

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 employing someone to change a backsplash or update a powder room. A whole home project touches structure, utilities, surfaces, scheduling, permitting, budgeting, family logistics, and typically the emotional weight of changing a place where individuals have lived for years. The contractor you choose will influence not only the completed house, however likewise how predictable, safe, and bearable the procedure feels from the first website see to the final punch list.

A strong General contractor can turn a complex vision into a buildable strategy. A weak one can make a great style feel chaotic. The distinction normally shows up early, in how thoroughly they ask concerns, how plainly they discuss threat, and how disciplined they have to do with scope, expense, and communication.

Whole home construction sits in a distinct classification. It may include a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, foundation work, additions, roofing changes, window replacement, electrical service upgrades, HVAC redesign, new pipes, insulation, floor covering, millwork, and exterior enhancements. Sometimes, it begins to resemble New home construction due to the fact that a lot of the existing home is opened, rebuilt, or reimagined. That is why the working with process deserves more rigor than a simple price comparison.

What "whole home construction" really means

Homeowners frequently utilize phrases like "full restoration," "gut remodel," "significant remodel," and "whole home construction" interchangeably, but contractors hear important differences in those words. A cosmetic remodelling might leave walls, systems, and design mainly intact. A gut remodel might get rid of drywall and

ends up down to the studs. Whole home construction frequently indicates the whole home ends up being a collaborated job, whether every wall is demolished.

That coordination matters. Moving a kitchen sink may need flooring framing changes, drain line rerouting, electrical panel capability review, countertop lead times, cabinet shop illustrations, and a plumbing evaluation. Expanding a main bathroom might affect a bedroom closet, roof venting, waterproofing information, and tile selection. Opening a wall in between a kitchen and living room might set off structural engineering, beam installation, new flooring transitions, and lighting design.

A certified Remodeling contractor looks at these connections before guaranteeing a price or timeline. Unskilled contractors tend to price the visible work and find the covert work later on. That does not constantly mean they are dishonest. Often it indicates they lack the systems needed for bigger projects.

The bigger the project, the more the contractor's management skill matters. Craftsmanship is still necessary, however whole home construction demands sequencing, paperwork, trade coordination, cost control, and problem resolving. The individual who can build a gorgeous bathroom might not necessarily be prepared to run a full-house remodelling involving fifteen subcontractors, three 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 industry uses overlapping titles, and house owners are typically delegated decode them. A Remodeling contractor normally concentrates on modifying existing homes. They understand surprises inside old walls, unequal framing, occupied homes, dust security, selective demolition, and matching new work to existing conditions. For whole home restorations, that experience is valuable.

A General contractor manages the general task. They may perform some deal with their own crew and farm out the rest, or they may farm out almost whatever while collaborating schedule, quality, permits, evaluations, and communication. For a big remodel, the general contractor is typically the central point of accountability.

A Home builder frequently focuses on New home construction, though many builders likewise handle additions and major remodels. Builders who work mostly from cleared lots may be outstanding at ground-up construction but less knowledgeable about the restrictions of working inside an older structure. That does not disqualify them, however it changes the concerns you must ask.

A Custom home builder is usually established for distinctive homes with customized layouts, higher style participation, and comprehensive finish selections. Some custom builders are excellent options for whole home construction when the remodel is comprehensive enough to resemble constructing a custom home within an existing shell. The best fit depends less on the label and more on pertinent experience, process, transparency, and group capacity.

The key is to employ a contractor who has effectively finished jobs similar to yours in size, intricacy, finish level, and structure type. A contractor who mainly does small bathrooms may be out of depth on a whole house. A new home builder might be strong on structure and scheduling however undervalue the complexity of maintaining existing trim, connecting into old systems, or protecting occupied areas. The ideal contractor has actually lived through the type of job you are planning and can speak about it in useful detail.

Start with scope, not price

Many homeowners begin by asking, "Just how much will this cost?" It is a sensible question, however it is seldom the best very first concern. A whole home project requires scope meaning before prices has much significance. Without a clear scope, 3 contractor quotes may appear to explain the exact same project while really including extremely different assumptions.

One price quote might include new electrical throughout the home, while another consists of only visible fixture replacement. One might carry a practical allowance for custom cabinets, while another presumes stock cabinets. One may consist of drywall repair in surrounding spaces, paint for the complete interior, license charges, engineering, momentary security, and particles removal. Another might leave those items unclear or omit them entirely.

A helpful early discussion sounds less like "What is your square-foot price?" and more like "Here is what we wish to alter, here is what we wish to preserve, here is where we are flexible, and here is the spending plan variety we are attempting to respect." An expert contractor can then respond with truthful guidance. Often that implies confirming the task is possible. In some cases it means warning that the dream list is bigger than the budget. That early tension is not a bad sign. It is often the first sign that you are dealing with someone who will not inform you only what you wish to hear.

