions later.

Allowances should have unique attention. An allowance is a placeholder amount for something not yet chosen, such as tile, lighting, plumbing components, appliances, or cabinets hardware. Allowances are not naturally bad. They are typically necessary early in design. The issue comes when allowances are unrealistically low. A \$3 per square foot tile allowance might make a bathroom remodel look cost effective on paper, but numerous homeowners choose tile well above that number. The very same applies to devices, counter tops, windows, doors, and lighting.

Ask whether the allowances match the quality level displayed in the contractor's portfolio or gone over during your meetings. If you are preparing a high-end kitchen remodel with inset cabinetry, panel-ready home appliances, stone countertops, and comprehensive lighting, the allowances need to show that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales meeting is useful, but construction is not performed in the sales conference. The real test is how the contractor believes. Ask questions that reveal procedure, not simply personality.

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

1. Who will handle the project day to day, and how frequently will that person be on site?
2. How do you manage change orders, unforeseen conditions, and owner-requested upgrades?
3. What parts of the work are carried out by your workers, and what parts are subcontracted?
4. How do you communicate schedule updates, choices needed, and delays?
5. Can you reveal me a just recently completed project comparable in size and complexity to mine?

The answers should be practical and specific. If you ask about unanticipated conditions in a renovation and the contractor says, "We never have issues," that is not assuring. Every knowledgeable remodeling contractor has actually found rotten subflooring, small framing, hidden junction boxes, deserted pipes, or out-of-level floorings. The professional response is not that surprises never ever occur. The professional answer discusses how surprises are documented, priced, authorized, and integrated into the schedule.

Communication design matters more than numerous house owners expect. Some contractors utilize job management software with daily logs, images, and selection tracking. Others choose phone calls, emails, and weekly website conferences. Either can work if the system is clear. What does not work is a homeowner texting 5 various trades while the contractor assumes decisions are being made elsewhere. For a big job, interaction needs a chain of command.

References work only if you ask the right questions

Most contractors can supply pleased recommendations. That does not make reference checks meaningless, however it does imply you need to go deeper than "Were you pleased?" Individuals can be satisfied and still reveal important details.

Ask past clients whether the last expense was close to the contracted quantity, omitting modifications they asked for. Ask how the contractor handled problems. Ask whether the site was arranged. Ask if employees appeared regularly. Ask how responsive the contractor was after the final payment. The post-completion concern is specifically exposing. A contractor who returns to adjust a door, troubleshoot a fixture, or remedy a punch list item after final payment is demonstrating long-term professionalism.

If possible, go to a finished project or an active job website. A completed home shows end up quality. An active job site reveals habits. Search for sensible tidiness, safeguarded floors, organized products, posted authorizations where required, and evidence that the work is being sequenced thoughtfully. Construction sites are not showrooms, however there is a noticeable difference between active work and chaos.

Online evaluations can help, however read them with context. A single upset evaluation might not tell the whole story. A pattern of complaints about communication, billing surprises, unfinished punch lists, or missed out on schedules is more significant. Also focus on how the contractor responds. Protective, insulting replies to criticism can expose how dispute might feel when money is on the line.

Match the contractor to the style group and job shipment method

Some homeowners work with a designer initially, complete drawings, then bid the job to several builders. Others bring in a contractor early throughout design to provide budget feedback. Some use design-build firms that manage both style and construction under one roofing. Each method can work, however the contractor ought to fit the structure.

For custom homes, early builder participation can save money if the designer and builder team up well. A home might be beautiful on paper but pricey to build because of window sizes, roofing complexity, structural periods,

finish assumptions, or website gain access to. An experienced custom home builder can flag cost motorists before the drawings are total. That feedback is most useful when it comes early, not after authorization illustrations are finished and the owner is mentally attached to every detail.

For whole home remodellings, early contractor input is frequently much more valuable. Existing homes do not constantly comply with clean style concepts. Moving a kitchen to the opposite side of the house may need structural work, new drain routing, electrical service upgrades, and a/c redesign. Getting rid of a wall may be easy or may involve beams, posts, footings, and second-floor load paths. A knowledgeable general contractor can assist the style team test these presumptions before the budget is exhausted.