For example, a family planning a complete first-floor remodel may desire a bigger kitchen, new hardwood flooring, a rebuilt staircase, powder space moving, and new windows. On paper, it sounds like one job. In practice, it includes structural work, plumbing, electrical, HEATING AND COOLING, floor covering continuity, surface carpentry, and exterior envelope details. If the spending plan is repaired, the contractor's task is not to amazingly compress reality. Their job is to assist determine priorities and phase the work intelligently if needed.

The finest contractors ask uneasy questions early

An experienced contractor knows that beautiful makings do not avoid budget plan overruns or schedule delays. They ask about gain access to, parking, family pets, kids, work-from-home requirements, decision-making authority, funding, storage, long-lead products, and whether the household prepares to live in the home during construction.

Some of these questions feel premature, but they are not. If a family stays in the house during a major remodel, the contractor must plan dust barriers, temporary energies, safe pathways, sound expectations, and day-to-day cleanup. If the home is vacant, teams might work more efficiently, but security and environment control end up being more important. If a kitchen is gotten rid of, the household needs a short-lived food strategy. If bathrooms are destroyed in sequence, a minimum of one working bathroom might need to stay available.

A contractor who avoids these conversations might be trying to keep the sales procedure simple. Simplesness feels enjoyable at the start, then pricey later on. Whole home construction rewards realism.

One of the clearest indications of professionalism is when a contractor states, "We need to confirm that before I price it." They may recommend opening a little exploratory section of wall, bringing in a structural engineer, checking the sewage system line, reviewing attic access, or verifying the electrical panel. These actions cost time and in some cases cash, however they reduce guesswork. In older homes, particularly those developed before modern codes or renovated a number of times, assumptions are risky.

Licensing, insurance coverage, and monetary stability

Before falling in love with a contractor's portfolio, confirm the fundamentals. Licensing requirements vary by state, county, and town, so property owners must check local guidelines instead of depend on generic advice. A

legitimate contractor should be willing to provide license details, proof of general liability insurance, and employees' compensation protection where applicable.

Insurance is not a procedure. Whole home construction involves demolition, ladders, electrical work, pipes work, open walls, heavy materials, and multiple trades. If an employee is injured or a subcontractor damages the home, inadequate protection can create severe exposure for the homeowner. Request certificates straight from the insurance coverage company when proper, and make certain the protection dates extend through the expected task period.

Financial stability also matters, though it is harder to confirm. A contractor who is undercapitalized might depend upon your deposit to end up another person's task. Warning signs consist of uncommonly big in advance payment needs, reluctance to provide a composed agreement, pressure to begin immediately without files, or a price far below other certified bids. Competitive pricing is welcome. Desperation pricing is dangerous.

A healthy payment schedule ties payments to advance. For large tasks, deposits, milestone payments, and last retainage ought to be explained plainly in the contract. The contractor requires cash flow to buy products and pay trades, but the property owner needs protection versus paying too far ahead of finished work. Great contracts balance both needs.

How to examine experience without being charmed by photos

Project images work, however they can misguide. A refined kitchen picture does disappoint whether the contractor satisfied the schedule, managed assessments appropriately, safeguarded the remainder of the house, managed change orders fairly, or returned after completion to solve concerns. A portfolio must start the discussion, not end it.

Ask about projects comparable to yours. If your remodel involves a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, unequal framing, and matching historic information. If your task involves a modern-day open-plan redesign, ask about structural beams, mechanical rerouting, recessed lighting coordination, and flooring leveling. If you are thinking about an addition as part of the remodel, ask how the contractor handles foundation tie-ins, roofing integration, drain, and outside product matching.

References should be current and appropriate. A contractor's finest customer from ten years earlier might not reflect the current crew, subcontractors, or business systems. Talking with previous clients is most beneficial when you ask specific questions. Did the contractor interact before issues became urgent? Were change orders recorded? Was the website kept reasonably clean? Did the final expense line up with the authorized scope? How did they handle warranty items?

The most revealing concern is often, "Would you employ them once again for a job of the same size?" Lots of customers can forgive small errors if the contractor was truthful, responsive, and accountable. Couple of customers forgive being ignored.

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

Whole home construction typically needs style work before construction starts. The right course depends on task intricacy, permitting requirements, and how clearly you already understand what you want.

Some homeowners hire a designer or residential designer first, then bid the finished plans to [General contractor](#) contractors. This can work well for complex structural changes, additions, historic homes, or projects requiring planning board review. The benefit is design independence and comprehensive drawings. The danger is developing beyond the budget plan if construction cost feedback comes too late.

Other property owners work with a design-build remodeling contractor, where style and construction live under one roofing system or within one collaborated team. This can streamline communication and bring expense feedback into the style process previously. The danger is that rates may be less competitive if the house owner does not look for outside comparison, so openness and trust are essential.

A third approach is early contractor involvement, where a designer or designer leads the design while a contractor offers preconstruction input. This is frequently the most balanced technique for whole home construction. The contractor can flag expense problems, sequencing concerns, and constructability problems while the illustrations are still flexible.

No method is ideal. What matters is that design, spending plan, and construction truth meet before the task is completely committed. A lovely plan that can not be built for the offered spending plan is not a strategy. It is a costly disappointment.

Understanding price quotes, allowances, and alter orders

A whole home price quote must be detailed enough to show what is included, what is omitted, and where presumptions remain. It does not require to note every screw, however it should break down significant categories such as demolition, framing, plumbing, electrical, A/C, drywall, insulation, kitchen cabinetry, counter tops, tile, flooring, painting, fixtures, permits, and cleanup.

Allowances should have special attention. An allowance is a placeholder amount for an item not yet chosen, such as tile, lighting, appliances, pipes components, or cabinets. Allowances are not naturally bad. They are often necessary early while doing so. Problems develop when allowances are unrealistically low. A \$3,000 home appliance allowance may work for a modest kitchen, however not for a premium kitchen with a panel-ready refrigerator, variety, ventilation insert, dishwashing machine, and drink cooler.

Change orders are another typical part of remodeling. Existing homes include unknowns. Rot appears after siding is eliminated. Old pipes fails once disrupted. A wall believed to be non-load-bearing ends up to bring roofing system load. The issue is not whether change orders occur, but how they are handled.

An expert contractor files the change, describes why it is required, costs it clearly, and gets approval before proceeding unless there is an urgent safety problem. House owners need to anticipate some contingency. For significant remodeling, a contingency of approximately 10 to 20 percent is commonly gone over, with older or more complicated homes leaning higher. That cash is not a contractor perk. It is a monetary buffer for unpredictability and owner-driven upgrades.

A brief list for comparing contractor proposals

Use this checklist just after you have validated that each ***Kitchen remodel*** contractor is pricing the very same general scope. If the strategies or assumptions vary, the numbers will not inform the complete story.

1. Confirm that significant scope categories are included, particularly demolition, permits, mechanical systems, finishes, cleanup, and job management.
2. Compare allowances for cabinets, components, appliances, tile, floor covering, lighting, and hardware versus the quality level you really want.
3. Review exclusions carefully, given that a low bid may simply move costs outside the contract.
4. Ask how changes are priced, authorized, and set up as soon as construction begins.

5. Evaluate communication quality, not simply overall expense, due to the fact that uncertain interaction typically ends up being expensive.

A proposition that is 8 percent higher however total might be less costly than a lower proposition filled with spaces. The objective is not to select the most expensive contractor. The objective is to choose the most trustworthy number from a qualified team.

Timeline: why whole home tasks take longer than property owners expect

Television renovation timelines have distorted expectations. A whole home remodel hardly ever moves from demolition to conclusion in a few neat weeks. Even when teams are effective, genuine projects depend on permit evaluation, examinations, material lead times, trade schedule, weather, design choices, and unexpected conditions.

A big Kitchen remodel alone can take a number of months from style to completion when cabinets, counter tops, electrical, plumbing, floor covering, and evaluations are included. A Bathroom remodel may take weeks when construction starts, however specialized tile, custom glass, pipes components, and waterproofing examinations include time. Multiply that across a whole home and sequencing ends up being a major planning exercise.

Cabinets are a typical schedule motorist. Semi-custom or custom cabinetry can take a number of weeks or longer depending upon the store and season. Windows and doors can likewise bring long preparations, specifically for custom sizes or particular finishes. Specialty tile, imported components, high-end devices, and custom millwork must be picked early.

Permits vary widely by location. Some jurisdictions concern simple interior remodel permits rapidly. Others need plan evaluation, engineering, energy compliance documentation, zoning review, or historic approval. A contractor knowledgeable about your local structure department can frequently prepare for requirements, however they can not control every review timeline.

Good contractors construct schedules with reliances in mind. Rough plumbing must occur before insulation. Inspections need to take place before drywall. Cabinet setup depends on completed walls and floorings in many cases, while floor covering may require to wait on untidy work to complete. Counter tops can not be produced until cabinets are set up and templated. Shower glass can not be determined properly till tile is complete. These are not reasons. They are the physics of construction.

Living in your home throughout construction

Some homeowners remain through a whole home remodel to conserve rental costs. In some cases it works. In some cases the cost savings disappear in stress, hold-ups, and minimized performance. The decision depends upon the scope, the home, and the contractor's capability to phase work safely.