Design-build can reduce finger-pointing since one team owns the procedure. Conventional architect-led projects can provide strong style advocacy and competitive prices. Neither is immediately better. The key is clarity. Know who is responsible for illustrations, engineering, choices, permit submissions, pricing updates, and field decisions.

Look closely at scheduling promises

Every house owner desires a clear completion date. Contractors ought to provide schedules, but construction schedules are forecasts, not assurances against weather condition, evaluation delays, energy delays, material backorders, health problem, or owner choice delays. The concern is not whether a schedule ever changes. The concern is whether the original schedule was reasonable and whether updates are managed professionally.

A bathroom remodel may take 3 to six weeks depending on scope, inspections, tile intricacy, and product availability. A kitchen remodel frequently runs 6 to twelve weeks when demolition starts, sometimes longer if walls move, cabinetry is custom, or major mechanical work is involved. A whole home remodelling can take a number of months to more than a year. New home construction varies widely by size, site conditions, jurisdiction, style intricacy, and builder capacity.

Be wary of guarantees that sound too easy. If every other contractor estimates 8 months and one states 4, request a detailed schedule showing how that will take place. Sometimes a shorter schedule is possible due to the fact that the contractor has actually dedicated teams, strong trade relationships, and a task opening that fits completely. Sometimes it is just a sales tactic.

Homeowner choices also impact timing. Cabinets can not be purchased without last designs. Pipes rough-ins depend upon fixture specifications. Electrical walk-throughs depend upon lighting plans. Tile installation depends on chosen material, pattern, and trim details. A contractor who presses you to make selections early is not being hard. They are securing the schedule.

Understand the payment structure before work begins

Payment terms vary by area and job type, but they ought to be tied to clear turning points or progress. Large deposits before any work or product buying can be risky. On the other hand, contractors ought to not be anticipated to fund a job for months. A fair payment schedule balances both sides.

For new construction, payments might line up with turning points such as foundation, framing, rough mechanicals, insulation, drywall, surfaces, and completion. For renovations, payments may be tied to mobilization, demolition, rough-in completion, evaluations, drywall, cabinetry, tile, and substantial completion. The specific 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 homeowner exposed if there is a dispute, injury, lien claim, or guarantee problem. Composed

agreements, recorded payments, signed modification orders, and lien releases where appropriate belong to an expert project.

Lien laws differ by jurisdiction, but the basic concept is essential: subcontractors and providers may have rights if they are not paid for work or products utilized on your property. For larger jobs, ask how the contractor deals with lien waivers or releases. A reputable general contractor will understand the concern and have a process.

The contract ought to safeguard the relationship, not simply the contractor

A contract is not an indication of skepticism. It is a working document that keeps expectations aligned when the job gets busy. The very best agreements are clear enough that you seldom need to argue about what they mean.

At minimum, the contract should recognize the celebrations, home address, scope of work, agreement cost or pricing approach, payment schedule, change order procedure, insurance coverage requirements, start and completion expectations, warranty terms, conflict procedure, and termination conditions. It should reference illustrations, requirements, allowances, and exemptions. If something is necessary to you, it belongs in writing.

Pay special attention to exemptions. Exemptions are not always red flags. They are frequently indications of honesty. A contractor might omit harmful product remediation, energy company charges, landscaping repairs, window treatments, devices, or style costs. That is appropriate if you understand it before signing. It is a problem just when exemptions are discovered after the budget is committed.



Change orders should likewise be defined. A modification order can arise from owner upgrades, style modifications, concealed conditions, code requirements, or scope explanations. It ought to explain the included or credited expense and any schedule effect. Spoken changes are dangerous. A fast conversation on site can become a \$6,000 misconception 3 weeks later.

Pay attention to how the contractor manages your budget

Budget conversations expose character. Some contractors prevent direct answers due to the fact that they do not want to scare off a customer. Others throw out rough numbers without sufficient info. The better contractors speak plainly about varieties, assumptions, and expense drivers.

If you are early in preparation, a contractor might not be able to offer a fixed price. That is sensible. However they must be able to discuss whether your goals are typically aligned with your budget. If you desire a 3,500-square-foot custom home with premium windows, comprehensive millwork, a complicated roofline, and substantial site work, the builder ought to not pretend it can be priced like a basic production home. If you desire a full kitchen remodel with wall elimination, custom cabinets, new hardwood flooring, updated electrical, and luxury

appliances, the contractor should help you comprehend the most likely variety before you spend months creating beyond your means.

Value engineering is not the same as undervaluing a job. Excellent value engineering safeguards the style intent while reducing unnecessary expense. That might indicate simplifying a roofing system form, selecting a various 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 worth engineering strips out the information that made the project worthwhile.

Red flags that deserve your attention

Some indication are obvious, such as no license where one is needed, no insurance coverage, or pressure to pay a large cash deposit immediately. Other signs are subtler. A contractor who is slow to react throughout the sales process might not become more responsive after signing. A contractor who declines to supply a composed scope may be setting up future disputes. A contractor who speaks badly about every architect, inspector, trade, or former client may bring that same conflict into your project.

Watch for these particular issues:

1. The bid is dramatically lower than comparable bids and does not have detail.
2. The contractor resists authorizations, composed modification orders, or proof of insurance.
3. References are unavailable, unclear, or only from very old projects.
4. The payment schedule is front-loaded beyond the value of work carried out or products ordered.
5. Communication feels rushed, dismissive, or confusing before the contract is signed.

One red flag does not constantly suggest you should walk away. A small contractor might have a casual quote format however exceptional workmanship and references. A hectic builder may take a few days to return a call since they are on site fixing real issues. Usage judgment. Patterns matter more than isolated imperfections.

Small contractors, big firms, and the middle ground

Homeowners frequently ask whether they should work with a big company or a smaller sized independent contractor. There is no universal response. Big companies might use more official systems, much deeper staffing, developed trade relationships, and more powerful administrative assistance. They may also carry higher overhead, which appears in the price. Smaller sized contractors might use direct owner participation, flexibility, and competitive rates. They may also have limited capacity if several jobs require attention at once.



For a complex custom home, a builder with devoted project management, approximating assistance, and tested subcontractor capacity can be worth the expense. For a carefully designed bathroom remodel or kitchen remodel, a smaller sized remodeling contractor with exceptional field guidance might be ideal. For an occupied whole home renovation, the most crucial element might be not company size, however discipline: dust control, interaction, sequencing, day-to-day clean-up, and regard for the household.

Ask who will actually be on your job. The company owner may offer the job, but a superintendent, job supervisor, lead carpenter, or supervisor might run it. Meet that individual if possible. A strong job manager can make an excellent company feel outstanding. A weak one can make a reputable firm feel disorganized.

Occupied remodellings need a various level of planning

Living through a remodelling is not like watching remodelling tv. Dust moves further than expected. Temporary kitchens get old rapidly. Pets find spaces in barriers. Kids are fascinated by tools. Workdays begin early. Water or power may be turned off for parts of the day. A contractor experienced in occupied restorations prepare for these realities.

If you are refurbishing while living in the home, discuss work zones, dust defense, temporary centers, access, parking, security, cleanup, and interaction. For a kitchen remodel, ask for how long you will be without a working sink, range, fridge, or dishwashing machine. For a bathroom remodel, confirm whether another bathroom will stay readily available. For a whole home renovation, it may be more cost-effective and less difficult to move out briefly, especially if floors are being refinished, ceilings opened, HVAC changed, or harmful products remediated.

There is a genuine compromise here. Moving out expenses cash, however it can speed the task and lower daily friction. Staying put conserves short-lived real estate expenses, however the contractor might need more time for defense, phasing, and everyday clean-up. Neither choice is incorrect. The ideal response depends upon the task scope, home tolerance, budget 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/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 catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.