If the job affects every restroom, the kitchen, the HVAC system, or the electrical service, moving out might be the wiser choice. Living without a kitchen is inconvenient. Living without reputable power, heat, safe exits, or hygienic facilities can end up being unreasonable. Families with children, elderly loved ones, breathing problems, or requiring work-from-home schedules ought to be particularly cautious.

When homeowners remain, phasing ends up being critical. The contractor may keep one restroom active while another is redesigned, develop short-lived partitions, maintain a temporary kitchenette, and schedule utility shutoffs in advance. This includes coordination time and often cost. Teams likewise work differently in an

occupied home. They invest more time protecting surfaces, cleaning, securing tools, and handling everyday access.

There is no universal right response. A vacant house usually enables faster, cleaner production. An occupied house might protect the budget plan from rental expense. The honest contrast must consist of not only lease, but likewise project period, stress, safety, and the contractor's capability to preserve momentum.

Contract information that protect both sides

A professional contract should check out like a working file, not a vague pledge. It ought to identify the parties, residential or commercial property address, scope of work, agreement rate or prices approach, allowances, payment schedule, estimated timeline, change order treatment, insurance requirements, warranty terms, conflict process, and conditions for termination.

The scope need to specify enough that both parties can indicate the exact same language later on and understand what was intended. "Remodel kitchen" is not enough. "Install owner-selected tile" is insufficient unless it clarifies whether the contractor includes substrate preparation, waterproofing where required, trim pieces, grout, sealing if applicable, and pattern intricacy. Details prevent conflict.

Payment terms ought to be connected to recognizable turning points. A contractor may ask for a deposit to schedule the schedule and begin procurement. Later on payments may correspond to demolition conclusion, rough-in conclusion, drywall conclusion, cabinet setup, substantial completion, and last completion. The exact structure differs by jurisdiction and project type, however the principle remains: cash should follow documented progress.

Warranty language ought to be clear. Lots of contractors offer workmanship service warranties for a specified period, different from producer service warranties on devices, components, windows, roof, or other products. Homeowners ought to comprehend who to call if a cabinet hinge stops working, a faucet leaks, grout fractures, or a window seal fails. Not every issue is the contractor's responsibility, however an excellent contractor assists clarify the course to resolution.

The concealed value of preconstruction planning

Preconstruction is where numerous tasks are won or lost. It is the period before demolition when plans are fine-tuned, budget plans are fixed up, selections are made, licenses are submitted, trade partners evaluate the work, and long-lead products are ordered.

Homeowners in some cases resist paying for preconstruction services since they see "genuine work" as the activity on website. Experienced builders understand otherwise. A day spent resolving cabinet measurements before framing can avoid weeks of delay later on. A plumbing walk-through before demolition can expose venting challenges. A lighting strategy evaluated before drywall can avoid uncomfortable switch locations and costly rework.

For whole home construction, preconstruction might consist of site measurements, exploratory demolition, engineering coordination, estimating updates, schedule preparation, worth engineering, choice tracking, and allow preparation. The contractor might charge a preconstruction fee, particularly for complex jobs requiring considerable time before a construction agreement is completed. That cost can be beneficial if it produces a more precise spending plan and smoother build.

Value engineering is often misconstrued. It should not indicate stripping quality blindly. Succeeded, it means discovering smarter ways to accomplish the objective. Possibly moving a restroom wall 18 inches produces major

pipes expense, while a smaller design modification provides the majority of the benefit for less money. Perhaps custom built-ins in every space can be phased later on, while electrical stopping and outlets are installed now. Possibly the job keeps existing window openings to avoid exterior masonry work. Good contractors bring these choices forward without making the property owner feel foolish for [full-service general contractor](#) dreaming big.

Red flags that deserve attention

Not every indication indicates you need to walk away right away, however patterns matter. A contractor who is slow to return a first call may simply [Remodeling contractor](#) be busy. A contractor who is unclear, evasive, uninsured, undocumented, and pressuring you for a deposit is showing you the future.

Be cautious when a contractor supplies a firm price after a short walkthrough for an intricate whole home job without any drawings. Beware when the quote is considerably lower than others and the description is "we just work faster." Be cautious when they dismiss permits as unnecessary without a sound legal basis. Be cautious when they refuse to put promises in composing or dissuade you from consulting with current clients.

Also take note of how they talk about prior consumers, inspectors, designers, and subcontractors. Construction requires partnership. A contractor who blames everybody else for every previous problem may ultimately discuss you the very same method. The best contractors are honest about difficulties without sounding negligent 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:4356694133) 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 a hike through [Pioneer Park](#) Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.